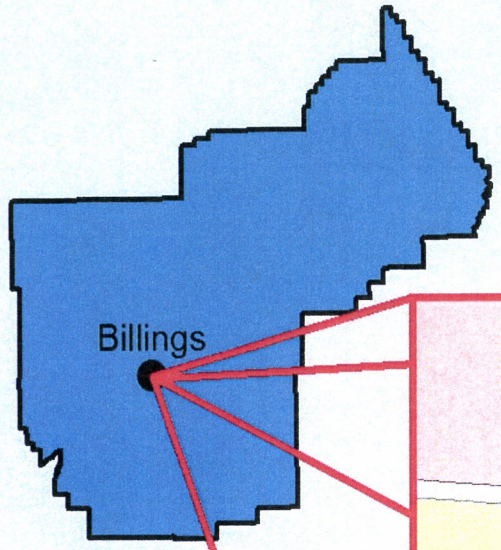
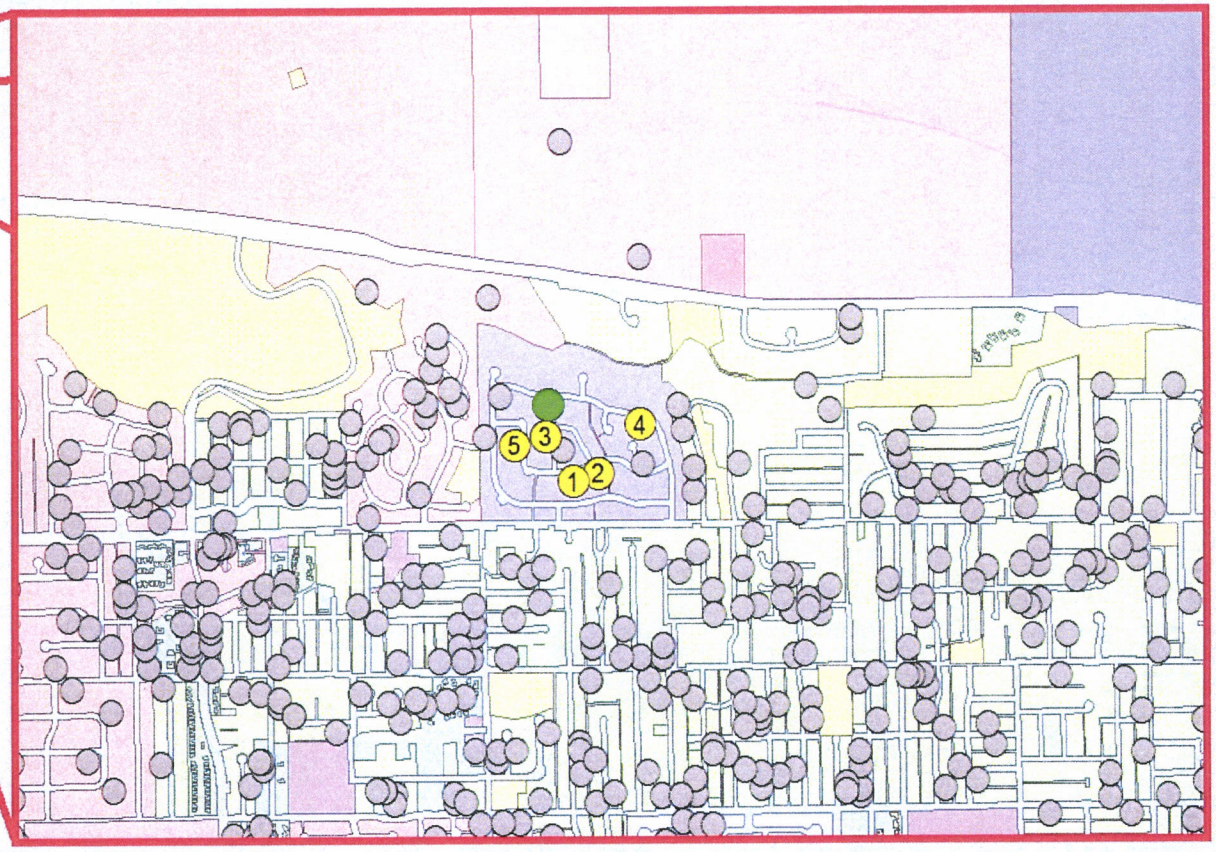
Sales Comparison Method

EXHIBIT 5
DATE 3/11/15
SB 54





- Subject Property
- Comparable Sales
- Other Sales
- Neighborhoods

Market Value × Tax Rate = Taxable Value × Mill Levies = Tax

REALTY TRANSFER CERTIFICATE

Confidential Tax Document

The information contained in this certificate is confidential by Montana law. Unauthorized disclosure of this information is a criminal offense.

GEOCODE(S) _____

SENATE TAX
Exhibit No. 7
Date 2-20-2015
Bill No. SB 54

ASSESSMENT CODE: _____

The Department of Revenue will change the name on ownership records used for the assessment and taxation of real property when this form is fully and accurately completed and signed. (Please read the attached instructions on page 1 for assistance in completing and filing this form).

Montana law requires this form be completed and may impose up to a $500 penalty for failure to file a Realty Transfer Certificate (15-7-304, 305 and 310, MCA)

PART 1 – DATE OF TRANSFER (SALE)

_____ (MM/DD/YYYY)

PART 2 – PARTIES

Please complete this section in full; if additional space is required, please attach a separate page

Seller (Grantor)

Name _____

Mailing Address _____

(Permanent) _____

City _____ ST _____ Zip _____

Seller Principal Residence __Yes __No

List the last 4 digits of the SSN or FEIN

SSN 000 - 00 - _____

SSN 000 - 00 - _____

FEIN 00 - 000 _____

Daytime Phone _____

Buyer (Grantee)

Name _____

Mailing Address _____

(Permanent) _____

City _____ ST _____ Zip _____

Buyer Principal Residence __Yes __No

Mailing Address _____

For Tax Notice _____

(If different) City _____ ST _____ Zip _____

SSN 000 - 00 - _____

SSN 000 - 00 - _____

FEIN 00 - 000 _____

Daytime Phone _____

Transfer to Trustee, Custodian, or other Representative:

Trust FEIN 00 - 000 _____

Minor SSN 000 - 00 - _____

Main Geocode ____ / ____ / ____ / ____ / ____ / ____

Assessor Code or Parcel # _____

PART 3 – PROPERTY DESCRIPTION

Please complete fully; if additional space is required, please attach a separate page

Legal Description _____ Attachment ❑

_____

Add/Sub _____ Block _____ Lot _____

County _____ City/Town _____ Section _____ Township _____ Range _____

PART 4 – DESCRIPTION OF TRANSFER

Please complete fully, more than one may apply.

❑ Sale ❑ Gift ❑ Barter ❑ Nominal or No Consideration ❑ Part of 1031 or 1033 exchange

❑ Transfer is subject to a reserved life estate ❑ Beneficiary deed

Distressed sales: ❑ Sheriff's deed ❑ Trustee's deed ❑ Deed in lieu of foreclosure ❑ Short sale ❑ Other

Transfer by Operation of Law

❑ Termination of joint tenancy by death ❑ Termination of life estate by death ❑ Court order or decree (except sheriff's sale) ❑ Merger, consolidation, or other business entity reorganization

PART 5 – EXCEPTIONS FROM PROVIDING SALES PRICE INFORMATION

Please complete fully, more than one may apply

❑ Gift

❑ Transfer in contemplation of death without consideration

❑ Transfer between husband/wife or parent/child for nominal consideration

❑ Transfer of property of the estate of a decedent

❑ Transfer by government agency

❑ Correction, modification, or supplement of previously recorded instrument, no additional consideration

❑ Termination of joint tenancy by death

❑ Termination of life estate by death

❑ Transfer pursuant to court decree (except sheriff's sale)

❑ Tax deed

❑ Merger, consolidation or reorganization of business entity

❑ Land eligible for timberland/forestland classification (15-44-103, MCA)

❑ Land eligible for agricultural classification (15-7-201, MCA)

❑ Transfer to a revocable living trust

❑ Other (Specify Type) _____

PART 6 – SALE PRICE INFORMATION

Please complete fully, more than one may apply

Actual Sale Price $ _____

Financing: __Cash __FHA __VA __Contract __Other

Terms: __New loan OR __Assumption of existing loan

Value of personal property included in sale $ _____

Value of inventory included in sale $ _____

Value of licenses included in sale $ _____

Value of good will included in sale $ _____

Was an SID payoff included in the sale price? ____Yes ____No

Did the buyer assume an SID? ____ Yes ____No

Amount of SID paid or assumed: $ _____

Was a mobile home included in the sale? ____ Yes ____No

PART 7 – WATER RIGHT DISCLOSURE - This Disclosure is only applicable to the property identified in PART 3 above

❑ **A.** Property is served by a public water supply, i.e., city, irrigation district, or water district provides water.

❑ **B.** Seller has no water rights on record with DNRC to transfer.

❑ **C.** Seller is transferring ALL water rights on record with DNRC to the Buyer.

❑ **D.** Seller is dividing or exempting (reserving) water rights. Seller must file Water Right Update form.

Seller (Grantor) Signature _____ Date _____

PART 8 – PREPARER INFORMATION

Preparer's signature is required

Name/Title _____ (please print) Signature _____

Mailing Address _____ Daytime Phone _____

City _____ ST _____ Zip _____

Clerk and Recorder Use Only

Recording Information: Document # _____ Book _____ Page _____ Date _____

Department of Revenue Copy