REV-183 EX (7-08) (I)



Bureau of Individual Taxes PO BOX 280603 Harrisburg PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY						
State Tax Paid						
Book Number						
Page Number						
Date Recorded						

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) the deed is without consideration or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on family relationship or public utility easement. If more space is needed, attach additional sheets.

A. CORRESE	PONDENT – All ir	nguiries ma	av be direc	ted to the followin	a person:		
Name				Telephone Number:			
					()		
Street Address				City		State	ZIP Code
B. TRANSFER DATA				Date of Acceptance of Document			
Grantor(s)/Lessor(s)			Grantee(s)/Lessee(s)				
Street Address				Street Address			
			Chala ZID Code				
City		State	ZIP Code	City		State	ZIP Code
C. REAL EST	ATE LOCATION		1			L	1
Street Address				City, Township, Borough			
County		School	School District		Tax Parcel Number		
D VALUATI	ONDATA						
D. VALUATI 1. Actual Cash Cor	2 Othe	2. Other Consideration		3. Total Consideration			
1. Actual Cash Consideration		+					
4. County Assessed Value			mon Level Ratio	o Factor	6. Fair Market Value		
		X	X		=		
E. EXEMPTI	ON DATA	·					
1a. Amount of Exemption Claimed		1b. Per	1b. Percentage of Grantor's Interest in Real Estate		1c. Percentage of Grantor's Interest Conveyed		
2.Check Ap	propriate Box B	elow for I	Exemption	n Claimed			
	. . ntestate succession		-				
				(Name of Decedent)	(Estate File Number)		
			•	agreement identifying	all hanoficiaries	`	
_	•	•	. ,	, ,		,	oomont)
		•	. , ,	Attach complete copy			•
lieu of c	s to the Commonw ondemnation. (If co	eaith, the U Indemnation	nited States i or in lieu of	and Instrumentalities f condemnation, attac	s by gift, dedicat h copy of resolu	tion, conde tion.)	emnation or in
☐ Transfer	from mortgagor to	a holder of	a mortgage	in default. (Attach co	py of Mortgage a	and note/A	ssignment.)
☐ Correctiv	ve or confirmatory	deed. (Attac	h complete	copy of the deed to be	e corrected or co	onfirmed.)	
☐ Statutor	v corporate consoli	dation, mero	er or divisio	on. (Attach copy of art	cicles.)	·	
	Please explain exem	, -		` ',	,		
(,				
				his statement, includ	ing accompanyi	ng informa	ition, and to
	knowledge and be	-	ie, correct a	nd complete.		Data	
Signature of Corre	spondent or Responsible	z raity				Date	

INSTRUCTIONS FOR COMPLETING REALTY TRANSFER TAX STATEMENT OF VALUE

SECTION A

Correspondent: Enter the name, address and telephone number of party completing this form.

SECTION B

Transfer Data: Enter the date on which the deed or other document was accepted by the Party(ies). Enter the full names and addresses of all Grantor(s)/Lessor(s) and all Grantee(s)/Lessee(s). Attach additional sheets if necessary.

SECTION C

Real Estate Location: This section identifies the real estate to be transferred. Complete fully, including the tax parcel number where applicable and the county where the statement is to be filed.

SECTION D

Valuation Data: Complete for all transactions

- Actual Cash Consideration Enter the amount of cash or cash equivalent that the grantor received for the transfer of the real estate.
- Other Consideration Enter the total amount of noncash consideration that the grantor received for the transfer of the real estate, such as property and securities. Include mortgages and liens existing before the transfer and not removed thereby, and the agreed consideration for the construction of improvements.
- 3. **Total Consideration** Enter the sum of Lines 1 and 2. This will be the total consideration for the purchase of the real estate.
- 4. **County Assessed Value** Enter the actual assessed value of the entire real estate, per records of the county assessment office. Do not reduce the assessed value by the grantor's fractional interest in the real estate.
- 5. **Common Level Ratio Factor** Enter the common level ratio factor for the county in which the real estate is located. An explanation of this factor is provided below.
- 6. **Fair Market Value** Enter the product of Lines 4 and 5.

SECTION E

Exemption Data: Complete only for transactions claiming an exemption.

- 1a. **Amount of Exemption Claimed** Enter the dollar amount of the total consideration claimed as exempt.
- 1b. **Percentage of Grantor's Interest in Real Estate** Enter the percentage of grantor's ownership interest in the real estate listed in Part C.
- 1c. **Percentage of Grantor's Interest Conveyed** Enter the fraction or percentage of grantor's interest in the real estate listed on Line 1b that the grantor conveyed to the grantee. For example, if you indicated on Line 1b that grantor owns a 50 percent tenant in common interest in the real estate and grantor is conveying his entire 50 percent interest to the grantee, then you would enter 100 percent on this line.

 Check Appropriate Box for Exemption Claimed -Boxes are provided for the most common Pennsylvania realty exemptions. Each is explained in order of appearance on the Realty Transfer Statement of Value form.

Will or Intestate Succession – A transfer by will for no or nominal consideration, or under the intestate succession laws, is exempt from tax. Provide the name of the decedent and estate file number in the space provided.

Transfer to a Trust – A transfer for no or nominal consideration to a trust is exempt from tax when the transfer of the same property would be exempt from tax if the transfer were made directly by the grantor to all the possible (including contingent) beneficiaries. Attach a complete copy of the trust agreement and identify the grantor's relationship to each beneficiary.

Transfer Between Principal and Agent/Straw Party – A transfer between an agent/straw party and principal for no or nominal consideration is exempt. Attach a complete copy of the agency/straw party agreement.

Transfer to the Commonwealth, the United States and Instrumentalities by Gift, Dedication, Condemnation or in Lieu of Condemnation. – If the transfer is by condemnation or in lieu of condemnation, attach a copy of the resolution.

Transfer from Mortgagor to Holder of a Mortgage in Default – A transfer from a mortgagor to a holder of a mortgage in default, whether pursuant to a foreclosure or in lieu thereof, is exempt. Provide a copy of the mortgage and note, and any documentation evidencing the assignment thereof.

Corrective Deed – A deed for no or nominal consideration that corrects or confirms a previously recorded deed but does not extend or limit the title or interest under the prior deed is exempt from tax. Attach a complete copy of the prior deed being corrected or confirmed.

Statutory Consolidation, Merger or Division – A document that evidences the transfer of real estate pursuant to the statutory consolidation or merger of two or more corporations (15 Pa. C.S. §1921-1932 or 15 Pa. C.S. §5921-5930) or the statutory division of a nonprofit corporation (15 Pa. C.S. §5951-5957) is exempt from tax. Attach a copy of the articles of consolidation, merger or division.

Other -

When claiming an exemption other than those listed, you must specify what exemption is claimed. When possible, provide the applicable statutory and regulatory citation. Attach additional pages, if necessary. Attach a copy of supporting documentation.

COMMON LEVEL RATIO FACTOR

This is a property valuation factor provided by the PA Department of Revenue by which the county assessed value is multiplied to determine the taxable value of real estate for all non-arm's length transactions, leases and acquired companies. The factor is based on the common level ratio established by the State Tax Equalization Board. The common level ratio is a ratio of assessed values to current fair market values as reflected by actual sales of real estate in each county. A statewide list of the factors is available at the Recorder of Deeds' office in each county.