

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. \_\_\_\_\_  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |                             |              |                             |                  |
|-----------------------------|--------------|-----------------------------|------------------|
| a. <input type="checkbox"/> | Vacant Land  | b. <input type="checkbox"/> | Single Fam. Res. |
| c. <input type="checkbox"/> | Condo/Twnhse | d. <input type="checkbox"/> | 2-4 Plex         |
| e. <input type="checkbox"/> | Apt. Bldg    | f. <input type="checkbox"/> | Comm'l/Ind'l     |
| g. <input type="checkbox"/> | Agricultural | h. <input type="checkbox"/> | Mobile Home      |
| <input type="checkbox"/>    | Other        |                             |                  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

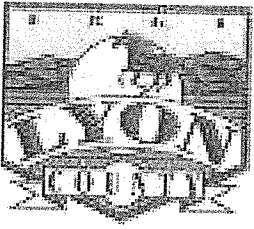
**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED



## INSTRUCTIONS FOR COMPLETING DECLARATION OF VALUE FORM

1. **ASSESSOR PARCEL NUMBER (APN):** List all Assessor Parcel Numbers pertaining to document. If you need more space, you may attach a list of additional parcel numbers to the form.
2. **TYPE OF PROPERTY:** One box must be checked. If "other" fill in blank with description (i.e. water rights, etc.)
3. **TOTAL VALUE/SALES PRICE OF PROPERTY:**
  - 3a - Show full purchase price of real property (for Deeds in Lieu of Foreclosure – amount of unpaid debt). If there is NO SALE and does not fall under exemption; use the Assessor's Taxable Value or the last sales price within the previous five years, whichever is greater (NRS 375.010). Trustee's Deeds are taxable on the big amount plus costs (if not foreclosing on first mortgage include first mortgage as part of costs).
  - 3b - For *Deeds in Lieu of Foreclosure Only* – The Total Value (3a) is the amount of the unpaid debt, same as the amount that will appear on 1099c. Insert at (3b) the fair market value of the property per NRS 375.010.
  - 3c - Transfer Tax Value – Subtract line 3b from line 3a to determine taxable value 3c. If the percentage of ownership being transferred is less than 100%, apply the percentage here.  
If the unpaid debt is greater than the fair market value of the property, the difference is taxable.
  - 3d - Real Property Transfer Tax – based on the value shown at line 3c the tax is calculated at the statutory rate of \$1.95 per each \$500.
4. **IF AN EXEMPTION IS CLAIMED:**
  - 4a - If you wish to claim an exemption, please refer to exemptions listed in NRS 375.090 and insert exemption number here.
  - 4b - If an exemption is claimed, an explanation on line 4b is required. Certain exemptions require supporting documentation at the time of recording. Re-records and corrections require the document number of the previously recorded document.
5. **PARTIAL INTEREST:** Enter portion of interest being conveyed. If only a portion of interest is being conveyed, compute tax on the portion transferred. For instance, if 50% interest is transferred, tax is computed on 50% of the taxable value.

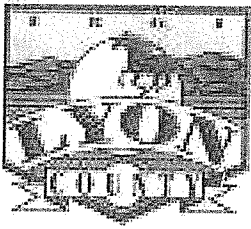
**Signature** – One original signature is required.

**Capacity** = Seller/Grantor or Buyer/Grantee or Agent for – state which one.

**FILL IN GRANTOR/GRANTEE NAMES & ADDRESSES:** Both the Grantor and the Grantee names and mailing addresses **MUST** be filled out. If there is more than one person on title the word, "etal" can be added to include all who are on title at the time of the transfer.

**COMPANY/PERSON REQUESTING RECORDING** – Must be completed if the party presenting the document for recording is neither the grantor nor the grantee. If there is an escrow number, it must be stated.

Though not an official record as defined in state statute, this document will be imaged with the deed it accompanies. There is no statute that allows a recording to take place without the Declaration of Value, or revealing the amount of tax paid on the recording stamp.



Real Property Transfer Tax Table (Effective 10/01/03)

TAXABLE VALUE	TRANSFER TAX	TAXABLE VALUE	TRANSFER TAX	TAXABLE VALUE	TRANSFER TAX	TAXABLE VALUE	TRANSFER TAX
0 - 100	NONE	25,101 - 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						

Note: To calculate a value over \$100,000.00, add the value over \$100,000.00 to the amount already determined for the \$100,000.00 value, i.e., if the value is \$233,333.00 the calculation would be as follows:  
 \$390.00 + \$390.00 + \$130.65 = \$910.65

## EXEMPTION LIST EFFECTIVE MAY 29, 2021

There are 14 exemptions to the imposition of the Real Property Transfer Tax (NRS 375.090)

Taxes imposed by NRS 375.020, 375.023 and 375.026 do not apply to:

1. A mere change of identity, form or place of organization, such as a transfer between a business entity and its parent business entity, a subsidiary or an affiliated business entity if the affiliated business entity has identical common ownership. \*Requires documentation of business ownerships.
2. A transfer of title to the United States, any territory or state or any agency, department, instrumentality or political subdivision thereof.
3. A transfer of title recognizing the true status. \*Note: Will need to state why you are using this exemption on the Declaration of Value form on line 4b.
4. A transfer of title without consideration from one joint tenant/tenant in common to one or more remaining joint tenants/tenants in common. \*Requires vesting document number on the Declaration of Value form on line 4b.
5. A transfer of real property if the owner is related to the person to whom it is conveyed with the first degree of lineal consanguinity or affinity. \*Note: Will need to state relationship of family member; i.e. parent to child, spouse to spouse on the Declaration of Value form line 4b.
6. A transfer of title between former spouses in compliance with a decree of divorce. \*Requires a copy of the Divorce Decree showing who is to acquire the property.
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, i.e.: Certificate of Trust, Trust, Affidavit of Trust, etc... And state on the Declaration of Value form line 4b "with" or "without" consideration.
8. Transfers, assignments or conveyances of unpatented mines or mining claims.
9. A transfer, assignment or other conveyance TO a corporation or other business organization if the person conveying the property owns 100% 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 111.655 to 111.699, inclusive, and a Death of Grantor Affidavit recorded in the office of the county recorder pursuant to NRS 111.699.
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; or
  - c. Approved in an equity receivership proceeding involving a corporation, if it occurs within 5 years after the change.
12. A transfer to an educational foundation. \*Requires a copy of the charter.
13. A transfer to a university foundation. \* Requires a copy of the charter.
14. A transfer to a library foundation. (A nonprofit corporation, association or institution or charitable organization that is: a. Organized & operated primarily for the support of a public library, b. Formed pursuant to the laws of this State; c. Exempt from taxation pursuant to 26 U.S.C. 501(c)(3).



Lyon County  
27 South Main Street  
Yerington, NV 89447  
775-463-6581  
[www.lyon-county.org](http://www.lyon-county.org)

## Supporting Documentation for Exemptions 1 & 9

Due to recent developments, we have found it necessary to reiterate that the documentation required in support of exemption under NRS 375.090(1) and NRS 375.090(9) are business entity documents that show who the owners of the business entity are at the time of recording. The types of business entities and their owners are:

Type of Business Entity	Owner(s)
Limited Liability Company (LLC)	member(s)
Corporation (Corp/Inc)	stockholder(s)
Partnerships (LP, GP, LLP)	partners

Documents that show only the manager(s), resident agent(s), officer(s) or incorporator(s) are not sufficient to support an exemption.

The following are examples of the types of documents that usually show ownership for a particular type of business entity. These are only suggestions, so please review your supporting documentation for proof of ownership before the transfer is submitted for recording.

### For Limited Liability Companies

Operating Agreements  
Articles of Organization  
Most Current and Complete Federal Tax Return

### For Corporations

Stock Certificates and Stock Ledgers  
IRS Form 2553  
Most Current and Complete Federal Tax Return

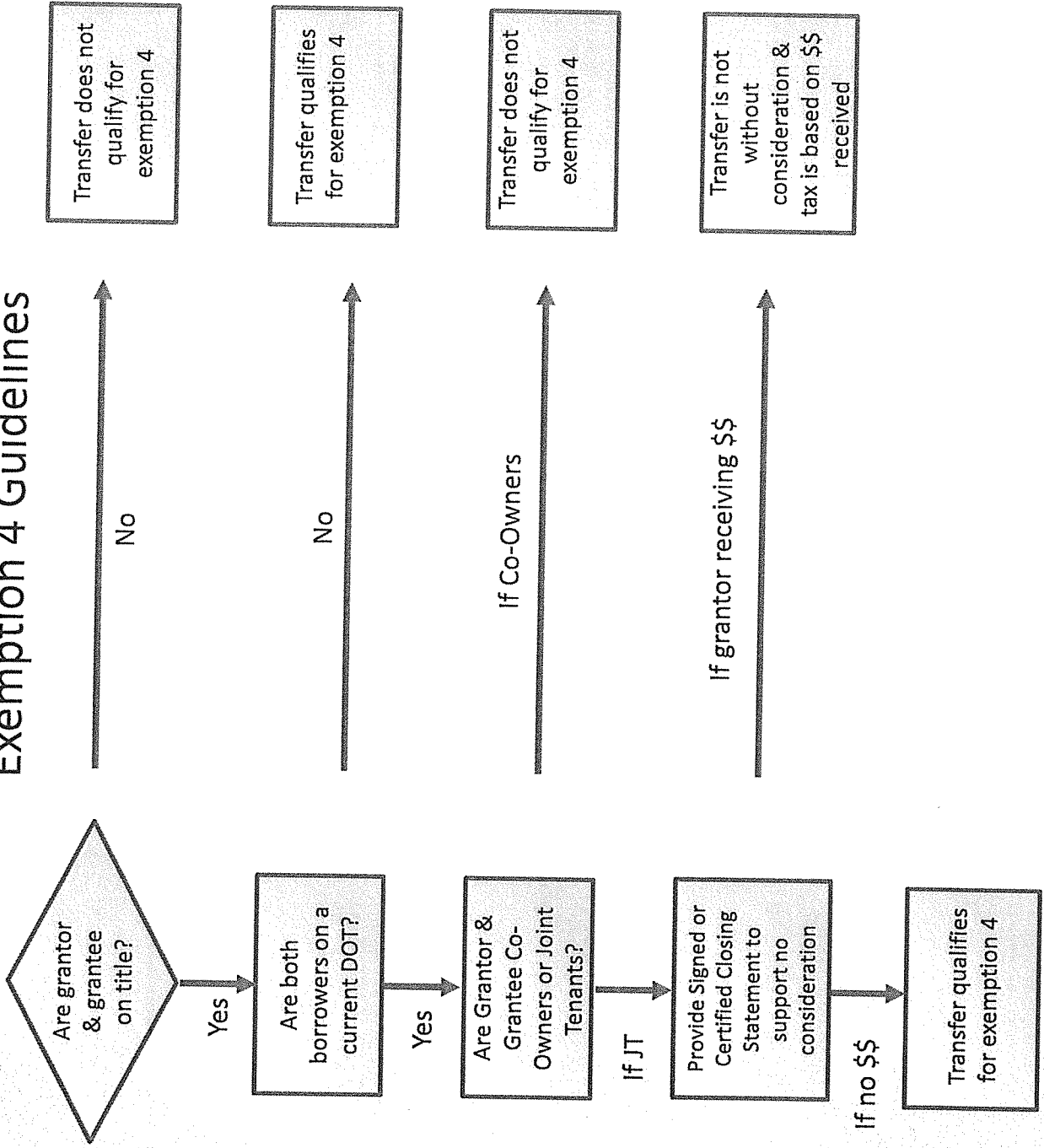
### Partnerships, Limited Partnerships, and Limited Liability Partnerships

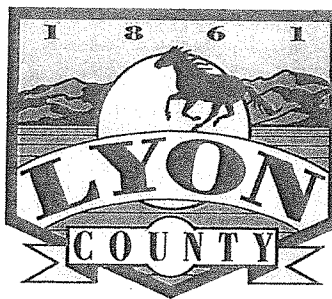
Partnership Agreement  
Most Current and Complete 1065 Federal Tax Return

Please be aware that the documentation provided in support of an exemption is not recorded or made public but either returned or destroyed.

Thank you in advance for your cooperation. If you have any questions, please contact the Lyon County Recorder's Office at (775) 463-6581 or [Records@Lyon-County.org](mailto:Records@Lyon-County.org)

# Exemption 4 Guidelines





**Lyon County**  
27 South Main Street  
Yerington, NV 89447  
775-463-6581  
[www.lyon-county.org](http://www.lyon-county.org)

## **Guidelines for the Transfer To or From a Trust**

The State of Nevada, Department of Taxation has revised the guidelines for the administration of exemption from RPTT under NRS 375.090 (7): **A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.** To qualify for this exemption, a copy of the TRUST or a Certificate of Trust must be presented at the time of recording. Whether the item is a Declaration of Trust or a Certificate of Trust, it must contain the name and date of the trust and be signed by all the currently acting trustees of the trust. If the item is a Certificate of Trust, the signatures of the trustee must be acknowledged.

If the transfer is to or from a business entity or to or from a party not named in the trust as a trustor or trustee of the trust, business entity documentation of relationship documentation to the trustor may be required to verify that the transfer is without consideration.

### **Certificate of Trust**

The taxpayer must present a Certificate of Trust or the actual Trust Instrument at the time of transfer if claiming exemption 7. NRS 164.400 and 164.410 regulate the terms under which the certificate can be accepted including, but not limited to, the elements that must be present to qualify the certificate. The Certificate of Trust must contain the following:

1. A statement that the trust has not been revoked or amended to make any representation contained in the certification incorrect.
2. Be signed by all currently acting trustees.
3. The trustees' signatures must be notarized.

Below, we have summarized the other elements that the Certificate of Trust should contain:

- A. The identity of the creator of the trust and each currently acting trustee
- B. The powers of the trustee(s) and any restrictions imposed upon them in dealing with assets of the trust
- C. The revocability or irrevocability of the trust and the person holding the power to revoke it
- D. If there is more than one trustee, whether all of the trustees must exercise the powers of the trustee
- E. The form in which title to assets of the trust are to be taken
- F. The certificate should state whether the identifying number of the trust is a social security number or an employer identification number.

This document is not recorded, nor is it made public. Once the trust is verified, the documents are returned to the customer or destroyed.

**Estate Planning is at the Heart of Exemption #7.** The State of Nevada, Department of Taxation has advised us that the transfers to or from estate planning trusts (i.e. discretionary, living/intervivos trusts) without consideration are exempt under NRS 375.090(7). Per their guidance, a transfer to any other type of trust may be taxable. Please call and speak with a member of the office if you have any question as to the taxability of the transfer.

If you have any questions regarding Real Property Transfer Tax, please contact the Lyon County Recorder's Office at: (775) 463-6581 or send an email to: [records@lyon-county.org](mailto:records@lyon-county.org)