

Real Estate Transfer Return Data Fields

<http://www.revenue.wi.gov/erettr/data/index.html>

<u>COLUMN</u>	<u>COLUMN TITLE</u>	<u>COLUMN VALUES</u>
A	Sale Number	DLN 15 Characters
B	Year Captured	YYYY
C	Grantor Type	1=Individual, 2=Partnership, 3=Corporation, 4=Limited liability co, trust, other
D	Grantor/Grantee Relationship	1=None, 2=Financial, 3=Partnership, 4=Family, 5=Corp-sharehold-subsiidiary, 6= Other
E	Weather Standards	1=Yes, 2=No
F	Energy Exclusion	1=Owner Occupancy, 3=Transfer Fee Exempt, 4=Seasonal Use, 5=Licensed Facilities, 6=Bankruptcy, 7=Non-Residential, 8=Energy Code Compliant, 9=No Majority Interest Change, 11=Other, 12=Pre-Existing Certificate of Compliance, 13=Condo Exclusion
G	Section	Valid Section Number
H	Township	Valid Township Number
I	Range	Valid Range Number
J	Property Type	1=Land Only, 2=Land & Buildings, 3=Condominium, 4=Other
K	Predominate Use	1=Res Single family, (multi=<3), time share, 2=Commercial & multi=>4, 3=Mfg & telco, 4=Agricultural, 5=Utility & Misc., 6=Forest Land, 7=Other (property classification for tax assessment completed by Co. or Local Official).
L	Multi Family Unit	Number of Units
M	Ag Owner Less Than 5 Years	1=Yes, 2=No Blank=No
N	Total Acres	Rounded to nearest whole acre
O	Water Front Indicator	1=Yes, 2=No, Blank=No
P	Transfer Type	1=Original sale, 2=Gift, 3=Exchange, 4= Deed in satisfaction of land contract, 5=Other

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Q	Owner Interest Transferred	1=Full, 2=Partial, 3=Other
R	Grantor Rights Retained	1=None, 2=Life estate, 3=Easement, 4=Other
S	Personal Property Value Excluded	Round to Dollars
T	Personal Property Value Exempt	Round to Dollars
U	Total Real Estate Value	Round to Dollars
V	Transfer Fee	(Total Value x .003) Dollars & Cents \$xxxxx.xx
W	Transfer Exemption Number	<p>1=Prior to the effective date of this subchapter (October 1, 1969)</p> <p>2=From the United States or from this state or from any instrumentality, agency or subdivision of either</p> <p>2g=By gift, to the United States or to this state or to any instrumentality, agency or subdivision of either</p> <p>2r=Under state law (sec.236.29(1) or (2) or 236.34(1)(c, Wis. Stats.), or for the purpose of a road, street or highway, to the United States or to this state or to any instrumentality, agency or subdivision of either</p> <p>3=Which, executed for nominal, inadequate or no consideration, confirms, corrects or reforms a conveyance previously recorded</p> <p>4=On sale for delinquent taxes or assessments</p> <p>5=On partition (means the division among several persons of real property including noncontiguous real property that belongs to them as co-owners. See state law (sec77.21 (1k), Wis. Stats.).</p> <p>6=Pursuant to mergers of entities. "Mergers of entities" means the merger or combination of two or more corporations, non-stock corporations, limited liability companies, limited partnerships, or other entities, or any combination thereof, under a plan of merger or a plan of consolidation permitted by the laws that govern the entities</p> <p>6d=Pursuant to partnerships filing or cancelling a statement of qualification under state law (sec. 178.0901, Wis. Stats.) or a corresponding statement under the law of another jurisdiction</p> <p>6m=Pursuant to the conversion of a business entity to another form of business entity under state law (sec.178.1141, 179.76, 180.1161, 181.1161, or 183.1207, Wis. Stats.) if after the conversion, the ownership interests in the new entity are identical with the ownership interests in the original entity immediately preceding the conversion.</p>

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W	Transfer Exemption Number	<p>6q=Pursuant to an interest exchange under state law (sec. 178.1131, Wis. Stats.)</p> <p>6t=Pursuant to a domestication under state law (sec. 178.1151, Wis. Stats.)</p> <p>7=By a subsidiary corporation to its parent for no consideration, nominal consideration or in sole consideration or cancellation, surrender or transfer of capital stock between parent and subsidiary corporation</p> <p>8=Between parent and child, stepparent and stepchild, parent and son-in-law or daughter-in-law for nominal or no consideration</p> <p>8m=Between spouse and spouse (effective September 1, 1996)</p> <p>8n=Between an individual and his or her domestic partner under Ch. 770</p> <p>9=Between agent and principal or from a trustee to a beneficiary without actual consideration</p> <p>10=Solely in order to provide or release security for a debt</p> <p>10m=Solely to designate a TOD beneficiary under state law (sec. 705.15, Wis. Stats.)</p> <p>11=By will, descent or survivorship</p> <p>11m=By non-probate transfer on death under state law (sec. 705.15, Wis. Stats.)</p> <p>12=Pursuant to or in lieu of condemnation.</p> <p>13=Of real estate having a value of \$100 or less.</p> <p>14=Under a foreclosure or a deed in lieu of a foreclosure to a person holding a mortgage or to a seller under a land contract.</p> <p>15=Between a corporation and its shareholders if all of the stock is owned by persons who are related to each other as spouses, lineal ascendants, lineal descendants or siblings, whether by blood or by adoption, or as spouses of siblings, if the transfer is for no consideration except the assumption of debt or stock of the corporation and if the corporation owned the property for at least three years</p> <p>15m=Between a partnership and one or more partners if all of the partners are related to each other as spouses, lineal ascendants, lineal descendants or siblings, whether by blood or by adoption, or as spouses of siblings and if the transfer is for no consideration other than the assumption of debt or an interest in the partnership (effective July 1, 1992).</p> <p>15s=Between a limited liability company and one or more of its members if all the members are related to each other as spouses, lineal ascendants, lineal descendants or siblings, whether by blood or by adoption, or as spouses of siblings and if the transfer is for no consideration other than the assumption of debt or an interest in the limited liability company (effective January 1, 1994)</p>

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W	Transfer Exemption Number	16=To a trust if a transfer from the grantor to the beneficiary of the trust would be exempt under this section. 17=Of a deed executed in fulfillment of a land contract if the proper fee was paid when the land contract or an instrument evidencing the land contract was recorded. 20=Made under state law (sec.184.15, Wis. Stats.) 21=Of transmission facilities or land rights to the transmission company, as defined in state law sec. 196.485(1)(ge), sec. 196.485(5)(b) or (c) or (6)(a)1, Wis. Stats.), in as defined in sec. 196.485(1)(fe), Wis. Stats.
X	Financing Code	1=Financial Institution-Conventional, 2=Financial Institution- Gov., 3=Obtained From Seller, 4=Assumed Existing Financing, 5=Other 3rd Party Financing, 6= No Financing Involved.
Y	Document Number	County Document Number
Z	Date Recorded	MMDDYYYY
AA	Date Conveyed	MMDDYYYY
AB	Deed Date	MMDDYYYY
AC	Conveyance Code	1= Warranty Deed, 2= Land contract, 3= Quit Claim Deed, 4= Other
AD	Parcel Identification	Municipal Parcel Number
AE	Multi Grantors	1= Yes, 2= No
AF	Grantor Last Name	
AG	Grantor First Name	
AH	Grantor Street Number	
AI	Grantor Address	
AJ	Grantor City	

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AK	Grantor State	
AL	Grantor Zip	
AM	Certification Date	MMDDYYYY
AN	Multi Grantees	1= Yes, 2= No
AO	Grantee Last Name	
AP	Grantee First Name	
AQ	Grantee Street Number	
AR	Grantee Address	
AS	Grantee City	
AT	Grantee State	
AU	Grantee Zip	
AV	Grantee Certification Date	MMDDYYYY
AW	Grantee Primary Residence	1=Yes, 2=No
AX	Tax Bill Grantee	1= Yes, 2= No, Blank=No
AY	City YN	1=Yes, 2=No
AZ	Village YN	1=Yes, 2=No
BA	Town YN	1=Yes, 2=No
BB	TVC Name	(City, Village, Town) Characters 26
BC	County Name	Characters 21

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BD	Property Address	(Physical Property Address) Characters 56
BE	Lot Size 1	Length in Feet
BF	Lot Size	Width in Feet
BG	Managed Forest Land Acres	Rounded to Acres
BH	Volumne Jacket	County Recording Information
BI	Page Image	County Recording Information
BJ	Split Parcel	1=Yes, 2=No, Blank=No
BK	Agent For	R=Grantor, E-Grantee, B=Both
BL	Agent Name	
BM	Agent Street	
BN	Agent Address	
BO	Agent City	
BP	Agent State	
BQ	Agent Zip	
BR	Preparer Name	
BS	Grantor Type Other Note	Notes 33 Characters
BT	Grantor/Grantee Relation Other	Notes 33 Characters
BU	Tax Bill Name	Name 45 Characters
BV	Tax Bill Street Number	15 Characters

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BW	Tax Bill Address	39 Characters
BX	Tax Bill City	
BY	Tax Bill State	
BZ	Tax Bill Zip	
CA	W12 Document Number	Weatherization Document Number
CB	Property Type Other Note	Notes 39 Characters
CC	Misc. Use Note	Notes 38 Characters
CD	Transfer Type Other Note	Notes 30 Characters
CE	Owner Interest Other Note	Notes 36 Characters
CF	Grantors Rights Other Note	Notes 30 Characters
CG	Previous Document Number	Exemption Previous Number (10)
CH	Conveyance Code Other Note	Notes 32 Characters
CI	Misc. County TVC	
CJ	Multi TVC'S	1=Yes, 2=No
CK	Water Front Feet	Feet of Waterfront

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