

SALES CODES
04/22/2019

0. Unconfirmed sale of current year being used in current year's ratio study.

1. Transitional; change of use, change of zone.
2. Deed does not show warranty of title; e.g., quitclaim deed.
3. Grantor or grantee is a government or political unit.(excludes: Fannie Mae & Freddie Mac) (Appraisers: Do not change)
4. Foreclosure, grantee is normally a financial institution,
5. Grantor or grantee is a charitable, religious, or similar organization. (Appraisers: Do not change)
6. Grantor and grantee are related parties, either by business or family.
7. Conveyance of partial or divided interest; several deed restrictions exist so that less than fee title actually conveyed.
8. Convenience deed; e.g., to change name, to create tenancy by entirety, etc.
9. Trade involved; exchange of properties.
10. Transfer in lieu of foreclosure, divorce settlement, or to avoid other lien-deleted contract.
11. Sheriff's sale or other court ordered sale; or Trustee's deed.
12. Deed resulting from pay-off on contract of prior year; exercise of an option entered into in a prior year – Satisfaction of contract.
13. Data missing - usually the sales price (absent on the deed and not obtained during verification).
14. Prior year's sale not used in ratio study.

15. Unconfirmed Group sale of property; i.e., sale of more than one tax lot in single transaction.

16. Personal property and/or business value included in sale price and sale is rejected from ratio study.
 17. Non-assessable entities included in sale price, e.g., orchards, nursery stock.
 18. Consideration is mortgage balance or seller's equity only; deed intended as security only.
 19. Estate sale; administrator's deed, executor's deed, personal representative's deed, conservator's deed and sale is rejected from ratio study.
 20. Misc: uninformed buyer, not listed on open market, distressed sale, extraordinary financing, insignificant sale in price or value, relocation service, condition, park sale, park purchase, back taxes, moved out of county, inadequate market exposure.
 21. Not same as assessed, RMV represents partially completed improvements. RMV is by division or consolidation.
 22. Sale includes designated forestland and/or timber.
 23. True cash value adjusted by BOPTA, DOR, Tax Court, Magistrate.
 24. Manufactured structure value included in sale price or assessed value, excludes MH subdivisions.
 25. Run In - rerecording or corrections deed.
 26. Sale, re-sale (within 4 months of one another).
 27. Farm Use/Deferral Value
 29. Removal of life estate.
- 30. Unconfirmed sale; field checked, usable.**
- 31. Unconfirmed prior year's sale updated for time and being used in current year's ratio study.**
- 32. Sale price adjusted, acceptable for use in ratio study. (Sales section use only)**
- 33. Confirmed sale, acceptable for use in ratio study.**
- 34. Confirmed group sale; i.e., more than one tax lot in a single transaction.**
35. Life estate.
 36. Buyer owns adjoining property. First right of sale to leasee. (Rural section only).
 39. Assignment of contract and sale is rejected from ratio study.
 41. New or existing manufactured structure with park package.
 43. Seller is a financial institution, (includes: Fannie Mae & Freddie Mac).
 44. Short sale.
 45. Trim – sale cut for ratio study.
 46. Manufactured home dealer sale.