

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number (s)

a) _____
b) _____
c) _____
d) _____

2. Type of Property:

a) ☐ Vacant Land b) ☐ Single Family Res
c) ☐ Condo/Twnhse d) ☐ 2-4 Plex
e) ☐ Apt Bldg. f) ☐ Comm'l/Ind'l
g) ☐ Agricultural h) ☐ Mobile Home
i) ☐ Other _____

Comments _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (Value of Property) \$ _____
Transfer Tax Value: \$ (_____) _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

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

Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty if perjury, pursuant to NRS 375.060 and NRS 375.110, the information provided is correct to the best of their information belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the 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 _____

Signature _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

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

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

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

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

GUIDELINES FOR STATE OF NEVADA DECLARATION OF VALUE

THERE IS NO RECORDING FEE CHARGE FOR DECLARATION OF VALUE

The Nevada Declaration of Value is a document that must accompany any deed presented for recording. NRS 375.060 is the statute that pertains to this requirement and may not be waived. There are some documents that do transfer an interest in real property but are defined in statute as non-taxable. Those documents are: a lease for a term of years, an easement, a deed of trust or common law mortgage, an affidavit of surviving tenant, a conveyance or a right of way. Such non-taxable documents do not require a declaration of value.

-The form is approved by the Nevada Tax Commission and may not be materially altered or added to. To be accepted with the deed the form must be filled out. If a deed is presented with a declaration of value that is incomplete, the recorder may refuse to record. The following sections will give the taxpayer guidelines on what is needed to complete the form.

1. ASSESSOR PARCEL NUMBER(S):

There are lines for listing the parcel numbers. Should there be additional parcel numbers affected by the transfer a list may be attached. The declaration of value would have least one parcel number shown with "see attached" written next to the shown parcel number(s). Any questions on parcel numbers call the Assessor's office 775 273-2369.

2. TYPE OF PROPERTY:

There are boxes available for listing the various types of property. If the property falls into one of the standard categories than that box must be checked. If the property is not typical then the "Other" box must be written in (such as "Timeshare")

3. TOTAL VALUE/SALES PRICE OF PROPERTY:

-There are many uses for this line. The first and primary use is if there is a sale of the real property, then the full purchase price is shown. Even if an exemption number is used a value of the property needs to be on line no.3. Should there be a combination of real and personal property in the full purchase price the full value should be for the real property only. Example: mobile home and a lot, purchase price in total is \$85,000 with a value given to the mobile home of \$50,000, the reported full value would be \$35,000 (not the full \$85,000 with a valuation deduction). Should the transfer not be pursuant to a sale and not fall under an exemption from the tax (such as a transfer from a parent to a child) then a fair market value would be estimated using the criteria defined in statute.

-It is important to note here that previously exempt transfers may now be taxable. The majority of exempt transfers that are now taxable are resale from organizations of governmental entities that have a particular exemption when they receive title. Example: HUD/VA resales are now taxable to the buyer.

-Trustee's deeds are taxable on the amount bid plus cost (unless the bid amount includes cost). That amount will be shown as the Total Value.

-**Deed in Lieu of Foreclosure Only (Value of Property)** the Total Value is the amount of the forgiven debt, not including interest and late charges. For Deeds in Lieu Only, there is a line for offsetting the forgiven debt with the value of the property. The line says Deduct Value of Property – Deed in Lieu Only. There is no longer a deduction for encumbrances assumed by the buyer, so this line may only be used for the value of the property. If the debt forgiven **exceeds** the value of the property then there is a taxable spread. If the debt forgiven is **less** than the value of the property then there is no taxable spread. Example: forgiven debt is \$85,000, value of property is \$70,000 then there is a \$15,000 taxable value. Example: forgiven debt is \$85,000 on property worth \$100,000 there is no taxable spread and no transfer tax due. The second example would list the value of the property as \$85,000 (never exceeding the forgiven debt)

-**TRANSFER TAXABLE VALUE:** In the vast majority of cases the full value will be the taxable value. Deeds in lieu, as the examples shown above, simple subtraction.

-**REAL PROPERTY TRANSFER TAX DUE:** The real property transfer tax due is based on the statutory rate in the county where recorded. The Pershing County transfer tax rate is \$1.95 per \$500; always round up to the nearest \$500 or \$1,000, call (775 273 2408) if you have any questions.

4. IF EXEMPTION CLAIMED

-Line a is for the number of the statutory exemptions enclosed. The complete list is found in NRS 375.090.

-Line b is for a written explanation of how the transfer qualifies for the exemption. Repeating the words of the exemption from statute is not always sufficient. If exemption 5 is listed we do not know who is the parent and who is the child so please be specific.

PARTIAL INTEREST: Used when there are fractional interests being transferred, the tax would be based on the percentage. If the line is blank it will be assumed that 100% is being transferred.

SELLER (GRANTOR) AND BUYER (GRANTEE) INFORMATION: At least one of the parties must sign. The names and addresses of both parties must be shown (for contract purposes). If someone other than the parties sign the declaration they must have authority to do so. Authority is granted through only a few sources: **power of attorney, retained attorney, retained surveyor or civil engineer, or the parties themselves.** The only blank area would be if only one party signs, the other signature line could be blank.

COMPANY REQUESTING RECORDING

Although no signature is required we must have this area filled out completely by the company requesting the recording.

Effective July 1, 2015

NRS 375.090 Exemptions. The tax imposed by NRS 375.020 does not apply to:

1. A mere change in identity, form or place of organization, such as a transfer between a corporation and its parent corporation, a subsidiary or an affiliated corporation if the affiliated corporation has identical common ownership. ***Requires documentation of business ownership.**
2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof. ***Requires Non-exclusive Jurisdiction statement.**
3. A transfer of title recognizing the true status of ownership of the real property. ***Note: Will need to state why you are using this exemption in item 4b.**
4. A transfer of title without consideration from one joint tenant or tenant in common to one or more remaining joint tenants or tenants in common. ***Requires vesting documents # on DOV form in item 4b.**
5. A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity. ***Note: Will need to state relationship of family member; i.e. father to son on DOV form in item 4b.**
6. A transfer of title between former spouses in compliance with a decree of divorce. ***Requires a copy of the Divorce Decree.**
7. ***A** transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer. ***Requires proof of trust, copy of first & last pages; "no consideration" included explanation on DOV form in item 4b.**
8. Transfers, assignments or conveyances of unpatented mines or mining claims.
9. ***A** transfer, assignment or other conveyance of real property to a corporation or other business organization if the person conveying the property owns 100 percent of the corporation or organization to which the conveyance is made. *** Requires documentation of business ownership.**
10. A conveyance of real property by deed which becomes effective upon the death of the grantor pursuant to NRS 111.109.
11. The making, delivery or filing of conveyances of real property to make effective any plan of reorganization or adjustment: ***Requires a copy of the Bankruptcy Court order.**
 - a) Confirmed under the Bankruptcy Act, as amended, 11 U.S.C. 101 et seq.;
 - b) Approved in an equity receivership proceeding involving a railroad, as defined in the Bankruptcy Act; or
 - c) Approved in an equity receivership proceeding involving a corporation, as defined in the Bankruptcy Act, if the making, delivery or filing of instruments of transfer or conveyance occurs within 5 years after the date of the confirmation, approval or change.
12. A transfer to an educational foundation. As used in this subsection, "educational foundation" has the meaning ascribed to it in subsection 3 of NRS 388.750. ***Requires a copy of the charter.**
13. A transfer to a university foundation. As used in this subsection, "university foundation" has the meaning ascribed to it in subsection 3 of NRS 396.405. ***Requires a copy of the charter.**

*** Requires documentation**

REAL PROPERTY TRANSFER TAX TABLE - Effective October 1, 2003

TAXABLE VALUE	TRANSFER TAX	TAXABLE VALUE	TRANSFER TAX	TAXABLE VALUE	TRANSFER TAX	TAXABLE VALUE	TRANSFER TAX
0 - 100	NONE	25,001 - 25,500	\$99.45	50,001 - 50,500	\$196.95	75,001 - 75,500	\$294.45
101 - 500	\$1.95	25,501 - 26,000	\$101.40	50,501 - 51,000	\$198.90	75,501 - 76,000	\$296.40
501 - 1,000	\$3.90	26,001 - 26,500	\$103.35	51,001 - 51,500	\$200.85	76,001 - 76,500	\$298.35
1,001 - 1,500	\$5.85	26,501 - 27,000	\$105.30	51,501 - 52,000	\$202.80	76,501 - 77,000	\$300.30
1,501 - 2,000	\$7.80	27,001 - 27,500	\$107.25	52,001 - 52,500	\$204.75	77,001 - 77,500	\$302.25
2,001 - 2,500	\$9.75	27,501 - 28,000	\$109.20	52,501 - 53,000	\$206.70	77,501 - 78,000	\$304.20
2,501 - 3,000	\$11.70	28,001 - 28,500	\$111.15	53,001 - 53,500	\$208.65	78,001 - 78,500	\$306.15
3,001 - 3,500	\$13.65	28,501 - 29,000	\$113.10	53,501 - 54,000	\$210.60	78,501 - 79,000	\$308.10
3,501 - 4,000	\$15.60	29,001 - 29,500	\$115.05	54,001 - 54,500	\$212.55	79,001 - 79,500	\$310.05
4,001 - 4,500	\$17.55	29,501 - 30,000	\$117.00	54,501 - 55,000	\$214.50	79,501 - 80,000	\$312.00
4,501 - 5,000	\$19.50	30,001 - 30,500	\$118.95	55,001 - 55,500	\$216.45	80,001 - 80,500	\$313.95
5,001 - 5,500	\$21.45	30,501 - 31,000	\$120.90	55,501 - 56,000	\$218.40	80,501 - 81,000	\$315.90
5,501 - 6,000	\$23.40	31,001 - 31,500	\$122.85	56,001 - 56,500	\$220.35	81,001 - 81,500	\$317.85
6,001 - 6,500	\$25.35	31,501 - 32,000	\$124.80	56,501 - 57,000	\$222.30	81,501 - 82,000	\$319.80
6,501 - 7,000	\$27.30	32,001 - 32,500	\$126.75	57,001 - 57,500	\$224.25	82,001 - 82,500	\$321.75
7,001 - 7,500	\$29.25	32,501 - 33,000	\$128.70	57,501 - 58,000	\$226.20	82,501 - 83,000	\$323.70
7,501 - 8,000	\$31.20	33,001 - 33,500	\$130.65	58,001 - 58,500	\$228.15	83,001 - 83,500	\$325.65
8,001 - 8,500	\$33.15	33,501 - 34,000	\$132.60	58,501 - 59,000	\$230.10	83,501 - 84,000	\$327.60
8,501 - 9,000	\$35.10	34,001 - 34,500	\$134.55	59,001 - 59,500	\$232.05	84,001 - 84,500	\$329.55
9,001 - 9,500	\$37.05	34,501 - 35,000	\$136.50	59,501 - 60,000	\$234.00	84,501 - 85,000	\$331.50
9,501 - 10,000	\$39.00	35,001 - 35,500	\$138.45	60,001 - 60,500	\$235.95	85,001 - 85,500	\$333.45
10,001 - 10,500	\$40.95	35,501 - 36,000	\$140.40	60,501 - 61,000	\$237.90	85,501 - 86,000	\$335.40
10,501 - 11,000	\$42.90	36,001 - 36,500	\$142.35	61,001 - 61,500	\$239.85	86,001 - 86,500	\$337.35
11,001 - 11,500	\$44.85	36,501 - 37,000	\$144.30	61,501 - 62,000	\$241.80	86,501 - 87,000	\$339.30
11,501 - 12,000	\$46.80	37,001 - 37,500	\$146.25	62,001 - 62,500	\$243.75	87,001 - 87,500	\$341.25
12,001 - 12,500	\$48.75	37,501 - 38,000	\$148.20	62,501 - 63,000	\$245.70	87,501 - 88,000	\$343.20
12,501 - 13,000	\$50.70	38,001 - 38,500	\$150.15	63,001 - 63,500	\$247.65	88,001 - 88,500	\$345.15
13,001 - 13,500	\$52.65	38,501 - 39,000	\$152.10	63,501 - 64,000	\$249.60	88,501 - 89,000	\$347.10
13,501 - 14,000	\$54.60	39,001 - 39,500	\$154.05	64,001 - 64,500	\$251.55	89,001 - 89,500	\$349.05
14,001 - 14,500	\$56.55	39,501 - 40,000	\$156.00	64,501 - 65,000	\$253.50	89,501 - 90,000	\$351.00
14,501 - 15,000	\$58.50	40,001 - 40,500	\$157.95	65,001 - 65,500	\$255.45	90,001 - 90,500	\$352.95
15,001 - 15,500	\$60.45	40,501 - 41,000	\$159.90	65,501 - 66,000	\$257.40	90,501 - 91,000	\$354.90
15,501 - 16,000	\$62.40	41,001 - 41,500	\$161.85	66,001 - 66,500	\$259.35	91,001 - 91,500	\$356.85
16,001 - 16,500	\$64.35	41,501 - 42,000	\$163.80	66,501 - 67,000	\$261.30	91,501 - 92,000	\$358.80
16,501 - 17,000	\$66.30	42,001 - 42,500	\$165.75	67,001 - 67,500	\$263.25	92,001 - 92,500	\$360.75
17,001 - 17,500	\$68.25	42,501 - 43,000	\$167.70	67,501 - 68,000	\$265.20	92,501 - 93,000	\$362.70
17,501 - 18,000	\$70.20	43,001 - 43,500	\$169.65	68,001 - 68,500	\$267.15	93,001 - 93,500	\$364.65
18,001 - 18,500	\$72.15	43,501 - 44,000	\$171.60	68,501 - 69,000	\$269.10	93,501 - 94,000	\$366.60
18,501 - 19,000	\$74.10	44,001 - 44,500	\$173.55	69,001 - 69,500	\$271.05	94,001 - 94,500	\$368.55
19,001 - 19,500	\$76.05	44,501 - 45,000	\$175.50	69,501 - 70,000	\$273.00	94,501 - 95,000	\$370.50
19,501 - 20,000	\$78.00	45,001 - 45,500	\$177.45	70,001 - 70,500	\$274.95	95,001 - 95,500	\$372.45
20,001 - 20,500	\$79.95	45,501 - 46,000	\$179.40	70,501 - 71,000	\$276.90	95,501 - 96,000	\$374.40
20,501 - 21,000	\$81.90	46,001 - 46,500	\$181.35	71,001 - 71,500	\$278.85	96,001 - 96,500	\$376.35
21,001 - 21,500	\$83.85	46,501 - 47,000	\$183.30	71,501 - 72,000	\$280.80	96,501 - 97,000	\$378.30
21,501 - 22,000	\$85.80	47,001 - 47,500	\$185.25	72,001 - 72,500	\$282.75	97,001 - 97,500	\$380.25
22,001 - 22,500	\$87.75	47,501 - 48,000	\$187.20	72,501 - 73,000	\$284.70	97,501 - 98,000	\$382.20
22,501 - 23,000	\$89.70	48,001 - 48,500	\$189.15	73,001 - 73,500	\$286.65	98,001 - 98,500	\$384.15
23,001 - 23,500	\$91.65	48,501 - 49,000	\$191.10	73,501 - 74,000	\$288.60	98,501 - 99,000	\$386.10
23,501 - 24,000	\$93.60	49,001 - 49,500	\$193.05	74,001 - 74,500	\$290.55	99,001 - 99,500	\$388.05
24,001 - 24,500	\$95.55	49,501 - 50,000	\$195.00	74,501 - 75,000	\$292.50	99,501 - 100,000	\$390.00
24,501 - 25,000	\$97.50						

For taxable value over \$100,000, add the tax for \$100,000 to the tax for the additional amount.