

**KANSAS REAL ESTATE SALES VALIDATION QUESTIONNAIRE**

<b>FOR COUNTY USE ONLY:</b>		COV CO _____	CO. NO. _____	MAP _____	SEC _____	SHEET _____	QTR. _____	BLOCK _____	PARCEL _____	OWN _____
DEED BOOK _____ PAGE _____										
RECORDING DATE ____/____/____	TYPE OF INSTRUMENT CR _____ RA _____ DE _____	SPLIT <input type="checkbox"/> MULTI <input type="checkbox"/>		MO ____	YR ____	TY ____	AMOUNT _____	S ____	V ____	

SELLER (Grantor) NAME _____	BUYER (Grantee) NAME _____
MAILING _____	MAILING _____
CITY/ST/ZIP _____	CITY/ST/ZIP _____
PHONE NO. (____) _____	PHONE NO. (____) _____

**IF AGENT SIGNS FORM, BOTH BUYER AND SELLER TELEPHONE NUMBERS MUST BE ENTERED.**

BRIEF LEGAL DESCRIPTION _____ _____ _____ _____	Property / Situs Address: _____ Name and Mailing Address for Tax Statements _____ _____ _____
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**CHECK ANY FACTORS THAT APPLY TO THIS SALE**

(See Instructions on back of form.)

1. SPECIAL FACTORS

Sale between immediate family members: SPECIFY THE RELATIONSHIP \_\_\_\_\_

Sale involved corporate affiliates belonging to the same parent company

Auction Sale

Deed transfer in lieu of foreclosure or repossession

Sale by judicial order (by a guardian, executor, conservator, administrator, or trustee of an estate)

Sale involved a government agency or public utility

Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association

Buyer (new owner) is a financial institution, insurance company, pension fund, or mortgage corporation

Would this sale qualify for one of the exceptions listed on the reverse side of this form? (Please indicate # \_\_\_\_\_)

Sale of only a partial interest in the real estate

Sale involved a trade or exchange of properties

**NONE OF THE ABOVE**

6. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN. 1?  YES  NO

Demolition  New Construction  Remodeling  Additions

Date Completed \_\_\_\_\_

7. WERE ANY **DELINQUENT** TAXES ASSUMED BY THE PURCHASER?  YES  NO AMOUNT \$ \_\_\_\_\_

8. METHOD OF FINANCING (check all that apply):

New loan(s) from a Financial Institution

Seller Financing  Assumption of Existing Loan(s)

All Cash  Trade of Property  Not Applicable

9. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS?  YES  NO If not, explain \_\_\_\_\_

**(SEE #9 INSTRUCTION ON BACK)**

10. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY?  YES  NO

11. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION? **(SEE #11 INSTRUCTION ON BACK)**  YES  NO

2. CHECK USE OF PROPERTY AT THE TIME OF SALE:

Single Family Residence  Agricultural Land

Farm/Ranch With Residence Mineral Rights Included?  Yes  No

Condominium Unit

Vacant Land  Apartment Building

Other: (Specify) \_\_\_\_\_  Commercial/Industrial Bldg.

12. **TOTAL SALE PRICE \$** \_\_\_\_\_

DEED DATE \_\_\_\_/\_\_\_\_/\_\_\_\_

3. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE?  YES  NO

13. I CERTIFY THAT THE ADDRESS TO WHICH TAX STATEMENTS FOR THE PROPERTY ARE TO BE SENT IS CORRECT. **I ALSO CERTIFY I HAVE READ ITEM NO. 13 ON THE REVERSE SIDE AND HEREBY CERTIFY THE ACCURACY OF THE INFORMATION AND THAT I AM AWARE OF THE PENALTY PROVISIONS OF K.S.A. 79-1437g.**

4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS?  YES  NO

PRINT NAME \_\_\_\_\_

5. WAS ANY PERSONAL PROPERTY (SUCH AS FURNITURE, EQUIPMENT, MACHINERY, LIVESTOCK, CROPS, BUSINESS FRANCHISE OR INVENTORY, ETC.) INCLUDED IN THE SALE PRICE?  YES  NO

If yes, please describe \_\_\_\_\_

SIGNATURE \_\_\_\_\_

Estimated value of all personal property items included in the sale price \$ \_\_\_\_\_

If **Mobile Home** Year \_\_\_\_\_ Model \_\_\_\_\_

GRANTOR (SELLER)  GRANTEE (BUYER)

AGENT DAYTIME PHONE NO. (\_\_\_\_) \_\_\_\_\_

## INSTRUCTIONS FOR COMPLETING THE SALES VALIDATION QUESTIONNAIRE

- ITEM 1** Please check all boxes which pertain.
- ITEM 2** Check the box which describes the current or most recent use of the property at the time of sale. Check all boxes which are applicable if the property has multiple uses.
- ITEM 3** Check yes; if the buyer assumed any long term lease(s) (more than 3 years remaining) at the time of sale.
- ITEM 4** Check yes; if the purchase price included an operating business, franchise, trade license, patent, trademark, stock, bonds, technology, and/or goodwill.
- ITEM 5** Check yes; if any tangible and portable items of property were included in the sale price. If possible, provide a brief description and your estimate of the total value of all personal property included in the sale price.
- ITEM 6** Check yes; if the property characteristics have been changed since January 1. Indicate what type of change(s) took place by marking the appropriate box. Indicate the date the change(s) took place.
- ITEM 7** Check yes; if any delinquent taxes were assumed by the purchaser and included as part of the sale price. Do not consider any prorated taxes for the year in which the property was sold that are part of normal escrow closings.
- ITEM 8** Check the predominate method of financing used to acquire the property. Check "Not Applicable" if no money exchanged hands or refinancing of an existing loan.
- ITEM 9** Check yes; if the property was either advertised on the open market, displayed a for sale sign, listed with a real estate agent or offered by word of mouth.
- ITEM 10** Check yes; if the buyer owns or controls the property adjoining or adjacent to the property being purchased.
- ITEM 11** Provide an explanation if you believe the buyer or seller did not act prudently, was not fully informed about the property or knowledgeable of the local market, poorly advised, did not use good judgment in the negotiations, was acting under duress, or compelled out of necessity. Use an additional sheet of paper if necessary.
- ITEM 12** Provide the total sale price and date of sale. The date should be the date that either the deed or the contract for deed was signed, not the date the deed was recorded.
- ITEM 13** Please sign the questionnaire and list your phone number. The county appraiser may need to make a follow up phone call to clarify unusual terms or conditions.

**K.S.A. 79-1437g. Same; penalty for violations.** Any person who shall falsify the value of real estate transferred shall be deemed guilty of a misdemeanor and upon conviction thereof shall be fined not more than \$500. (L. 1991, ch. 162, sec. 7; L. 1992, ch. 159, sec. 3; April 30.)

### **TRANSFERS OF TITLE THAT DO NOT REQUIRE A SALES VALIDATION QUESTIONNAIRE ARE AS FOLLOWS:**

- (1) Recorded prior to the effective date of this act, i.e., July 1, 1991;
- (2) made solely for the purpose of securing or releasing security for a debt or other obligation;
- (3) made for the purpose of confirming, correcting, modifying or supplementing a deed previously recorded, and without additional consideration;
- (4) by way of gift, donation or contribution stated in the deed or other instruments;
- (5) to cemetery lots;
- (6) by leases and transfers of severed mineral interests;
- (7) to or from a trust, and without consideration;
- (8) resulting from a divorce settlement where one party transfers interest in property to the other;
- (9) made solely for the purpose of creating a joint tenancy or tenancy in common;
- (10) by way of a sheriff's deed;
- (11) by way of a deed which has been in escrow for longer than five years;
- (12) by way of a quit claim deed filed for the purpose of clearing title encumbrances;
- (13) when title is transferred to convey right-of-way or pursuant to eminent domain;
- (14) made by a guardian, executor, administrator, conservator or trustee of an estate pursuant to judicial order;
- (15) when title is transferred due to repossession; or
- (16) made for the purpose of releasing an equitable lien on a previously recorded affidavit of equitable interest, and without additional consideration.

- (b) **When a real estate sales validation questionnaire is not required due to one or more of the exemptions provided in 1-16 above, the exemption shall be clearly stated on the document being filed.**

If you have any questions or need assistance completing this form, please call the county appraiser's office.