

Appendix 'F': List of Qualified and Unqualified Sale Codes

SALE VALIDITY CODES

These codes indicate why a sale was determined to be qualified (a representative arms-length sale) or unqualified (unrepresentative of market value).

What follows are the Sale Validity Codes and what each code represents:

Sales Validity Codes for Portsmouth NH

Sales Validity Codes		
Code	Description	Qualified
00	Veil by Deed or Assurance	Q
01	Veil by Buyer	Q
02	Veil by Seller	Q
03	Veil by Agent	Q
04	Veil by Other Source	Q
11	Property Sold Not Separately Assessed	U
12	Subdivided Post Assessment/Pie Sale	U
13	Improvements +/- (post sale/pie assess)	U
14	Improvements +/- (post assessment/pie)	U
15	Improvements +/- incomplete et assess	U
16	L/D Assessment - L/B Sale	U
17	L/B Assessment - L/D Sale	U
18	Multiple Parcel Same Town Par Deed	U
19	Non-Price Same Town MPC	U
20	Multi-Town Property	U
21	Multi-Parcel Conveyance (MPC) - can b	U
22	Indeterminate Price/Consideration	U
24	Sale Between Owners of Abutting Propri	U
25	Insufficient Market Exposure	U
26	Mineral Rights Only	U
27	Less than 100% Interest Transferred	U
28	Life Estate/Deferred Possession 1 Yr+	U
29	Plotage or Assemblage Impact	U
31	Easement	U
32	Timber Rights	U
33	Landlord/Tenant as Grantor/Grantee	U
34	Public Utility as Grantor/Grantee	U
35	Government Agency as Grantor/Grantee	U
36	Religious/Charitable/Educational as Gra	U
37	Financial Entity as Grantor/Grantee	U
38	Family/Relatives/Affiliates as Grantor/G	U
39	Divorcing parties as Grantor/Grantee	U
40	Business Affiliates as Grantor/Grantee	U
44	Non-Market with Trust as Grantor/Grantee	U
45	Boundary Adjustment	U
46	Deed to Quiet Title	U
47	Other Sale of Convenience	U
48	By Sheriff or Other Court Official	U
49	Deed in Lieu of Foreclosure	U
50	Tax Sale	U
51	Foreclosure	U
52	Other Forced Sale	U
55	Other/Unspecified Deed Covenants	U
56	Other Doubtful Title	U
57	Substantial Value in Trade	U
58	Installment Sale	U
59	Unfinished Common Property	U
60	Unidentifiable in Assessor's Records	U
66	Complex Commercial Sale	U
67	Unknown Value of Personal/Non-Taxabl	U
68	Pertinent Mortgage Terms Unknown	U
69	Assumed Lease With Unknown Terms	U
70	Substantial Seller/Buyer Cost Shifting	U
77	Special Assessment Encumbrance	U
80	Subsidized or Assisted Housing	U
91	Estate Sale With Fiduciary Covenants	U
93	Conspicuous Lots	U
97	Over-representation of Locals Sample	U
98	Over-representation of P-Type in Sample	U
99	Resale in ER Parcel	U
90	RISA 79-A Current Use	U
97	RISA 79-B Conservation Easement	U
98	Sales Related Assessment Change	U
99	Unqualified Exclusions	U