

Declaration of Value Form Instructions

Complete the following sections:

1. Assessor parcel number(s) (APN) – List all parcel numbers affected by the property transfer. If more than 4 parcel numbers, attach a list with remaining numbers.
2. Type of Property – One box must be checked. If “other” fill in blank with description (i.e. Timeshare, Water Rights, etc...)
3. Total Value/Sales Price of Property – (see options below)
 - 3a Show full purchase price of real property (for Deeds in Lieu of Foreclosure amount of unpaid debt).
 - If there is NO SALE and does not fall under exemption; use the Assessor’s Taxable Value or the last sales price within the previous five years, whichever is greater (NRS 375.010).
 - Trustee’s deeds are taxable on the bid amount plus costs (if not foreclosing on first mortgage include first mortgage as part of costs).
 - 3b *For Deeds in Lieu of Foreclosure Only* – the Total Value (3a) is the amount of the unpaid debt, same as the amount that will appear on 1099c. Insert at (3b) the fair market value of the property per NRS 375.010.
 - 3c Transfer Tax Value – Subtract line 3b from line 3a to determine taxable value 3c. If the percentage of ownership being transferred is less than 100%, apply the percentage here. If the unpaid debt is greater than the fair market value of the property, the difference is taxable.
 - 3d Real Property Transfer Tax – based on the value shown at line 3c the tax is calculated at the statutory rate of \$2.55 per each \$500.
- 4a. If you wish to claim an exemption, please refer to exemptions listed in NRS 375.090 and insert exemption number here.
- 4b. If an exemption is claimed, an explanation on line 4b is required. Certain exemptions require supporting documentation at the time of recording. Re-records and corrections require the book/instrument of the previously recorded document.
5. Partial Interest: Percentage being transferred required if the percentage is less than 100% .

Signature – One original signature required.

Capacity – Relationship of the person signing to the parties on the document. (Grantor, Grantee, Trustee, Attorney, etc.)

Seller/Grantor and Buyer/Grantee Information – Names and addresses of both parties must be completed (for contact purposes).

Company Requesting Recording – Must be completed if the party presenting the document for recording is neither the grantor nor the grantee. If there is an escrow number, it must be stated.

Though not an official record as defined in state statute, this document will be imaged with the deed it accompanies. There is no statute that allows a recording to take place without a Declaration of Value, or revealing the amount of tax paid on the recording stamp.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. _____
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|--|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity: _____

Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: _____
 Address: _____
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____