



509 W. Fifth St.
Red Wing, MN 55066
651-385-3040

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. Please return this form ASAP, and feel free to call our office with any questions. Thank you!

Buyer's Name \_\_\_\_\_ Today's date \_\_\_\_\_
Parcel ID # \_\_\_\_\_ Address \_\_\_\_\_
Phone # \_\_\_\_\_ Email address \_\_\_\_\_

Sales Verification Questions

- 1. Was the property listed on the Market prior to sale either with a realtor, for sale by owner, etc.? YES NO
If yes, how long was it on the market for? \_\_\_\_\_
2. Was the final purchase price (Above/ Below/ Equal to) listing price?
3. Any relationship between buyer and seller? circle all that apply Family ties, tenant/landlord, business partners, no relation
4. Was this a partial interest sale, or an instance where less than 100% of property rights were conveyed? YES NO
5. Has there been any recent renovation to the property? YES NO
If yes, was it before or after the sale and what renovations? \_\_\_\_\_
If yes, was this due to new construction? YES NO
If renovations were after the sale, was the cost included in the purchase price? YES \$\_\_\_\_\_ NO
6. Did the sale price include improvements not yet done to bring the property up to code? YES \$\_\_\_\_\_ NO
7. Was the property made available to other potential buyers? YES NO
8. Did the Seller pay any closing costs? YES NO If yes, how much? Percentage or Amount. \_\_\_\_\_
9. Do you consider the total 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 an appraisal done PRIOR to the purchase agreement to determine a sales price? YES NO
If yes, what was the opinion of value and as of what effective date? \$\_\_\_\_\_ as of \_\_\_/\_\_\_/\_\_\_
11. Did the sale include any personal property or was there any trade involved? YES NO
If yes what additional value was included in the sale price? \$\_\_\_\_\_
12. Was there any distress/duress circumstances concerning the buyer or seller? YES NO
If yes, please explain. \_\_\_\_\_
13. Please explain any additional information or unusual circumstances that we should be aware of.

**Land**

Lot Dimensions: \_\_\_\_\_ or Total Deeded Acres: \_\_\_\_\_

**Residential**

Residential Year Built: \_\_\_\_\_ Style: 1 Story 1.5 Story 2 Story Split Entry Other \_\_\_\_\_

Bedrooms Main Level: \_\_\_\_\_ # Bedrooms Lower Level: \_\_\_\_\_ # Bedrooms Upper Level: \_\_\_\_\_

# Full Bathrooms: \_\_\_\_\_ # ¾ Bathrooms: \_\_\_\_\_ # ½ Bathrooms: \_\_\_\_\_ # Jet-tub baths: \_\_\_\_\_ # Wet Bars: \_\_\_\_\_

Basement: Full 3/4 1/2 1/4 Crawl Slab Other \_\_\_\_\_

Basement Finish: Square feet, if known \_\_\_\_\_ Fully Finished 3/4 Finished 1/2 Finished No Finish

Heat Source: Forced Air Hot Water Electric In-Floor

Cooling: Central Air Ductless No cooling

Fireplace: How Many: \_\_\_\_\_ Type: \_\_\_\_\_

Exterior Amenities: Deck (size) \_\_\_\_\_ Patio (size) \_\_\_\_\_

Driveway: Concrete Asphalt Brick Gravel Other \_\_\_\_\_

Garage: Attached (size) \_\_\_\_\_ Detached (size) \_\_\_\_\_ None

**Condition**

**Recent updates (last 10 years):** Kitchen Bathroom Basement finish Electric/plumbing Garage Addition

Please describe updates: \_\_\_\_\_

**Any deficiencies we should be aware of?** Foundation Windows Roof Interior Other

Please describe deficiencies: \_\_\_\_\_

**In your opinion, what is the overall condition of your home for its age?** Very Good Above Normal Normal  
Below Normal Poor