

SALE VERIFY CODE

- AA** **VALID:** Indicates an open market sale without undue pressure on sale price.
- BL** **BARE LOTS:** Bare lots platted within the eight month time period described in WAC 458-53-070, with less than twenty percent sold.
- BO** **BUILDING ONLY:** The sale involves improvements only, no land.
- CC** **CHARACTERISTICS CHANGED:** The property characteristics have changed since the time of the sale.
- CO** **COMBINATION:** Two or more parcels were combined after the sale.
- DI** **DISTRESS:** The sale price was affected by undue pressure on the seller.
- DT** **DESIGNATED TIMBER:** The land is enrolled in the Designated Timber program (defined in RCW 84.33) at the time of sale.
- EA** **EASEMENT:** The sale is only for the purchase of easement rights.
- ES** **ESTATE:** The sale is due to the settlement of an estate at other than fair market value.
- ET** **EXEMPT TO TAXABLE:** The sale causes a previously exempt parcel to become taxable.
- FI** **FINANCING:** Financing term or interest rate is not typical of the market.
- GF** **GIFT:** The property is conveyed on a gift deed and is typically for love and affection.
- IC** **INCOMPLETE CONSTRUCTION:** Parcel improvements are valued at less than 100% complete, but the sale price reflects the completed construction.
- IH** **IN HOUSE:** A sale between companies or parties of common ownership or common principals.
- LE** **LEASE:** The sale involves a lease assignment, option, or is for the purchase of leasehold interest only.
- LO** **LAND ONLY:** Sale of land only. Any assessed improvements are not included in the sale price.
- MP** **MULTIPLE PARCELS:** The sale included more than one parcel which may have affected the sale price.
- NB** **NEW BUILDING:** The sale includes newly constructed improvements that are not yet assessed, but are included in the sale price.
- OS** **OPEN SPACE:** The land is enrolled in the Open Space program (RCW 84.34) at the time of sale.
- OT** **OTHER:** Any conveyance that invalidates the sale, and is not covered by any other code. Specific reasons for invalidating the sale are documented in our office.
- QC** **QUIT CLAIM:** The property transferred on a Quit Claim Deed and is considered invalid for appraisal purposes.

- PA SELLER'S OR PURCHASER'S ASSIGNMENT:** The sale involves the assignment of a contract or deed-transfer of interest by a seller or buyer.
- PI PART INTEREST:** The sale is only for a percentage of total ownership.
- PL PLOTTAGE:** The parcel was purchased as part of an effort to create a larger block of land and the parcel sold at a price significantly different from the price of similar property.
- PP PERSONAL PROPERTY:** Personal Property is included in the sale price.
- PT PORTION:** The sale involves selling a small portion of an existing parcel to another existing parcel. An example would be when a strip of land is sold for a right-of-way.
- RA RATIO:** The ratio of sale price to assessed value is less than 0.25 or more than 1.75.
- RB BANK RESALE:** The sale involves the resale of property from a bank to a private party after a foreclosure.
- RE REPOSSESSION:** The sale is the result of a foreclosure, judicial or otherwise. This code is usually used when the bank takes possession of the property from an owner who is in default.
- RL RELATIVE:** The parties to the sale are related.
- RS RESALE:** *To be used with sale category MP only:* High probability multiple parcel will not resell together.
- SE SEGREGATION:** The purchased property has either been split into smaller pieces or combined with other parcels and as a result the current assessed does not represent what was purchased.
- SI SITE IMPROVEMENTS:** Site improvements (well, septic, etc.) are included in the sale price of an otherwise unimproved property
- SM SALE MINIMUM:** Sale is for \$1,000 or under
- ST STOCK TRANSFER:** Properties are exchanged based on the par value of outstanding stock.
- TB TIMBER:** Commercial timber is growing on the parcel which affects the sale price.
- TE TAXABLE TO EXEMPT:** The sale causes a previously taxable parcel to become tax exempt.
- TR TRADE:** The sale involves the exchange of property based on an agreed value, rather than market value. This category includes the first transaction of an IRS 1031 tax deferred exchange.
- UC USE CHANGE:** The use of the property will change as a result of the sale.
- VR VALUE REDUCTION:** The property has a value reduction due to a remodel exemption, historic exemption, destroyed property, non-perk, contaminated wells, or other unnatural deficiencies.