

2019 Trend Listing Companion

This document describes the columns in the trend 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 trend listings.

| Excel Column | Column Name | Description and Codes |
|--|----------------|--|
| Trend Info | | |
| These columns describe the trend applied to each trend city/town and property type aggregate region, if any. Data and Analysis begins calculating preliminary trends in October. | | |
| A | County Code | Two digit county code. |
| B | County Name | Name of County in Column A |
| C | City-Town Code | Four digit city or township Code. |
| D | City-Town Name | Name of city or township for trend in Column C. |
| E | Water Status | Describes whether the sale is considered on- or off-water for the purposes of calculating trends and ratios. PT91 sales only <ul style="list-style-type: none"> • W: On-water • N: Off-water • (Blank): Water status not considered |

| Excel Column | Column Name | Description and Codes |
|---|-----------------------|--|
| F | PT Aggregation | <p>PT aggregations are groups of property types combined for the purposes of calculating trends and ratios.</p> <ul style="list-style-type: none"> • 2: Apartment • 6: Commercial • 7: Industrial • 91: Residential/SRR • 93: Ag/RVL bare > 34.5 Acres |
| G | PT Aggregation Name | Name of PT Aggregation in Column F. |
| H | Applied Monthly Trend | <p>The monthly trend applied to the sale prices.</p> $\text{Natural Log} \left(\frac{\text{Net Sales Price}}{\text{2018 Adjusted EMV}} \right) = \beta_0 + \beta_1 \text{Study Month} + \varepsilon$ |
| I | Applied Annual Trend | <p>The annualized monthly trend in column H.</p> $\text{Annual Growth} = (1 + \text{Monthly Growth})^{12} - 1$ |
| J | Trend Type Applied | <p>Describes which trend, if any is applied to the sale.</p> <p>Base: Base region trend Default: Default region trend Alt Default: Water sales default to combined on/off water trend APPEAL: Trend was successfully appealed and new trend applied None: No time trend applied</p> |
| <p>Base Region Trend Data</p> <p>Columns K-P are the base trend values. Base trend is considered before default.</p> | | |
| K | Base Code | A unique DOR code for the base trend region. |
| L | Base Region | The name of the region for which the base trend is calculated. |
| M | Base Significance | The statistical significance for a trend in the base region. If under 90%, the base trend will not apply. |

| Excel Column | Column Name | Description and Codes |
|---|-------------------------------------|---|
| N | Base Sale Count Without Extremes | Count of sales in base region. If fewer than 30 sales in base region, the base trend will not apply. |
| O | Base Monthly Trend | The base monthly trend. |
| P | Base Annual Trend | The annualized base monthly trend from column O. |
| Default Region Trend Data Columns Q-V are the default trend values. Default trends are considered only if there is not a base trend. | | |
| Q | Default Code | A unique DOR code for the default trend region. |
| R | Default Region | The name of the region for which the default trend is calculated. |
| S | Default Significance | The statistical significance for a trend in the default region. If under 90%, the default trend will not apply. |
| T | Default Sale Count Without Extremes | Count of sales in default region. If fewer than 30 sales in default region, the default trend will not apply. |
| U | Default Monthly Trend | The default monthly trend. |
| V | Default Annual Trend | The annualized monthly default trend from column U. |