



Parcel ID# _____

Our office has received a copy of an electronic Certificate of Real Estate Value (eCRV) which indicates you were involved in a recent property transfer in Goodhue County. Market sales are studied each year to assist in setting Estimated Market Values, in accordance with Minnesota State Statutes. Assessors in Minnesota must verify and review sales to be included in this study. Your cooperation in furnishing the needed information is both necessary and greatly appreciated to maintain a fair and equitable assessment. **Please take a few minutes to complete the front and back of the following questionnaire and return to our office.** Feel free to call our office with any questions. Thank you!

Notice: Information provided is for internal use only. This is a generic form and not all questions may fit the terms of sale.

Name and Date _____ Phone Number _____ Email _____

Agricultural Sales Verification Questions

1. Any relationship between buyer and seller? **circle all that apply** (Family ties, tenant/landlord, business partners, no relation)
If family ties, what is the relation? (parent to child, uncle or aunt to niece or nephew, etc.) _____
2. Was the property listed on the market prior to sale either with a realtor, for sale by owner, auction, etc.? **YES NO**
If yes, how long was it on the market? _____
Was the property made available to other potential buyers? **YES NO**
3. Was the purchase price a pre-determined amount, such as an amount set up in a trust (e.g. certain percentage of an appraisal)?
YES NO
4. Was the buyer previously renting out any tillable or pastured land on this property? **YES NO**
5. Was this a partial interest sale (an instance where less than 100% of property rights were conveyed or the buyer already owned a portion of the property)? **YES NO**
6. Did the Seller pay any closing costs? **YES NO** If yes, how much? Percentage or Amount: _____
7. Was there an appraisal done **PRIOR** to the purchase agreement to determine a sale price? **YES NO**
If yes, what was the opinion of value and as of what effective date? \$ _____ as of ____/____/____
8. Did the sale include any personal property or was there any trade involved (machinery, livestock, crops, etc.)? **YES NO**
If yes what additional value was included in the sale price? \$ _____
9. Do you consider the sale price to be the market value of the real estate on the date of the sale? **YES NO**
If no, why not? _____
10. Was there any distress/duress circumstances concerning the buyer or seller? **YES NO**
If yes, please explain. _____
11. Is any of the acreage enrolled in a RIM, CREP or CRP program? (If yes, circle program) **YES NO**
What year did the contract begin and when does it expire? _____
Who receives future payments? **BUYER SELLER**
12. Please explain any additional information or unusual circumstances that we should be aware of:

Land

Total Deeded Acres: _____ Tillable acres: _____ Crop Productivity Index (CPI): _____

Pasture acres: _____

Was the pasture active prior to the sale? **YES NO**

Do you plan to actively use the pasture? **YES NO**

If yes, what kind of livestock? _____

Wooded acres: _____ Conservation easement acres (CRP, CREP, RIM, MN Land Trust): _____

If the property is improved please fill out the appropriate sections on the following page.

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House and Garage

House Year Built: _____ Story Height: 1 story 1.5 story 2 story Split Entry Other _____

Bedrooms Main Level: _____ #Bedrooms Basement Level: _____ #Bedrooms Upper Level: _____

Full bathrooms: _____ # 3/4 Bathrooms: _____ #1/2 Bathrooms: _____ #Jet-Tub Baths: _____ Wet bar: _____

Basement/Foundation: Full 3/4 1/2 Crawl Slab Other _____

Basement Finish: Square feet, if Known _____ Fully finished 3/4 finished 1/2 finished No finish

Heat Source (Circle): Forced Air, Hot Water, Electric, In-Floor, Geo-Thermal, Other: _____

Cooling (Circle): Central Air, Ductless, No A/C

Fireplace, How Many: _____ **Type:** _____

Exterior: Deck (size), _____ material: wood, vinyl, composition, other: _____

Patio (size), _____ material: concrete, stained concrete, block, other: _____

Driveway (Circle): concrete, asphalt, brick, gravel, other: _____

Garage: Attached (size) _____ Detached (size) _____ None

Any Recent updates (last 10 years):

Any Deficiencies we should be aware of?

Outbuildings/Sheds (Type, Size, amenities. Please List.)

Example: 2019 30x40 Steel Utility Building, concrete floor, heating.

Example: 1940's 40x80 Flat barn

Example: 2007 Grain Bin 28 ft tall, 20ft diameter.
