REAL PROPERTY TRANSFER DECLARATION - (TD-1000)

GENERAL INFORMATION

Purpose: The Real Property Transfer Declaration provides essential information to the county assessor to help ensure fair and uniform assessments for all property for property tax purposes. Refer to 39-14-102(4), Colorado Revised Statutes (C.R.S.).

Requirements: All conveyance documents (deeds) subject to the documentary fee submitted to the county clerk and recorder for recordation must be accompanied by a Real Property Transfer Declaration. This declaration must be completed and signed by the grantor (seller) or grantee (buyer). Refer to 39-14-102(1)(a), C.R.S.

Penalty for Noncompliance: Whenever a Real Property Transfer Declaration does not accompany the deed, the clerk and recorder notifies the county assessor who will send a notice to the buyer requesting that the declaration be returned within thirty days after the notice is mailed.

If the completed Real Property Transfer Declaration is not returned to the county assessor within the 30 days of notice, the assessor may impose a penalty of $25.00 or .025% (.00025) of the sale price, whichever is greater. This penalty may be imposed for any subsequent year that the buyer fails to submit the declaration until the property is sold. Refer to 39-14-102(1)(b), C.R.S.

Confidentiality: The assessor is required to make the Real Property Transfer Declaration available for inspection to the buyer. However, it is only available to the seller if the seller filed the declaration. Information derived from the Real Property Transfer Declaration is available to any taxpayer or any agent of such taxpayer subject to confidentiality requirements as provided by law. Refer to 39-5-121.5, C.R.S and 39-13-102(5)(c), C.R.S.

---

1. Address and/or legal description of the real property sold: Please do not use P.O. box numbers.

   _____

   _____

2. Type of property purchased: ☐ Single Family Residential ☐ Townhome ☐ Condominium ☐ Multi-Unit Res
   ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☐ Vacant Land ☐ Other_____

3. Date of closing:

   _____
   Month Day Year

   Date of contract if different than date of closing:

   _____
   Month Day Year

4 Total sale price: Including all real and personal property.
   $_____

5. Was any personal property included in the transaction? Personal property would include, but is not limited to, carpeting, window coverings, free standing appliances, equipment, inventory, furniture. If the personal property is not listed, the entire purchase price will be assumed to be for the real property as per 39-13-102, C.R.S.
   ☐ Yes ☐ No If yes, approximate value $_____ Describe_____

6. Did the total sale price include a trade or exchange of additional real or personal property? If yes, give the approximate value of the goods or services as of the date of closing.
   ☐ Yes ☐ No If yes, value $_____
   If yes, does this transaction involve a trade under IRS Code Section 1031? Yes No

7. Was 100% interest in the real property purchased? Mark "no" if only a partial interest is being purchased.
   ☐ Yes ☐ No If no, interest purchased_____%

8. Is this a transaction among related parties? Indicate whether the buyer or seller are related. Related parties include persons within the same family, business affiliates, or affiliated corporations. ☐ Yes ☐ No

9. Check any of the following that apply to the condition of the improvements at the time of purchase.
   ☐ New ☐ Excellent ☐ Good ☐ Average ☐ Fair ☐ Poor ☐ Salvage.

If the property is financed, please complete the following.

10. Total amount financed. $_____

11. Type of financing: (Check all that apply)
    - ☐ New
    - ☐ Assumed
    - ☐ Seller
    - ☐ Third Party
    - ☐ Combination; Explain _____

12. Terms:
    - ☐ Variable; Starting interest rate _____%
    - ☐ Fixed; Interest rate _____%
    - ☐ Length of time_____years
    - ☐ Balloon payment Yes No. If yes, amount _____Due date_____

13. Mark any that apply: ☐ Seller assisted down payments, ☐ Seller concessions, ☐ Special terms or financing.

    If marked, please specify: _____

For properties other than residential (Residential is defined as: single family detached, townhomes, apartments and condominiums) please complete questions 14-16 if applicable. Otherwise, skip to #17 to complete.

14. Did the purchase price include a franchise or license fee? ☐ Yes ☐ No
    If yes, franchise or license fee value $_____

15. Did the purchase price involve an installment land contract? ☐ Yes ☐ No
    If yes, date of contract _____

16. If this was a vacant land sale, was an on-site inspection of the property conducted by the buyer prior to the closing?
    ☐ Yes ☐ No

Remarks: Please include any additional information concerning the sale you may feel is important.

_____

_____

_____

17. Signed this_____ day of _____ , 20_____.
    Enter the day, month, and year, have at least one of the parties to the transaction sign the document, and include an address and a daytime phone number. Please designate buyer or seller.

    _____

    Signature of Grantee (Buyer) ☐ or Grantor (Seller) ☐

18. All future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

    _____

    Address (mailing) Daytime Phone

    _____

    City, State and Zip Code