

**Kenton County PVA Property Transfer
Transaction/Sales Condition Codes**

Code	Explanation of Code
00	– Good Sale / Arms Length Transaction
01	– Partial Sale / Split (only a portion of the parent tract is conveyed)
02	– Transaction Between Family Members / Transfer of Property to a Trust
03	– Change of Property Use (i.e., commercial to residential)
04	– Sale which includes a significant amount of personal property (i.e., furniture, appliances, etc.)
05	– Transaction in which government agency or charitable group/non-taxable entity is involved.
06	– Sale in which property has previously sold within the last 12 months
07	– Transfer in which the Sale was less than \$10,000 UPDATED FOR 2010
08	– Change in Property - sale in which the transferred property has been changed through construction or destruction after assessment date and prior to the sale date. (Room addition, new garage, new house, mobile home removal, etc.)
09	– Transfer tax not paid (no sale price)
10	– Sale in which purchaser owns the adjoining property (Assemblage)
11	– Sale in which a single sale price applies to more than one property
12	– Foreclosure Transfer (transfers under foreclosure proceedings, purchased from bank/mortgage company) (Lender Approved / Short Sale)
13	– Fulfillment of Land Contract for Deed, Obligation Transfers
14	– Delinquent Tax Transfers—Until 2007 this code included Bank Foreclosure/Master Commissioner transactions
15	– Master Commissioner Sales, Deeds of Correction, Quit-Claim Deeds, Strawman Deeds and Land Contracts
16	– Transfer involving Corporate Merger
17	– Transfer involving Property Exchanges as all or part of consideration
18	– Transfer between Affiliated Companies/Organizations
19	– Any Other Reason (not reasonably felt to render a transfer representative of fair market value, provided such a reason is fully documented and approved by the Department of Property Taxation, Not taxed in Kenton County)
21	– Vacant Lots / Sale of Land only
22	– Mobile Home Sales with Lots NEW CODE FOR 2010
23	– Lake Properties / River Front NEW CODE FOR 2010
99	– No Other Code Applicable

<i>If you have any questions about this information please call (859-392-1758) or e-mail (info.kentonpva@kentoncounty.org)</i>	