

**SCHEDULE A, PART II
 REAL ESTATE
 OUTSIDE PENNSYLVANIA**

REV-1737-2 (EX) 09-18

ESTATE OF

PART II Complete Part II for proportionate method tax computation. Include all real property owned by the decedent individually or as tenant-in-common having its situs outside Pennsylvania. For proper completion of this schedule, refer to the instructions for REV-1737-2, Schedule A.

ITEM NUMBER	DESCRIPTION	VALUE AT DATE OF DEATH

PART II TOTAL
 (Enter on Page 1 of REV-1737-2) \$

(If more space is needed, use additional sheets of paper of the same size)

Instructions for REV-1737-2 Schedule A

Real Estate

REV-1737-2 IN (EX) 09-18

GENERAL INFORMATION

PURPOSE

Use REV-1737-2, Schedule A to report all Pennsylvania real estate held by the decedent solely or as tenant-in-common.

 Property jointly owned with rights of survivorship should be reported on REV-1737-5, Schedule F.

SPECIAL FARM USE VALUATION

For dates prior to July 1, 2012, under Section 9122 of the Inheritance and Estate Tax Act of 1991, land devoted to agricultural use, agriculture reserve or forest reserve may be eligible for preferential assessment measured by particular use, rather than by fair market value. This preferential valuation may be used to determine county property tax assessments. If you elect to use this method of valuation, the special use valuation under the Pennsylvania Farmland and Forest Land Assessment Act of 1974, 72 P.S. §5490.1, et. seq. must be reported. You will also be required to submit fair market value appraisals of the residential property, farm outbuildings and agricultural property so that a proper valuation may be made if the special use is discontinued or if the property does not meet all requirements.

AGRICULTURE EXEMPTIONS

For dates of death on or after July 1, 2012, real estate that qualifies under the Agriculture Exemption enacted by Act 85 of 2012 may be exempt from inheritance tax. For more information refer to the Department's Informational Notice 2012-01. Qualifying exemptions must be reported on REV-1197, Schedule AU.

Structures affixed to the real estate that do not qualify for an exemption must be valued and reported on Schedule A.

 **NOTE:** Real estate held between a decedent and the surviving spouse as either tenants by the entirety or joint tenants with right of survivorship for more than one year prior to the decedent's death is exempt from inheritance tax.

SCHEDULE INSTRUCTIONS

PART I - REAL ESTATE IN PENNSYLVANIA

List and describe all real property located in Pennsylvania.

PART II - REAL ESTATE OUTSIDE PENNSYLVANIA

List and describe all real property located outside Pennsylvania.

 **IMPORTANT:** Complete Part II ONLY when the proportionate method of tax computation is elected.

ESTATE OF

Enter the complete name of the estate as shown on the REV-1737-A, Pennsylvania Inheritance Tax Return Nonresident Decedent.

ITEM NUMBER

Enter the next sequential number for each real estate item reported.

DESCRIPTION

Report the physical street address of the property and the parcel ID number.

When reporting the fractional interest in a parcel of real property owned as tenant-in-common, state the decedent's fractional interest, including the full value of the property with the description and enter only the value of the decedent's interest in the column marked, "Value at Date of Death".

 **NOTE:** When reporting a fractional interest, include a copy of the deed.

VALUE AT DATE OF DEATH

Estates are required to report all real estate at the fair market value as of the date of death. Fair market value is defined as the price at which the property would be sold by a willing seller, not compelled to sell, to a willing buyer, not compelled to buy, both of whom have reasonable knowledge of the relevant facts.

There are three methods to value the property at date of death: sale price, appraisal value or county tax assessment multiplied by the common level ratio factor.

The Department of Revenue allows up to 15 months after the date of death to report a sale price. If using a sale price, report the gross sale price.

 **NOTE:** Attach a copy of the tax assessment notice, certified appraisal, or settlement sheet (HUD1) used to value the real property on this schedule.

If the real estate was sold to a family member or anyone associated with the administration of the estate, an appraisal or other documentary evidence of the fair market value must be submitted to verify that the real estate was sold at the fair market value.

 **IMPORTANT:** Sale price can only be reported if the real estate was sold within 15 months of the date of death.

PART I TOTAL

Total all items in the value at date of death column in Part I and enter value here.

PART II TOTAL

Total all items in the value at date of death column in Part II and enter value here.

TOTAL

Enter the total amount of Part I Total and Part II Total. Carry this value to Page 2, Line 1 of the REV-1737-A.