

2017 Sales Listing Companion

This document describes the columns in the sales listings issued by the Property Tax Data & Analysis Unit. Additional information on the study can be found in the [Sales Ratio Study Criteria](#).

Counties can contact their PTCO or Data & Analysis with any questions regarding the sales listings. If information on the sales listing is incorrect, please contact your PTCO to resolve the issue. Please contact Data & Analysis with any requests for additional columns of eCRV data, PRISM data, or edit flags.

Excel Column	Column Name	Description and Codes
Study Status		
A	Study Status	<p>Describes if the sale is included in the Department’s sales ratio studies.</p> <ul style="list-style-type: none"> • G: Good. Included in all sales ratio studies. • I: In progress. This sale has been submitted to the state, but is awaiting final review. Considered “good” until state review is complete. • X: Reject. Not included in any sales ratio studies. These sales are only on the reject sales list. <p>The county study reject, in column BO, can be used to filter out those “in progress” sales that the county considered rejects.</p>
MCAST Fields		
These columns automatically load into MCAST to determine trends and other statistics.		
B	eCRV Number	Unique identifier of a sale, automatically generated by the eCRV application.
C	Primary Parcel ID	The primary parcel ID, as identified on the Parcels section of the County tab of eCRV. A “0” or “1” in the Sequence ID field will ensure the correct parcel ID is considered primary.

Excel Column	Column Name	Description and Codes
D	Sale Month	The month the sale took place. Sale date is in column BJ.
E	Sale Year	The year the sale took place. Sale date is in column BJ.
F	Net Sale Price	The sale price after adjusting for personal property, seller paid points, special assessments, financing adjustments, and PTCO adjustments. Column F = W – X – Y + Z + AA + AB.
G	Adjusted 2016 EMV	The total 2016 EMV adjusted for exempt value and net improvement value. Column G = AC + AD + AI + AK. Please ensure that there are no blank or 0 EMVs in this column for proper market condition trend calculations.
H	Adjusted 2017 EMV	The total 2017 EMV adjusted for exempt value. Column H = AE + AF + AL. Please ensure that there are no blank or 0 EMVs in this column for accurate preliminary ratios.
I	Adjusted 2018 EMV	The total 2018 EMV adjusted for exempt value and net improvement value. Column I = AG + AH + AL – AJ. Please ensure that there are no blank or 0 EMVs in this column for accurate final ratios.
J	PT Aggregation	<p>PT aggregations are groups of property types combined for the purposes of calculating trends and ratios. Column AT has the description of the PT aggregation code. Any blanks in this column should be resolved with your PTCO. See the PT code column AQ for more information on missing PT aggregation codes.</p> <p>Note that PT 92 sales are not identified in this column because they fall within PT 93. See Column AW to identify PT 92 sales.</p> <p>Not all PT 95 sales are identified in this column because some of those sales fall within PT 93. See Column AX to identify PT 95 sales.</p>

Excel Column	Column Name	Description and Codes
K	Base Region	The name of the region for which the base trend is calculated. Sales that are not used to calculate trends are not assigned a base region.
L	Water Status	Describes whether the sale is considered on- or off-water for the purposes of calculating trends and ratios. <ul style="list-style-type: none"> • W: On-water • N: Off-water • (Blank): Water status not considered
M	City/Town	The city or town the sale took place in.
N	Prelim/Final Extreme Flag	Flags sales that the DOR considers extreme for trend and assessment statistic calculation purposes. Until final ratios are issued, this column will identify preliminary extremes. When final ratios are issued, this column will identify final extremes and preliminary extremes can be found in Column V.
<p>Trend Info</p> <p>These columns describe the trend applied to each sale, if any. Most of these columns will remain blank until DOR starts calculating preliminary trends in October. This information is also compiled by city/town and PT in the trend report issued by Data & Analysis.</p>		
O	Default Market Condition Region	The name of the region for which the default trend is calculated. If the name of the default region for on-water PT 91 sales is the same as the name of the base region, this sale defaults to a combined on-/off-water trend in that region rather than the countywide on-water trend.
P	Trend Applied	Describes whether the base, default, or no trend is applied to the sale.
Q	Monthly Trend	The monthly trend applied to the sale.
R	Annual Trend	The annual trend applied to the sale.

Excel Column	Column Name	Description and Codes
S	Adjustment Months	The number of months the sale needs to be adjusted to determine the price is if it occurred in January 2018.
T	Net Sale Price Adjusted to 2018	The net sale price adjusted to January 2018. The equation for calculating this adjusted price can be found in the study criteria.
U	Preliminary/Final Ratio	<p>Preliminary ratios are reported on the sales list until 2018 EMVs are reported in the spring.</p> <ul style="list-style-type: none"> • Preliminary ratio: Column H / Column T • Final ratio: Column I / Column T
V	Preliminary Extreme Flag	Flags sales which the DOR considers extreme for trend and assessment statistic calculation purposes. Once final ratios are issued, this column will identify preliminary extremes while the recalculated final extremes will be identified in Column N.
<p>Price Adjustments</p> <p>These columns are all the values used to calculate the net sale price in column F.</p>		
W	Gross Sale Price	The raw sale price.
X	Personal Property	The value of any personal property included in the gross sale price.
Y	Seller Paid Points	The value of any seller paid points included in the gross sales price.
Z	Special Assessments	The value of any special assessments included in the consideration of the sale as reported on eCRV.
AA	Financing Adjustment	The cash equivalency adjustment for sales with special financing as determined by DOR.

Excel Column	Column Name	Description and Codes
AB	PTCO Price Adjustment	The value of the PTCO's hand adjustment to the sale price, if any.
EMV Adjustments These columns are used to determine the EMVs for ratio calculations, found in columns G, H, and I. These values are summed for all parcels and property types reported for the sale. Any edits in eCRV will overwrite PRISM values.		
AC	2016 Land EMV	From the 2016 PRISM Submission 2 file.
AD	2016 Building EMV	From the 2016 PRISM Submission 2 file.
AE	2017 Land EMV	From the 2017 PRISM Submission 1 file until the 2017 PRISM Submission 2 is submitted.
AF	2017 Building EMV	From the 2017 PRISM Submission 1 file until the 2017 PRISM Submission 2 is submitted.
AG	2018 Land EMV	From the 2018 PRISM Submission 1 file.
AH	2018 Building EMV	From the 2018 PRISM Submission 1 file.
AI	Net Improvement Adjustment to 2016 EMV	From the 2016 Preliminary MVP file until the 2016 Adjusted Assessment PRISM submission is submitted in the fall.
AJ	Net Improvement Adjustment to 2018 EMV	From the 2017 Preliminary Assessment PRISM submission.
AK	2016 Exempt Adjustment	The value of certain exempt property as reported on the 2016 PRISM Submission 2.

Excel Column	Column Name	Description and Codes
AL	2017 & 2018 Exempt Adjustment	The value of certain exempt property as reported on the 2017 PRISM Submission 2.
<p>Property Type</p> <p>These columns describe the data that are used to assign the sales ratio property type and the aggregations the sale falls in.</p>		
AM	Property Type Group	The primary Property Group as selected on the County tab of eCRV.
AN	PRISM Property Type	The primary Property Type as selected on the County tab of eCRV.
AO	Property Type Count	The number of different property groups reported on eCRV.
AP	Land/Building Indicator	Describes whether a sale was improved or bare land as reported on the Property tab of eCRV.
AQ	Deeded Acres	Deeded acres as reported on the Property or County tabs of eCRV.
AR	Total 2a Acres	The total 2a acres as reported on the County tab of eCRV.
AS	Total 2b Acres	The total 2b acres as reported on the County tab of eCRV.
AT	PT Aggregation Name	The description of the property type aggregation code in column J.
AU	PT Code	The sales ratio property type code, as determined using the information in columns AM through AS.
AV	PT Name	The description of the sales ratio property type in column AU.

Excel Column	Column Name	Description and Codes
AW	PT 92 Flag	This column flags sales that are included in the PT 92 ratio aggregation.
AX	PT 95 Flag	This column flags sales that are included in the PT 95 ratio aggregation.
Location These columns provide additional detail on the location of the sale.		
AY	Water Type	This column describes the type of water the sale was located on as reported on eCRV.
AZ	Water ID	The unique identifier for the body of water the sale was located on as reported on eCRV.
BA	Water Name	The name of the body of water the sale was located on as reported on eCRV
BB	City Town Code	City/township code.
BC	School District Code	School district code.
BD	School District Name	School district name.
BE	Neighborhood Code	The neighborhood code as reported on eCRV.
BF	Address	The address of the sale as reported on eCRV.

Excel Column	Column Name	Description and Codes
Miscellaneous		
These columns are not necessary to perform the sales ratio study but provide additional detail about the sale for additional analysis. See the latest MCAST tool for guidance on using these columns for additional analysis.		
BH	Auditor ID	A unique identifier for the sale, as assigned by the county.
BI	Parcel Count	The number of parcels included in the sale. Filtering this column for sales with more than one parcel and ensure that the primary parcel (column C) is correct.
BJ	Sale Date	The date the sale took place.
BK	Submission Date	The date the submitter sent the eCRV to the county.
BL	County Accepted Date	The date the county accepted the eCRV.
BM	County Final Date	The date the county sent the eCRV to the state.
BN	Last Edit Date	The date the eCRV was last edited. Sorting or filtering by this column will help identify those sales that have been most recently edited.
BO	County Study Reject	The first reason to reject the sale from the county's study.
BP	State Study Reject	The first reason to reject the sale from the state's study.
BQ	Buyer	The name of the first buyer reported on the eCRV.
BR	Seller	The name of the first seller reported on the eCRV.

Excel Column	Column Name	Description and Codes
BS	Primary Use	The primary planned use as indicated on the Property tab of eCRV.
BT	Use Count	The number of planned uses reported on the Property tab of eCRV.
BU	Property Program	The name of the first program reported on the Property tab of eCRV.
BV	Program Acres	The amount of acreage enrolled in the first program reported on the Property tab of eCRV.
BW	Program Count	The number of programs reported on the Property tab of eCRV.
BX	Year Built	The year built as reported on eCRV.
BY	# Units	The number of units as reported on eCRV.
BZ	# Buildings	The number of buildings as reported on eCRV.
CA	GBA	The gross building area as reported on eCRV.
CB	Square Footage	The square footage as reported on eCRV.
CC	CER	The crop equivalency rating of the primary parcel as reported on eCRV.
CD	CPI	The crop production index of the primary parcel as reported on eCRV.

Excel Column	Column Name	Description and Codes
Edit Flags These columns flag sales that may require additional information or review.		
CE	Review Financing	Flags sales where the financing adjustment (Column AA) may need to be reviewed.
CF	Check Land/Building Indicator	Flags land only sales with more than 5% building EMV and land and building sales with less than 5% building EMV. Based on the land/building indicator (column AP) and 2016 land and building EMVs (columns AC and AD).
CG	Check Deeded Acres	Flags agricultural and rural vacant sales where deeded acres (column AQ) is missing.
CH	Check 2a/2b Breakdown	Flags agricultural and rural vacant sales where the 2a/2b breakdown (columns AR and AS) is missing.
CI	Split or Combo Indicator	Flags sales for further review that were indicated as a split or combo sale.

Property Tax Data & Analysis Unit

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