

**Kenton County PVA Property Transfer
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	– Sale Between Family Members
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	– Forced Sale / Sale 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	– Sale of Newly Constructed House or existing house includes a Building Addition or was Remodeled/Rehabbed, ETC. (Arms-Length Transaction)
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)
13	– Fulfillment of Land Contract for Deed, Obligation Transfers
14	– Delinquent Tax Transfers
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 (tom.ratterman@kentoncounty.org)</i>	