

# RESIDENTIAL SALES VERIFICATION

Nebraska directive 16-3directs 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 value 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 any personal property transferred with the sale, such as high value appliances or a vehicle?** Yes \_\_\_ No \_\_\_

If yes, what was the amount of non-real estate property? \_\_\_\_\_

**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? \_\_\_\_\_

**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](http://scottsbuffcounty.org)