Print Clear Form

AFFIDAVIT OF PROPERTY VALUE

FOR RECORDER'S USE ONLY

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

   Primary Parcel: _______ - _____ - _______ - ______
   BOOK MAP PARCEL SPLIT

   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 (attach list if necessary):

   (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. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

   ____

   ____

   ____

   (b) Next tax payment due ______________________

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box
   a. ☐ Vacant Land
   b. ☐ Single Family Residence
   c. ☐ Condo or Townhouse
   d. ☐ 2-4 Plex
   e. ☐ Apartment Building
   f. ☐ Commercial or Industrial Use
   g. ☐ Agricultural
   h. ☐ Mobile or Manufactured Home
      ☐ Affixed ☐ Not Affixed
   i. ☐ Other Use; Specify: _____________________

7. RESIDENTIAL BUYER'S USE: If you checked **b, c, d** or **h** in Item 6 above, please check one of the following:
   a. ☐ To be used as a primary residence.
   b. ☐ To be rented to someone other than a "qualified family member."
   c. ☐ To be used as a non-primary or secondary residence.

   See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked **e** or **f** in Item 6 above, indicate the number of units: _____
   For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
   a. ☐ Warranty Deed
   b. ☐ Special Warranty Deed
   c. ☐ Joint Tenancy Deed
   d. ☐ Contract or Agreement
   e. ☐ Quit Claim Deed
   f. ☐ Other:

10. **SALE PRICE:** $ __________ **00**

11. DATE OF SALE (Numeric Digits): ____________
    Month / Year

12. DOWN PAYMENT $ __________ **00**

13. METHOD OF FINANCING:
    a. ☐ Cash (100% of Sale Price)
    b. ☐ Barter or trade
    c. ☐ Assumption of existing loan(s)
    d. ☐ Seller Loan (Carryback)
    e. ☐ New loan(s) from financial Institution:
       (1) ☐ Conventional
       (2) ☐ VA
       (3) ☐ FHA
    f. ☐ Other financing; Specify: ______________________

14. PERSONAL PROPERTY (see reverse side for definition):
    (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☐
    (b) If Yes, provide the dollar amount of the Personal Property:
    $ __________ **00** AND
    briefly describe the Personal Property: ________________________

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: __________________________

16. SOLAR / ENERGY EFFICIENT COMPONENTS:
    (a) Did the Sale Price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☐
    If Yes, briefly describe the solar / energy efficient components:

    ____

    ____

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

    ____

    ____

    ____

18. LEGAL DESCRIPTION (attach copy if necessary):

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

______________________________	______________________________
Signature of Seller / Agent	Signature of Buyer / Agent
State of ____________________, County of ____________________	State of ____________________, County of ____________________
Subscribed and sworn to before me on this ____day of ____________ 20 __	Subscribed and sworn to before me on this ____day of ____________20 __
Notary Public ______________________________	Notary Public ______________________________
Notary Expiration Date ______________________	Notary Expiration Date ______________________

DOR FORM 82162 (04/2014)

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 of residential property between family members as defined below 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 between related busines entities for no consideration or nominal consideration.
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.
B13. From an owner to itself or a related entity for no or nominal consideration solely for the purpose of consolidating or splitting parcels.
B14. Due to legal name change.

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 PRIMARY AND SECONDARY RESIDENCE

A **Primary Residence** is a residential property that is used by the owner or owners as their principal or usual place of residence, or occupied by a qualified family member of the owner, as defined below, and used as the qualified family member's usual and principal residence. A **Non-Primary or Secondary Residence** is a second home that is not your primary residence; or is unoccupied, or owned by a financial institution. If you have a homestead exemption for a home in another state, the listed home cannot qualify as a primary residence.

DEFINITION OF QUALIFIED FAMILY MEMBER

A "Qualified 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 <u>not</u> 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 <u>tangible</u> personal property are furniture, equipment and inventory. Examples in the <u>intangible</u> category are franchises, business licenses, goodwill, and corporate stocks and bonds.