

Sales Codes

New sales codes have been established which will be more informative as to the circumstances of the legal documents that transfer title of ownership. These sales codes were effective March 1994.

A	<u>Assessor's Value</u>	The value declared by the recording individual is the Assessor's value or a portion of Assessor's value, not the sale price.
B	<u>Miscellaneous</u>	Sales reviewed by Assessor that does not appear to be an arm's length transaction.
C	<u>Co-owners</u>	The transfer is between co-owners (and consideration is paid)
D	<u>Declared Value</u>	Declared value taken from the Recorder's file.
E	<u>Encumbrance</u>	This code indicates the Full Value amount representing the existing encumbrances which are greater than the Assessor's value and the Recorder's file (value)
F	<u>Foreclosure</u>	Transfer is a resale after foreclosure.
K	<u>Contract of Sale</u>	Document involves contract of sale or an assignment of contract of sale, and contract's purchase price is being used as the Full Value amount.
M	<u>Multiple-Parcel Sale</u>	Sales price is the total purchase price for many or numerous parcels being transferred on the same deed or one purchase price was paid for several parcels conveyed on several deeds.
P	<u>Part or Percentage</u>	Part or percentage of interest. Recorder will always try to show total value rather than a percentage as Full Value.
R	<u>Recorded Value</u>	Applied by the Assessor's Office when No "A-Tag" is used on the Recorder's file. Normally an "R" code indicates the best type of arms-length transactions.
T	<u>Trustee's Deed</u>	The value shown is the amount bid on the trustee's deed. This can also indicate a deed-in-lieu of foreclosure.
W	<u>Water Rights</u>	Water rights alone are being transferred.
X	<u>Exempt</u>	Transfer is exempt yet a reliable sales price is available. For example, a transfer from HUD followed by a deed of trust. The deed of trust value is used as the Full Value.

When more than one code applies, the most important code is used. The order of importance is: 1. **M** 2. **A** or **D**

Prior to March 1994

<u>Code</u>	<u>Description</u>
<u>Improved Property</u>	
Z	First time sale in the market range
Y	Resale in the market range
X	Foreclosure resale, tax sale, estate sale in the market range
W	Foreclosure resale, tax sale, estate sale above or below market
N	First time sale or resale above or below market, includes sacrifice, 2nd mortgage, introduction sales
T	Contract sale, includes land and new construction
<u>Vacant Property</u>	
V	Vacant land sale
H	Verified vacant land sale
K	Vacant land (developer purchased sub-division lots or potential sub)
L	Vacant land sale (foreclosure resale, tax sale, estate sale at or near market)
M	Vacant land sale (foreclosure resale, tax sale, estate sale above or below market)
P	Vacant land sale (commercial or commercial potential)
E	Vacant land sale (multi-family potential)
F	Vacant land sale (industrial use potential)
R	Vacant land resale above or below market
<u>Other</u>	
A	Mobile home lot sale - vacant
B	Mobile home lot save (used mobile unit included)
C	Miscellaneous sales
D	Vacant parcel with minor improvements
G	Multiple parcels were involved in this sale
U	Unverified - to be researched and recorded with one of above codes