

RANW MLS Coded Features Key – Vacant Land Property Type

Coded Feature Directions:

By checking a feature, you are indicating that this feature is part of the property or included in the sale. You must check at least one feature in every required category. If you check “other” for a required feature, you must include an explanation in the Public Remarks field. All coded features selected will appear on the Confidential Full and Confidential Short (Member Only) displays in InnoVia; other displays may show a different number or selection of features.

Selected Criteria window and Show Criteria option in Property Type Searches:

The Selected Criteria window, appearing on the upper left side of the screen on InnoVia’s property type search screen, shows shortcut-type information as to what has been selected on the criteria side of the search screen. The Show Criteria check-box, appearing on the lower left side of the screen on InnoVia’s property type search screen, allows members to include that shortcut-type criteria information on the last page of the displays they print.

With both the Selected Criteria and Show Criteria, Coded Features appear as a code, using letters, numbers and symbols to indicate which features were selected or excluded as part of the search criteria.

Example: *Including Public Water* appears as **P01** (Water Available to Site is Coded Feature P, and Public is item 01).

Example: *Excluding Not Buildable Lots* appears as **!U24** (an exclamation mark indicates an item was excluded, Lot Description is Coded Feature U, and Not Buildable is item 24).

This document provides a key to Coded Feature shortcut information.

Coded Features Key – Vacant Land Listings:

B. UTILITIES AVAILABLE TO SITE (Required):

- | | |
|-----------------|-------------------------|
| 01. Electric | 05. To Be Determined |
| 02. Natural Gas | 98. Other – See Remarks |
| 03. Telephone | 99. None |
| 04. Cable | |

D. LOCATION DESCRIPTION:

- 01. City Road
- 02. Highway
- 03. Railroad
- 04. Airport

G. MISCELLANEOUS:

- 01. Easements
- 02. Sidewalks

O. ROADS:

- | | | |
|-----------------|------------------|-------------------------|
| 01. City Road | 05. U.S. Highway | 09. Concrete Road |
| 02. Town Road | 06. Private Road | 98. Other – See Remarks |
| 03. County Road | 07. Gravel Road | 99. None |
| 04. State Road | 08. Black Top | |

P. WATER AVAILABLE TO SITE (Required):

- | | | |
|--------------|-----------------|-------------------------|
| 01. Public | 03. Well | 98. Other – See Remarks |
| 02. Laterals | 04. Shared Well | 99. None |

Q. WASTE (Required):

- | | |
|-------------------------------------|------------------------------------|
| 01. Sewer (in street) | 09. Perk Appr. Conv. Septic |
| 02. Laterals | 10. Perk Appr. In-Ground Pressure |
| 03. Conventional Septic – installed | 11. Perk Appr. At-Grade Septic |
| 04. Holding Tank – installed | 12. Perk Appr. Mound Septic |
| 05. Mound Septic – installed | 13. Perk Appr. Other – See Remarks |
| 06. To Be Determined | 98. Other – See Remarks |
| 07. In Ground Pressure – installed | 99. None |
| 08. At-Grade Septic – installed | |

S. TRANSACTION INFORMATION:

- | | |
|------------------------------|-------------------------|
| 01. Assumable | 05. Auction |
| 02. Land Contract | 98. Other – See Remarks |
| 03. 2 nd Mortgage | 99. None |
| 04. Exchange | |

T. ZONING (Required):

- | | | |
|-----------------------|--------------------|-------------------------|
| 01. Residential | 06. Agricultural | 11. Forestry |
| 02. Multi-Family | 07. Condo | 12. Historic District |
| 03. 2 Family / Duplex | 08. P.U.D. | 98. Other – See Remarks |
| 04. Commercial | 09. Recreational | 99. None |
| 05. Industrial | 10. Non-Conforming | |

U. LOT DESCRIPTION (Required):

- | | | |
|----------------|-------------------|--------------------------|
| 01. Level | 07. Dense Wooded | 13. Corner |
| 02. Sloping | 08. Fruit Trees | 14. Cul-De-Sac |
| 03. Rolling | 09. Mostly Tilled | 20. Golf Course Adjacent |
| 04. Open | 10. Some Tilled | 23. Buildable |
| 05. Some Trees | 11. Rectangular | 24. Not Buildable |
| 06. Wooded | 12. Irregular | 98. Other – See Remarks |

Y. AGENT INFORMATION:

- 01. Sign on Property
- 02. Special Instructions
- 11. Relocation
- 12. Bank Owned / REO
- 13. Potential Short Sale

Z. OTHER WATER FEATURES:

- 03. Pond
- 04. Stream
- 03. Deeded Water Access
- 98. Other – See Remarks
- 99. None