

**CERTIFICATE OF REAL ESTATE VALUE [SDCL 7-9-7(4)]**

COURTHOUSE USE ONLY

STATE OF SOUTH DAKOTA, COUNTY OF \_\_\_\_\_

Book \_\_\_\_\_ Page \_\_\_\_\_

Ratio Card No \_\_\_\_\_

Seller(s) \_\_\_\_\_  
Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street/Box No \_\_\_\_\_ City \_\_\_\_\_ State (Zip Code) \_\_\_\_\_

Buyer(s): \_\_\_\_\_  
Name \_\_\_\_\_ Phone No. \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
Street/Box No \_\_\_\_\_ City \_\_\_\_\_ State (Zip Code) \_\_\_\_\_

NEW Address: \_\_\_\_\_  
Street/Box No \_\_\_\_\_ City \_\_\_\_\_ State (Zip Code) \_\_\_\_\_

**OWNER-OCCUPIED - THIS BOX TO BE COMPLETED BY BUYER ONLY**

Property is currently classified as owner-occupied	YES _____ NO _____	<b>These items are important to complete for property to continue to be classified as owner occupied for a lower property tax rate.</b>
Property will be occupied by buyer on _____ (date)	YES _____ NO _____	
Property will be principal residence of buyer on the above stated date	YES _____ NO _____	
Do you own any other residential property in the United States?	YES _____ NO _____ (If yes - state location _____)	

Signature (BUYER ONLY) \_\_\_\_\_

**Legal Description (Please include the number of acres for unplatted properties)**

(1) Date of Instrument \_\_\_\_\_

**(2) Type of Instrument:**

Contract for Deed _____	Warranty Deed _____	Executor's Deed _____	Mineral Deed _____
Quit Claim Deed _____	Trustee's Deed _____	Administrator's Deed _____	Gift _____
Other (specify) _____			

**(3) Items Involved in Transaction**

(a) Was this property offered for sale to the general public	YES _____ NO _____	(d) Actual Consideration Exchanged: \$ _____
(b) Relationship between buyer and seller?	YES _____ NO _____	
(c) Was this property sold by owner _____		(e) Adjusted price paid for real estate: \$ _____
Agent _____		(actual consideration less amount paid for major items of personal property which are listed below)

List any major items of personal property and their value which were included in the total purchase price (i.e. furniture, inventory, crops, leases, franchises):  
\_\_\_\_\_

(4) Was there Buyer Financing YES \_\_\_\_\_ NO \_\_\_\_\_ If yes - items (a) below MUST be completed

**(a) Type of Buyer Financing - check where applicable**

Conventional Bank Loan _____	Like Kind Exchange _____
Cash Sale _____	Assumed mortgage _____
FHA, FmHA, SDHA Loan _____	Farm Credit Service _____
Contract for Deed _____	Down Payment _____ Monthly/Yearly Payment _____ Interest Rate _____
	No. of Payments _____ Balloon Payment _____

(Signature of Seller, Buyer or agent of \_\_\_\_\_) (Date) \_\_\_\_\_

# CERTIFICATE OF REAL ESTATE VALUE [SDCL 7-9-7(4)]

As adopted by Administrative Rule 64:04:01:06.01

The Certificate of Real Estate Value form as adopted by administrative rule must be filed with "... any deed or contract for deed dated after July 1, 1988 used in the purchase, exchange, transfer or assignment of interest in real property..."

This would include actual "deeds" such as warranty deed, quit claim deed, grantor's deed, sheriff's deed, trustee's deed, executor's deed, administrator's deed, mineral deed and similar deeds. Contract for deed would also encompass a memoranda of a contract for deed, and addenda to contracts for deed, and notice of contract for deed.

A statute exception to the form being filed is for the State of South Dakota conveying highway right-of-way (SDCL 7-9-7.3)

Documents that do NOT need to be accompanied with a certificate of real estate value are: Divorce Decree, Probate Decree, Easements.

The **Box Labeled Owner Occupied** is optional - - if it is completed, it must be **completed by and contain signature of Buyer only** - - this box cannot be signed by an agent of the buyer, or anyone else. This is important to complete so as the buyer may, if eligible, maintain the classification of owner-occupied on the property and **receive the lower property tax rate** for that classification of property.

Any questions on this should be directed to the Property Tax Division of the Department of Revenue in Pierre, SD (605) 773-3311

## INSTRUCTIONS FOR COMPLETING SD PT-56 (Rev 6/05)

<u>COURTHOUSE USE ONLY</u> – This box is for county courthouse use only	Do Not Use
Seller Information – name, current mailing address of seller	Required
Buyer Information – name, current mailing address, new mailing address of buyer	Required
Owner-Occupied – this box has information to be completed <u>by buyer only</u> . Check either Yes or No to each of the questions. For the question "Property will be occupied by buyer on:" - - fill in date that buyer will be occupying the property If the buyer owns any other residential property in the US, state where property is located	Optional
Legal Description – legal description of property involved in transaction	Required
(1) Date of Instrument	Required
(2) Type of Instrument – check which type of instrument is being recorded	Required
(3) Items involved in Transaction	
(a) Offered for sale to the general public - -was general knowledge that the property was for sale – does not mean it had to be listed with a realtor.	Required
(b) Relationship between buyer and seller	Required
(c) Was the property sold by the owner or an agent	Required
(d) Actual Consideration Exchanged	Required
(e) Adjusted price paid for real estate – actual consideration less any major items of personal property for which consideration was paid.	Required
List major items of personal property involved in transaction, if any	Optional
(4) Was there Buyer Financing	Required
<b>If yes - - must complete part 4(a)</b>	
(a) Type of Buyer Financing – check type of financing Answer if contract for deed If yes – must complete all items requested	
Signature – Signature of seller, buyer or an agent, declaring an agent of whom	Required
Date	Required