

Sales Validation Questionnaire

Real Estate Assessment Dept
6489 Main Street, Gloucester, VA 23061

www.gloucesterva.info/RealEstateAssessment

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RPC# _____	Tax Map# _____	Instrument Number _____
Instrument Type _____	<input type="checkbox"/> Multiparcel Sale	<input type="checkbox"/> Split Sale
Recording Date _____		

Seller (Grantor) Name _____ Mailing _____ City/ST/ZIP _____ Phone _____ E-mail _____	Buyer (Grantee) Name _____ Mailing _____ City/ST/ZIP _____ Phone _____ E-mail _____
Brief Legal Description _____ _____ _____	Property/Situs Address _____ Name and Mailing Address for Tax Statements _____ _____ _____

PLEASE ANSWER THE FOLLOWING QUESTIONS:

- Were there special factors affecting the sale?
 Sale between immediate family members (SPECIFY THE 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
- What was the use of 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) _____
- Was the property rented or leased at the time of sale? Yes No
- Did the sale price include an existing business? Yes No
- 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 _____

Estimated value of all personal property items included in the sale price \$ _____
- 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? \$ _____
- Was there a change in use? Yes No
If yes, please explain _____

- Does the buyer hold title to any adjoining property? Yes No
- Was there an appraisal made on the property? Yes No
- Were any **delinquent** taxes assumed by the purchaser?
 Yes—Amount \$ _____ No
- Were the **delinquent** taxes included in the sale price?
 Yes No NA
- 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
- Was the property made available to other potential purchasers?
 Yes No
If not, explain _____

- How long was the property on the market? _____
- What was the asking price? _____
- What date was the sale price agreed upon?
_____/_____/_____
- What was the method of financing? (check all that apply)
 New loan(s) from a financial institution
Name of lending institution _____
Cash down payment \$ _____
Amount \$ _____ Interest rate _____ % Term _____
 Assumption of existing loan(s)
Amount \$ _____ Interest rate _____ % Term _____
 Seller financing
Amount \$ _____ Interest rate _____ % Term _____
 Trade of property: estimated value \$ _____
Describe traded property _____
 All cash Not applicable
- What was the **Total Sale Price** \$ _____
- Was the sale influenced by any unusual circumstances?
 Yes No
If yes, please explain _____

- 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 _____

PRINT NAME _____

SIGNATURE _____

- GRANTOR (SELLER) Daytime phone (_____) _____
 GRANTEE (BUYER) Daytime phone (_____) _____
 AGENT Daytime phone (_____) _____