



Where great things happen.

Ashtabula County Auditor David Thomas

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Low Value Transfer Explanation Letter

Date: _____
 Current Owner: _____
 Parcel # _____
 Address of Property: _____
 Sale Price: _____
 Auditor's Appraised Value: _____

Your property is selling for 60% of or less than the Auditor's appraised market value. We ask the questions below to better aid the Auditor's Office in data collection and reporting to the State Department of Taxation.

Please indicate as many of the reasons below that apply and have contributed to the sale price. Fill in any additional information which is helpful to better understanding the difference between sale price and appraised value.

- _____ Property has been listed for sale since _____
- _____ Property has been listed with a Real Estate Brokerage
- _____ Property listed for \$ _____ by Owner, no Real Estate Agent involved
- _____ Property was not listed. Please indicate how the buyer was found and a price determined under other contributing factors
- _____ Neighborhood property values/sales prices have declined
- _____ Mold damage due to utility shutoff necessitating drywall replacement, painting, or other repairs
- _____ Property is being sold as a short sale
- _____ Specific property components have been damaged, removed, or in disrepair

	Damaged	Removed	In Disrepair
Roof	_____	_____	_____
Windows	_____	_____	_____
Plumbing	_____	_____	_____
Furnace	_____	_____	_____
Electric	_____	_____	_____

ADD ANY AND ALL OTHER CONTRIBUTING FACTORS:

_____: Signature line for owner