

# GREENE COUNTY CERTIFICATION OF VALUE

Completing and returning this form could be a direct benefit to you. Your cooperation with sales information will assist in the calculation of fair and equal values of properties in your neighborhood. All information is used for overall statistical studies of property in Greene County.

**Please supply the following information for the Greene County Assessor to check against existing records. If you are not sure, do not worry about leaving a field blank.**

**Property Address:** \_\_\_\_\_

**Parcel Number: 88-**\_\_ - \_\_ - \_\_ - \_\_

**Date Acquired:** \_\_\_\_\_

**Owner Mailing Address:** \_\_\_\_\_

**School District:** \_\_\_\_\_

**Lot Size:** \_\_\_\_\_

**Seller Name:** \_\_\_\_\_

**Buyer Name:** \_\_\_\_\_

**Please provide the following information:**

1. SPECIAL FACTORS (Check all boxes which pertain.)  
 Sale between immediate family members:  
 SPECIFY THE RELATIONSHIP \_\_\_\_\_  
 Sale involved corporate affiliates belonging to the same parent company  
 Auction Sale or Sale Involving Multiple Non-Related Parcels  
 Deed transfer in lieu of foreclosure or repossession  
 Sale by judicial order (by guardian, executor, conservator, administrator, or trustee of an estate)  
 Sale involved a government agency or public utility  
 Buyer (new owner) is a religious, charitable, or benevolent organization, school or educational association  
 Buyer (new owner) is a financial institution, insurance company, Pension fund, or mortgage corporation  
 Sale of only a partial interest in the real estate  
 Sale involved a trade or exchange of properties  
 NONE OF THE ABOVE

8. 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 \$ \_\_\_\_\_  
 If Mobile Home Year \_\_\_\_\_ Model/Size \_\_\_\_\_

9. WHAT APPRAISED VALUE WAS ARRIVED AT BY THE BANK / MORTGAGE CO./ FEE APPRAISER? \_\_\_\_\_

10. METHOD OF FINANCING (check all that apply):  
 New Loan(s) from a Financial Institution  
 Seller Financing  Assumption of Existing Loan(s)  
 All Cash  Trade of Property  Not Applicable

11. DOES THE BUYER HOLD TITLE TO ANY ADJOINING PROPERTY?  
 YES  NO

2. CHECK USE OF PROPERTY AT THE TIME OF SALE:  
 Single Family Residence  Agricultural Land  
 Farm/Ranch With Residence  Mineral Rights Included?  
 Condominium Unit  Yes  No  
 Vacant Land  Commercial/Industrial Bldg.  
 Other: (Specify) \_\_\_\_\_  Apartment Building  
 \_\_\_\_\_ (#of units \_\_\_\_\_)

12. DO YOU FEEL YOU PAID FAIR MARKET VALUE FOR YOUR PROPERTY?  YES  NO

13. WAS THE PROPERTY RENTED OR LEASED AT THE TIME OF SALE?  YES  NO Monthly Lease Amount \$ \_\_\_\_\_

14. IF AN INCOME PRODUCING PROPERTY WHAT WAS THE PREVIOUS YEARS NOI BEFORE DEBT SERVICE? \$ \_\_\_\_\_

15. ARE THERE ANY FACTS WHICH WOULD CAUSE THIS SALE TO BE A NON-ARMS LENGTH / NON-MARKET VALUE TRANSACTION?  
 YES  NO \_\_\_\_\_

3. WHAT IS THE FUTURE USE IF DIFFERENT FROM CURRENT USE?  
 \_\_\_\_\_

4. DID THE SALE PRICE INCLUDE AN EXISTING BUSINESS?  
 YES  NO

16. TOTAL SALE PRICE \$ \_\_\_\_\_  
 DEED OR SALE DATE \_\_\_\_ / \_\_\_\_ / \_\_\_\_

5. ARE YOU AWARE OF ANY CHANGES IN THE PROPERTY SINCE JAN 1<sup>ST</sup>?  YES  NO  
 Demolition  New Construction  Remodeling  Additions  
 Date Completed \_\_\_\_\_

17. I CERTIFY THAT THE INFORMATION PROVIDED FOR THE PROPERTY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

6. WAS THE PROPERTY MADE AVAILABLE TO OTHER POTENTIAL PURCHASERS?  YES  NO If not, explain \_\_\_\_\_

PRINT NAME \_\_\_\_\_

7. WERE ANY DELINQUENT TAXES ASSUMED BY THE PURCHASER?  YES  NO Amount \$ \_\_\_\_\_

PHONE # \_\_\_\_\_

SIGNATURE \_\_\_\_\_

If you need assistance in completing the form please call the Appraisal Department at 868-4101. After completing this form please return it to the Greene County Assessor, 940 Boonville, Springfield, MO 65802. You may also fax this form to 868-4844.

We appreciate your cooperation.

*Rick Kessinger*, Assessor

Please complete and return with the sales questionnaire to help verify, update or correct the information our office currently has on your home.

**PLEASE CHECK ALL THAT APPLY**

My house was built in: \_\_\_\_\_

Attic (do not check if there is not a permanent staircase)

Finished Attic

Crawl

space  Basement:  1/4  1/2  3/4  Full

Basement Used As:

Finished:  1/4  1/2  3/4  Fully finished

Basement Finish Type: Finished Divided Living Area Y / N Finished Open Rec. Room Y / N

Heating:  Central  Baseboard  Hot water/Steam  No heat  Other type \_\_\_\_\_

Cooling:  Central Air

Wood Burning Masonry Fireplaces: # of Chimneys \_\_\_\_\_ # of openings \_\_\_\_\_

Gas Masonry Fireplace # of Chimneys \_\_\_\_\_ # of openings \_\_\_\_\_

Prefab/Zero Clearance Gas Fireplace: # of Chimneys \_\_\_\_\_ # of openings \_\_\_\_\_

# of bedrooms including bedrooms used for other purposes : \_\_\_\_\_

# of full baths: \_\_\_\_\_ (full bath is a sink, shower or tub and toilet)

# of half baths: \_\_\_\_\_ (half bath is a sink and toilet)

# of other plumbing fixtures: \_\_\_\_\_ (laundry tub, bar sink, Jacuzzi tub, etc.)

Other rooms in my home include:

Kitchen  Library  Laundry

Breakfast room  Sunroom  Other rooms \_\_\_\_\_

Formal dining  Bonus room (i.e. over garage) \_\_\_\_\_

Formal living  Media room \_\_\_\_\_

Den/study  Family room \_\_\_\_\_

Flooring:  Carpet  Ceramic tile  Vinyl  Hardwood  Other type \_\_\_\_\_

Countertops:  Tile  Granite  Formica/laminate  Solid Surface  Other \_\_\_\_\_

Cabinets:  Oak  Birch  Maple  Cherry  Metal  Other type \_\_\_\_\_

My home was gutted and completely remodeled in 19 \_\_\_\_\_ 20 \_\_\_\_\_

My home was not gutted but was updated in 19 \_\_\_\_\_ 20 \_\_\_\_\_

This update  
included: \_\_\_\_\_

Water:  City  Private well  Shared well  Community well # of parties \_\_\_\_\_

Sewer:  City  Septic  Lagoon

Rental Property Rent per month \$ \_\_\_\_\_

Items included in rent ( utilities, furniture, etc) \_\_\_\_\_