

Appendix 'E': Sale Validity Codes

**City of Portsmouth
Sales Validity Codes**

<u>Code</u>	<u>Description</u>	<u>Q/U</u>	<u>Code</u>	<u>Description</u>	<u>Q/U</u>
0	Verif by Deed or Assurance	Q	40	Business Affiliates as Grantor/Grantee	U
1	Verif by Buyer	Q	44	Non-Market with Trust as Grantor/Grantee	U
2	Verif by Seller	Q	45	Boundary Adjustment	U
3	Verif by Agent	Q	46	Deed to Quiet Title	U
4	Verif by Other Source	Q	47	Other Sale of Convenience	U
11	Property Sold Not Separately Assessed	U	48	By Sheriff or Other Court Official	U
12	Subdivided Post Assessment/Pre Sale	U	49	Deed in Lieu of Foreclosure	U
13	Improvements +/- (post sale/pre assessme	U	50	Tax Sale	U
14	Improvements +/- (post assessment/pre sa	U	51	Foreclosure	U
15	Improvements +/- incomplete at assessmen	U	52	Other Forced Sale	U
16	L/O Assessment - L/B Sale	U	55	Other/Unspecified Deed Covenants	U
17	L/B Assessment - L/O Sale	U	56	Other Doubtful Title	U
18	Multiple Parcel Same Town Per Deed	U	57	Substantial Value in Trade	U
19	Non-Price Same Town MPC	U	58	Installment Sale	U
20	Mult Town Property	U	59	Unfinished Common Property	U
21	Multi-Parcel Conveyance (MPC) - can be s	U	60	Unidentifiable in Assessor's Records	U
22	Indeterminate Price/Consideration	U	66	Complex Commercial Sale	U
24	Sale Between Owners of Abutting Property	U	67	Unknown Value of Persona/Non-Taxable Pro	U
25	Insufficient Market Exposure	U	68	Pertinent Mortgage Terms Unknown	U
26	Mineral Rights Only	U	69	Assumed Lease With Unknown Terms	U
27	Less than 100% Interest Transferred	U	70	Substantial Seller/Buyer Cost Shifting	U
28	Life Estate/Deferred Possession 1 Yr+	U	77	Special Assessment Encumbrance	U
29	Plottage or Assemblage Impact	U	80	Subsidized or Assisted Housing	U
31	Easement	U	81	Estate Sale With Fiduciary Covenants	U
32	Timber Rights	U	83	Cemetery Lots	U
33	Landlord/Tenant as Grantor/Grantee	U	87	Over-representation of Locale Sample	U
34	Public Utility as Grantor/Grantee	U	88	Over-representation of P-Type in Sample	U
35	Government Agency as Grantor/Grantee	U	89	Resale in EQ Periord	U
36	Religious/Charitable/Educational as Gran	U	90	RSA 79-A Current Use	U
37	Financial Entity as Grantor/Grantee	U	97	RSA 79-B Conservation Easement	U
38	Family/Relatives/Affiliates as Grantor/G	U	98	Sales Related Assessment Change	U
39	Divorcing parties as Grantor/Grantee	U	99	Unclassified Exclusion	U