

Albemarle Sales Validation Questionnaire

PID Number _____	Tax Map # _____	Instr. # _____	Recording Date _____	<input type="checkbox"/> Multiparcel Sale	<input type="checkbox"/> Split Sale
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Buyer (Grantee) Name _____ Mailing Address _____ City _____ State _____ Zip Code _____ Phone Number _____	Property/Situs Address _____ Name and Mailing Address for Tax Statements _____ _____ _____
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PLEASE ANSWER THE FOLLOWING QUESTIONS:

1. Were there special factors affecting the sale?

- Sale between immediate family members
(Specify Relationship) _____
- Sale involved corporate affiliates belonging to the same parent company
- Sale of convenience (correct defects in title; create a joint or common tenancy, etc.)
- Auction sale
- Deed transfer in lieu of foreclosure or repossession
- Forced sale or sheriff's sale
- Sale by judicial order (guardian, executor, conservator)
- Sale involved a government agency or public utility
- Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association
- Land contract or contract for deed
- Sale of only a partial interest in the real estate
- Sale involved a trade or exchange of properties
- NONE OF THE ABOVE

2. What was the use of the property at the time of sale? (check one)

- Single family residence Agricultural land
- Farm/ranch with residence Vacant lot
- Condominium unit Commercial/Industrial
- Other (Specify) _____

3. Was the property rented or leased at the time of sale? Yes No

4. Did the sale price include an existing business? Yes No

5. Was any personal property (such as furniture, equipment, machinery, livestock, crops, business franchise or inventory, et.) included in the sale price?

- Yes No

If yes, please describe _____

6. Any recent changes to the property Yes No

- New Construction Demolition
- Remodeling Additions

Was the work performed by a professional? Yes No

Date completed _____

Estimated cost of labor and materials? \$ _____

7. Was there a change in use? Yes No

If yes, please explain _____

8. Does the buyer hold title to any adjoining property? Yes No

9. Was there an appraisal made on the property? Yes No

10. How was the property marketed? (check all that apply)

- Listed with real estate agent Displayed a "For Sale" sign
- Advertised in the newspaper Offered by word of mouth

11. Was the property made available to other potential purchasers?

- Yes No

If not, explain _____

12. If the property was not listed through the Multiple Listing Service or through a real estate agent, then how long was it on the market?

13. What was the asking price? \$ _____

14. What date was the sale price agreed upon? _____

15. What was the method of financing? (check all that apply)

- Seller financing
- Conventional financing
- All cash

16. What was the Total Sale Price \$ _____

17. Was the sale influenced by any unusual circumstances? Was the sale distressed in any way?

- Yes No

If yes, please explain _____

18. Is the total sale price a fair reflection of the market value for the real estate on the sale date?

- Yes No

If no, please explain _____

AGENT NAME _____

AGENT PHONE _____

Comments

"All information herein is provided voluntarily. Because equitable assessments require accurate information about sales transactions, we respectfully request that you answer some or all of the following questions and include whatever comments you think are pertinent."