

2012 DRA EQUALIZATION EXCLUSION CODES TABLE

It is the intent of the Department of Revenue Administration to use only arm's length transactions that sold for market value in the conduct of the ratio study. See definitions for "arm's-length" and "market value" on the Glossary Sheet provided.

As in prior years, assessing officials are request to provide comments regarding various aspects of a sale. The DRA is providing assessing officials with exclusion codes to explain the reason for the excluded sales. Put exclusion codes in the space provided entitled "Exclusion Code." If there is more than one reason for excluding a sale, include additional exclusion code in the same area. **DO NOT use exclusion (or any other) codes to describe a change in assessed values from the prior EQ year.** Assessing officials may choose to make comments in the town notes section instead of using codes.

It is the DRA's intention to utilize as many sales as possible. Unfortunately, this is not always possible. The sales and corresponding codes in the exclusion code table are typically not considered to be arm's length transactions; therefore, they are not used in the ratio study. The sale may be used, however, if information is provided to the DRA regarding the terms and marketing of a sale to show that the sale meets the criteria of an arm's length transaction and it can be established that the sales price equated to market value as defined on the Glossary page.

The table lists the most common reasons for removing the majority of sales not included in the ratio study, but does not include every reason for excluding a sale. If a sale is a non-arm's length transaction and no code is provided, do not try to find the code that is the closest match for removing the sale! Please provide explicit and complete remarks in the town notes section for the sale. For any code with a "Yes" in the "explanation required" column, further explanation is required in addition to the exclusion code.

THE DRA MAKE THE FINAL DETERMINATION REGARDING THE INCLUSION OR EXCLUSION OF A SALE IN THE RATIO STUDY REGARDLESS OF COMMENTS OR INFORMATION PROVIDED.

2012 EXCLUSION CODES		
Exclusion Code 99 has been designated for used by municipalities when there is a sale in the sample that cannot best be described for one of the following reasons.		
CODE	REASON	EXPLANATION REQUIRED
Mismatch of Rights Sold/Assessed		
11	Property Sold Not Separately Assessed	
12	Subdivided Post Assessment /Pre Sale	
13	Improvements +/- (post sale/pre assessment)	
14	Improvements +/- (post assessment/pre sale)	
15	Improvements +/- incomplete at assessment date	
16	L/O Assessment - L/B Sale	
17	L/B Assessment - L/O Sale	
18	Multiple Parcels/ Same Town	
19	Non-Price Same Town MPC	
20	Multi-Town Property	
21	Multi-Parcel Conveyance (MPC) - can be sold separately	Yes
Determination of Price/Consideration		
22	Indeterminate Price/Consideration	
23	No Stamp Required Per Deed	Yes
Open Market Exposure		
24	Sale Between Owners of Abutting Property	
25	Insufficient Market Exposure	Yes
Ownership Interests Sold		
26	Mineral Rights Only	
27	Less Than 100% Interest Transferred	
28	Life Estate/Deferred Possession 1 Yr+	

2012 EXCLUSION CODES

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CODE	REASON	EXPLANATION REQUIRED
29	Plottage or Assemblage Impact	
30	Timeshare	
31	Easement (Boatslips may be reincluded)	
32	Timber Rights	
Special Grantor/Grantee Relationships		
33	Landlord/Tenant as Grantor/Grantee	
34	Public Utility as Grantor/Grantee	
35	Government Agency as Grantor/Grantee	
36	Religious/Charitable/Educational as Grantor/Grantee	
37	Financial Entity as Grantor/Grantee	
38	Family/Relatives/Affiliates as Grantor/Grantee	
39	Divorcing Parties as Grantor/Grantee	
40	Business Affiliates as Grantor/Grantee	
44	Non-Market with Trust as Grantor/Grantee	
Sales of Convenience		
45	Boundary Adjustment	
46	Deed to Quiet Title	
47	Other Sale of Convenience	Yes
Forced Sales		
48	By Sheriff or Other Court Official	
49	Deed in Lieu of Foreclosure	
50	Tax Sale	
51	Foreclosure	
52	Other Forced Sale	Yes
Questionable Title		
55	Unspecified Deed Covenants	Yes
56	Other Doubtful Title	
Other Circumstances		
57	Substantial Value in Trade	
58	Installment Sale	
59	Unfinished Common Property	
60	Unidentifiable in Assessor's Records	
66	Complex Commercial Sale	Yes
67	Unknown Value of Personal/Non-Taxable Property	Yes
68	Pertinent Mortgage Terms Unknown	Yes
69	Assumed Lease With Unknown Terms	Yes
70	Substantial Seller/Buyer Cost Shifting	Yes
77	Special Assessment Encumbrance	Yes
80	Subsidized or Assisted Housing	
81	Estate Sale w/Fiduciary Covenants	Yes
82	Deed Date Too Old or Incomplete	
83	Cemetery Lots	
Special DRA Consideration		
87	Over- representation of Locale in Sample	
88	Over- representation of Property Type in Sample	
89	Resale in EQ Period	Yes
90	RSA 79-A Current Use	
97	RSA 79-B Conservation Easement	
98	Sales Related Assessment Change	
For Use Only If No Other Code Applies		
99	Unclassified Exclusion	Yes

