

## AFFIDAVIT OF PROPERTY VALUE

**1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

Primary Parcel: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
BOOK MAP PARCEL SPLIT LETTER

Does this sale include any parcels that are being split / divided?

Check one: Yes  No

How many parcels, other than the Primary Parcel, are included in this sale? \_\_\_\_\_

Please list the additional parcels below (no more than four):

(1) \_\_\_\_\_ (3) \_\_\_\_\_

(2) \_\_\_\_\_ (4) \_\_\_\_\_

**2. SELLER'S NAME AND ADDRESS:**

\_\_\_\_\_  
 \_\_\_\_\_

**3. (a) BUYER'S NAME AND ADDRESS:**

\_\_\_\_\_  
 \_\_\_\_\_

(b) Are the Buyer and Seller related? Yes  No   
 If Yes, state relationship: \_\_\_\_\_

**4. ADDRESS OF PROPERTY:**

\_\_\_\_\_  
 \_\_\_\_\_

**5. MAIL TAX BILL TO:**

\_\_\_\_\_  
 \_\_\_\_\_

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- |   |  |
|---|--|
| a. <input type="checkbox"/> Vacant Land             | f. <input type="checkbox"/> Commercial or Industrial Use |
| b. <input type="checkbox"/> Single Family Residence | g. <input type="checkbox"/> Agricultural                 |
| c. <input type="checkbox"/> Condo or Townhouse      | h. <input type="checkbox"/> Mobile or Manufactured Home  |
| d. <input type="checkbox"/> 2-4 Plex                | i. <input type="checkbox"/> Other Use; Specify: _____    |
| e. <input type="checkbox"/> Apartment Building      |  |

**7. RESIDENTIAL BUYER'S USE:** If you checked b, c, d or h in Item 6 above, please check one of the following:

To be occupied by owner or "family member."       To be rented to someone other than "family member."

See reverse side for definition of a "family member."

**8. NUMBER OF UNITS:** \_\_\_\_\_

For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller/Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

**9. FOR OFFICIAL USE ONLY: Buyer and Seller leave blank**

(a) County of Recordation: \_\_\_\_\_

(b) Docket & Page Number: \_\_\_\_\_

(c) Date of Recording: \_\_\_\_\_

(d) Fee / Recording Number: \_\_\_\_\_

**Validation Codes:**

(e) ASSESSOR \_\_\_\_\_ (f) DOR \_\_\_\_\_

**ASSESSOR'S USE ONLY**

Verify Primary Parcel in Item 1: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_

Use Code: \_\_\_\_\_ Full Cash Value: \$ \_\_\_\_\_

**10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- |   |   |
|---|---|
| a. <input type="checkbox"/> Warranty Deed         | d. <input type="checkbox"/> Contract or Agreement |
| b. <input type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed    | f. <input type="checkbox"/> Other:                |

**11. SALE PRICE:** \$ \_\_\_\_\_ **00**

**12. DATE OF SALE (Numeric Digits):** \_\_\_\_\_  
Month Year

(For example: 03 / 05 for March 2005)

**13. DOWN PAYMENT:** \$ \_\_\_\_\_ **00**

**14. METHOD OF FINANCING:**

- |  |   |
|--|---|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input type="checkbox"/> New loan(s) from financial institution: |
| b. <input type="checkbox"/> Exchange or trade              | (1) <input type="checkbox"/> Conventional                           |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA                                     |
| d. <input type="checkbox"/> Seller Loan (Carryback)        | (3) <input type="checkbox"/> FHA                                    |
|  | f. <input type="checkbox"/> Other financing; Specify: _____         |

**15. PERSONAL PROPERTY (see reverse side for definition):**

(a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes  No

(b) If Yes, provide the dollar amount of the Personal Property:

\$ \_\_\_\_\_ **00** AND

briefly describe the Personal Property: \_\_\_\_\_

**16. PARTIAL INTEREST:** If only a partial ownership interest is being sold,

briefly describe the partial interest: \_\_\_\_\_

**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):**

\_\_\_\_\_  
 \_\_\_\_\_  
 Phone \_\_\_\_\_

**18. LEGAL DESCRIPTION (attach copy if necessary):**

Signature of Buyer/Agent \_\_\_\_\_

State of \_\_\_\_\_, County of \_\_\_\_\_

Subscribed and sworn to before me on this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_

Notary Public \_\_\_\_\_

Notary Expiration Date \_\_\_\_\_

## **STATUTES AND EXEMPTIONS**

A.R.S. §§ 11-1133 and 11-1137(B) require all buyers and sellers of real property or their agents to complete and attest to this Affidavit. Failure to do so constitutes a class 2 misdemeanor and is punishable by law.

The County Assessors and the Department of Revenue use data obtained from the affidavits to develop tables and schedules for the uniform valuation of properties based on fair market value. Data supplied for an individual property will not directly affect the assessment or taxes of that property.

A.R.S. § 11-1134 exempts certain transfers from completion of the Affidavit of Property Value and the \$2.00 filing fee. See the list of exemption codes below. If the transfer meets the criteria for an exemption, do not complete the Affidavit. Instead, please post the Statute Number and Exemption Code on the face of the Deed, in the area beneath the Legal Description. For example, if Exemption Code B3 is applicable, the proper exemption notation would be A.R.S. 11-1134 B3.

Unless exempt, carefully complete the Affidavit, sign, notarize and submit it to the County Recorder.

### **LIST OF EXEMPTION CODES (A.R.S. § 11-1134)**

- A1.** A deed that represents the payment in full or forfeiture of a recorded contract for the sale of real property.
- A2.** A lease or easement on real property, regardless of the length of the term.
- A3.** Sales to or from government: "A deed, patent or contract for the sale or transfer of real property in which an agency or representative of the United States, this state, a county, city or town of this state or any political subdivision of this state is the named grantor, and authorized seller, or purchaser."
- A4.** A quitclaim deed to quiet title as described in A.R.S. § 12-1103, subsection B.
- A5.** A conveyance of real property that is executed pursuant to a court order.
- A6.** A deed to an unpatented mining claim.
- A7.** A deed of gift.
  
- B1.** A transfer solely in order to provide or release security for a debt or obligation, including a trustee's deed pursuant to power of sale under a deed of trust.
- B2.** A transfer that confirms or corrects a deed that was previously recorded.
- B3.** A transfer between husband and wife, or parent and child with only nominal actual consideration for the transfer.
- B4.** A transfer of title on a sale for delinquent taxes or assessments.
- B5.** A transfer of title on partition.
- B6.** A transfer of title pursuant to a merger of corporations.
- B7.** A transfer by a subsidiary corporation to its parent corporation for no consideration or nominal consideration or in sole consideration for canceling or surrendering the subsidiary's stock.
- B8.** A transfer from a person to a trustee or from a trustee to a trust beneficiary with only nominal consideration for the transfer.
- B9.** A transfer of title to and from an intermediary for the purpose of creating a joint tenancy estate or some other form of ownership.
- B10.** A transfer from a husband and wife or one of them to both husband and wife to create an estate in community property with right of survivorship.
- B11.** A transfer from two or more persons to themselves to create an estate in joint tenancy with right of survivorship.
- B12.** A transfer pursuant to a beneficiary deed with only nominal actual consideration for the transfer.

Any instrument describing a transaction exempted by A.R.S. § 11-1134 shall bear a notation thereof on the face of the instrument at the time of recording, indicating the specific exemption that is claimed.

### **DEFINITION OF FAMILY MEMBER**

A.R.S. § 42-12053 provides that a property be classified as rental residential if the owner intends to rent it for more than three months during the next twelve consecutive months to someone other than a family member. "Family member" is defined as:

- a. A natural or adopted son or daughter of the taxpayer or a descendent of either.
- b. The father or mother of the taxpayer or an ancestor of either.
- c. A stepson or stepdaughter or stepparent of the taxpayer.
- d. A son-in-law, daughter-in-law, father-in-law, or mother-in-law of the taxpayer.
- e. A natural or adopted sibling of the taxpayer.

### **DEFINITION OF PERSONAL PROPERTY**

Personal Property is all other property that is not Real Property. In general, it is all property other than land, buildings and other permanent structures. Personal Property can be tangible or intangible. Examples of tangible personal property are furniture, equipment and inventory. Examples in the intangible category are franchises, business licenses, goodwill, and corporate stocks and bonds.