

# Fair Market Value Form (FMV)

AS REQUIRED BY THE IRS, THE VALUATION OF YOUR SELF-DIRECTED ACCOUNT  
MUST BE PROVIDED TO MIDATLANTIC IRA, LLC ANNUALLY AND/OR  
AT THE TIME OF A DISTRIBUTION OF AN ASSET IN-KIND.

PLEASE COMPLETE THIS FORM TO ACCURATELY PROVIDE THESE REPORTS

**ANNUAL VALUATIONS DUE NO LATER THAN FEBRUARY 27, 2026**

**Account Holder Name:** \_\_\_\_\_

**401(k) or IND(k)** (if applicable): \_\_\_\_\_

**Account Number:** \_\_\_\_\_

**Cusip** (if known): \_\_\_\_\_

**Asset Description:** \_\_\_\_\_

Fair Market Values of all assets held by your IRA, are required annually by the IRS.

A qualified, independent third party must complete the valuations/appraisals.

**FMV Valuator/Appraiser:**

Name \_\_\_\_\_

Title \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone \_\_\_\_\_

**Fair Market Value as of** 12 / 31 / 25

**Fair Market Value \$** \_\_\_\_\_

*I certify that I am qualified to give an independent valuation/appraisal for this particular asset. I understand that this appraisal will be used for reporting purposes to the Internal Revenue Service. I understand that any false or misleading valuation/appraisal of any assets may result in penalties and fines for both the valuator/appraiser and the account owner.*

**Appraiser Signature** \_\_\_\_\_ **Date** \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**Supporting Documentation included (REQUIRED)**

*I certify that all above information is true and correct to the best of my knowledge.*

**Client Signature** \_\_\_\_\_ **Date** \_\_\_\_ / \_\_\_\_ / \_\_\_\_

**NOTE:** MidAtlantic IRA, LLC reserves the right to assign, determine, calculate and assess your account a fee for determining a reasonable fair market value to your self-directed account. If a valuation is two or more years old, MidAtlantic IRA, LLC reserves the right to resign as the record keeper of the account.

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## ANNUAL VALUATIONS DUE NO LATER THAN FEBRUARY 27, 2025

The client may use the following procedures to satisfy Fair Market Value reporting requirements. Because these valuations are used for annual reporting purposes, the fair market value of each asset should be determined by a qualified, independent third party.

### Acceptable Valuation Sources May Include::

- ▶ *Managing Partners*
- ▶ *Certified Appraisers*
- ▶ *Certified Commercial Realtors*
- ▶ *Independent Valuation Company*
- ▶ *Qualified Knowledgeable Party*

The valuation method used must be reasonable, well documented, and supportable upon request. Attached below are Internal Revenue Service resources related to determining fair market value. These resources are provided for general informational purposes only. Other valuation methods may also be acceptable depending on the asset type and circumstances.

### General Guide to Valuation of:

#### Commonly Traded/Valued/Marketable Investments:

Examples include bank accounts, brokerage accounts, U.S. Treasury and agency obligations, publicly traded stocks, bonds, and commodities.

Assets for which an active market exists are generally valued based on information provided by the issuer or custodian, or from a widely recognized public source, such as published market quotations.

#### Private Stock, Closely Held Corporations, Stock of Corporations Where Market Quotations Are Not Available:

When a stock is traded infrequently or in an erratic or limited market, fair market value must be determined using alternative methods. In many cases, valuation may be supported by comparing the company to similar businesses operating in the same or related industries that are traded in a free and open market.

Additional IRS guidance may be found in Revenue Ruling 59-60 and related Treasury Regulations.

#### Real Estate:

Fair market value is defined as the price at which property would change hands between a willing buyer and a willing seller, neither being under any compulsion to buy or sell, and both having reasonable knowledge of relevant facts.

Fair market value is not based on a forced sale price or on pricing from an unrelated or atypical market.

For annual reporting purposes, a local property tax assessor's market value may be used only if appropriately adjusted to reflect actual market conditions. Assessed values often represent a percentage of market value, which varies by jurisdiction. Any adjustment must be based on documented local assessment practices.

Additional guidance may be found in Internal Revenue Code Section 2512 and related Treasury Regulations.

#### Limited Liability Companies, Partnerships and Joint Ventures

The fair market value of an ownership interest is determined by first establishing the fair market value of the entire entity and then applying the account holder's ownership percentage. Fair market value represents the net amount a willing purchaser would pay a willing seller, neither being under compulsion and both having reasonable knowledge of relevant facts.

Valuation factors may include:

- ▶ Appraised value of the entity's tangible and intangible assets
- ▶ Earning capacity and financial performance
- ▶ Other relevant financial or operational considerations

Supporting documentation should be provided, including financial statements and any valuation reports prepared by accountants or other qualified professionals.

Additional IRS guidance may be found in Treasury Regulations Sections 25.2512-2 through 25.2512-6.

#### Secured and Unsecured Notes, Deeds of Trust, and Mortgages:

The fair market value of a note is generally presumed to be the unpaid principal balance plus accrued interest as of the valuation date, unless evidence supports a lower value.

- ▶ If a value lower than face value is reported, satisfactory documentation must demonstrate that:
- ▶ The note is worth less due to factors such as interest rate, maturity date, or collectability, or
- ▶ The note is partially or fully uncollectible due to borrower insolvency or insufficient collateral

Additional guidance may be found in Internal Revenue Code Section 2512 and Treasury Regulation Section 25.2512-4.