

COMMERCIAL SALES VERIFICATION

Nebraska directive 16-3 directs us to verify sales data. Sales are used to make sure values set by the assessor's office are consistent with recent sales. Sales that the state uses are preferred to be on the open market and between unrelated parties. All questions are voluntary.

Parcel ID _____ Book & Page _____ Sale Date _____

Physical Address _____

Sale Price _____ Asking Price _____

How did you hear about the property? (was it on the open market)

Realtor____ MLS____ Internet____ Newspaper____ For sale sign (FSBO) ____ Auction____

Word of mouth____ Sealed bid____ Foreclosure____

Other _____

Was there an appraisal? _____ What was the appraisal value? _____

Did an appraisal determine the sale price? Yes ____ No ____

Was the seller actively marketing at the time of sale? Yes ____ No ____

Was there a prior association with the seller? Unrelated party (NO)____ Landlord(YES)____ Friend(YES)____ Relative(YES)____

Corporate relationship between businesses (YES) ____

Other _____

How was the purchase price determined?

Appraisal____ Valuation Service____ Assessed value____ Negotiated____

About how long was the property on the market?

>2 weeks____ 1 month____ 2-3 months____ 3 months-2years____ 2+ years____

If >2weeks-3 months: Was this a short sale, where the owner agreed to accept a payoff for less than the outstanding balance of the mortgage? Yes ____ No ____

Was there a repair allowance given? Yes ____ No ____

If Yes: Were the repairs completed before____ or after____ the sale?

If after: What was the approximate amount of the allowance? \$ _____

Was there any special financing, or was it a traditional bank loan?

Special _____ Traditional _____

Seller Financed ____ @rate % _____

Was there a significant discount or increase to the price as a result? _____

Was a business, personal property, inventory or trade equipment transferred with the sale? Yes ____ No ____

If yes, was the value broken out in the sale price? _____

What was the amount of non-real estate property? _____

Will you occupy the property or lease to another? _____

If leased, what is the lease information? Tenant _____ When does the lease expire? _____ Who pays expenses? _____

How much space is leased? _____ What is the annual rent for this portion? _____

How will this Property be used? _____

If known, how much are: Utilities _____ Insurance _____ Maintenance _____ Taxes _____

Name of the person completing this form _____

Phone number for the person completing this form _____

That is the conclusion of the questionnaire. We appreciate your time very much. This information will be used to ensure that the best data is being used to set values. For any questions you can contact us at (308)436-6627 or visit our website at scottsbuffcounty.org