2019 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.

New fields for 2019 Sales Listings

Normalized Inverted Ratios (column W) are now included. These ratios are calculated for cross-county trends.

eCRV Last Edit Sort (column CJ). This is for sorting reports in Excel by the date when the eCRV was last edited.

EMVs are totaled by year (columns AD, AE, AF). Previously the listing had separate Land EMV and Building EMVs.

Excel Column	Column Name	Description and Codes
		Study Status
A	Study Status	Describes if the sale is included in the Department's sales ratio studies. • 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. County Study Reject (column BM) can be used to filter sales that the county considered rejects.

Excel Column	Column Name	Description and Codes
	MCAST Fields These columns automatically load into MCAST to determine trends and other statistics. DOR Data & Analysis Unit will avoid making changes to these columns so MCAST can be used.	
B	eCRV Number	Unique identifier of a sale, automatically generated by the eCRV application.
C	Primary Parcel ID	The primary parcel ID, as identified by the Primary PID* check box on the Parcels section of the County tab of eCRV.
D	Sale Month	The month the sale took place. Sale date is in column BH.
E	Sale Year	The year the sale took place. Sale date is in column BH.
F	Net Sale Price	The sale price after adjusting for personal property, seller paid points, special assessments, financing adjustments, and PTCO adjustments. Column F = X − Y − Z + AA + AB + AC.
G	Adjusted 2018 EMV	The total 2018 EMV adjusted for exempt value and net improvement value. Column G = AD + AG + AI. Ensure that there are no blank or 0 EMVs in this column for proper market condition trend calculations.
H	Adjusted 2019 EMV	The total 2019 EMV adjusted for exempt value. Column H = AE + AJ. Ensure that there are no blank or 0 EMVs in this column for accurate preliminary ratios.
I	Adjusted 2020 EMV	The total 2020 EMV adjusted for exempt value and net improvement value. Column I = AF + AI − AH. Ensure that there are no blank or 0 EMVs in this column for accurate final ratios.

Excel Column	Column Name	Description and Codes
J	PT Aggregation	PT aggregations are groups of property types combined for the purposes of calculating trends and ratios. Column AU has the description of the PT aggregation code. Any blanks in this column should be resolved with your PTCO. See the PT code column AR for more information on missing PT aggregation codes. Note: PT 92 sales are not identified in this column because they fall within PT 93. See "PT 92 Flag" Column AU to identify PT 92 sales. Not all PT 95 sales are identified in this column because some of those sales fall within PT 93. See Column AV to identify PT 95 sales.
K	Base Region	The name of the region for which a 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. Residential PT91 sales only. • 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 calculations. Until final ratios are issued, this column will identify preliminary extremes. When final ratios are issued, this column will identify final extremes. Then preliminary extremes will be flagged in Column V.

Trend Info
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/township and PT in the trend report issued by Data & Analysis.

Excel Column	Column Name	Description and Codes
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 which trend, if any is applied to the sale.
Q	Monthly Trend	The monthly trend applied to the sale price.
R	Annual Trend	The monthly trend in column Q expressed as a 12 month compounded number.
S	Adjustment Months	The number of months a sale needs to be adjusted to determine the price is if it occurred on the January 2020 assessment date.
T	Net Sale Price Adjusted to 2020	The net sale price adjusted to January 2020. The equation for calculating this adjusted price can be found in the study criteria.
U	Preliminary Ratio / Final Ratio	Preliminary ratios are reported on the sales list until 2020 EMVs are reported in PRISM Submission 1. • 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. After final ratios are issued, this column will identify preliminary extremes. The recalculated final extremes will be identified in Column N.
W	Normalized Inverted Ratio	This ratio can be used to replicate DOR cross–county trends.
Price Adjustments These columns are all the values used to calculate the net sale price in column F.		
X	Gross Sale Price	The raw sale price.

Excel Column	Column Name	Description and Codes
Y	Personal Property	The value of any personal property included in the gross sale price.
Z	Seller Paid Points	The value of any seller paid points included in the gross sales price.
AA	Special Assessments	The value of any special assessments included in the consideration of the sale as reported on an eCRV.
AB	Financing Adjustment	The cash equivalency adjustment for sales with special financing as determined by DOR.
AC	PTCO Price Adjustment	The value of the PTCO's hand adjustment to the sale price.
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 for EMVs.		
AD	2018 EMV	From the 2018 PRISM 2 file (land and building EMV).
AE	2019 EMV	From the 2019 PRISM 1 file until the 2019 PRISM 2 file is submitted. (land and buildings EMV)
AF	2020 EMV	From the 2020 PRISM 1 file. (land and buildings EMV)
AG	Net Improvement Adjustment to 2018 EMV	From the 2019 PRISM 1 file until the PRISM 2 file is submitted in the fall.
AH	Net Improvement Adjustment to 2020 EMV	From the 2020 PRISM 1 file.

Excel Column	Column Name	Description and Codes
AI	2018 Exempt Adjustment	The value of certain exempt property as reported on the 2018 PRISM 2 file.
AJ	2019 & 2020 Exempt Adjustment	The value of certain exempt property as reported on the 2019 PRISM 2 file.
Property Type These columns describe the data that are used to assign the sales ratio property type and the aggregations the sale falls in.		
AK	Property Type Group	The primary Property Group as selected on the County tab of eCRV.
AL	PRISM Property Type	The primary Property Type as selected on the County tab of eCRV.
AM	Property Type Count	The number of different property groups reported on eCRV.
AN	Land/Building Indicator	Describes whether a sale was improved or bare land on the Property tab of eCRV.
AO	Deeded Acres	Deeded acres as reported on the Property or County tabs of eCRV.
AP	2a Acres	The total 2a acres as reported on the County tab of eCRV.
AQ	2b Acres	The total 2b acres as reported on the County tab of eCRV.
AR	PT Aggregation Name	The description of the property type aggregation code in column J.
AS	PT Code	The sales ratio property type code, as determined using the information in columns AK through AQ.
AT	PT Name	The description of the sales ratio property type in column AT.

Excel Column	Column Name	Description and Codes
AU	PT 92 Flag	This column flags sales included in the PT 92 ratio aggregation.
AV	PT 95 Flag	This column flags sales included in the PT 95 ratio aggregation.
	Location These columns provide additional detail on the location of the sale.	
AW	Water Type	This column describes the type of water the sale was located on as reported on eCRV.
AX	Water ID	The unique identifier for the body of water the sale was located on as reported on eCRV.
AY	Water Name	The name of the body of water the sale was located on as reported on eCRV.
AZ	County Code	Two digit county code.
BA	City Town Code	Four digit city/township code.
BB	School District Code	School district code.
BC	School District Name	School district name from column BE.
BD	Neighborhood Code	The neighborhood code as reported on eCRV.
BE	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 (available in the Assessor's Reference Virtual Room).	
BF	Auditor ID	A unique identifier for the sale, as assigned by the county.
BG	Parcel Count	The number of parcels included in the sale. Filtering this column for multiple parcels can be done to ensure that the primary parcel (column C) is correct.
BH	Sale Date	The date the sale took place.
BI	Submission Date	The date the submitter sent the eCRV to the county.
BJ	County Accepted Date	The date the county accepted the eCRV.
BK	County Final Date	The date the county sent the eCRV to the state.
BL	Last Edit Date	The date the eCRV was last edited. Filtering on this column can identify sales recently edited. To sort by recent edits, use "eCRV Last Edit Sort" field (column CJ).
BM	County Study Reject	The first reason to reject the sale from the county's study.
BN	State Study Reject	The first reason to reject the sale from the state's study.
BO	Buyer	The name of the first buyer reported on the eCRV.

Excel Column	Column Name	Description and Codes
BP	Seller	The name of the first seller reported on the eCRV.
BQ	Primary Use	The primary planned use as indicated on the Property tab of eCRV.
BR	Use Count	The number of planned uses reported on the Property tab of eCRV.
BS	Property Program	The name of the first program reported on the Property tab of eCRV.
BT	Program Acres	The amount of acreage enrolled in the first program reported on the Property tab of eCRV.
BU	Program Count	The number of programs reported on the Property tab of eCRV.
BV	Year Built	The year built as reported on eCRV.
BW	# Units	The number of units as reported on eCRV.
BX	# Buildings	The number of buildings as reported on eCRV.
BY	GBA	The gross building area as reported on eCRV.
BZ	Square Footage	The square footage as reported on eCRV.
CA	CER	The crop equivalency rating of the primary parcel as reported on eCRV.
CB	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.
CC	Review Financing	Flags sales where the financing adjustment (Column AB) may need to be reviewed.
CD	Check Deeded Acres	Flags agricultural and rural vacant sales where deeded acres (column AO) is missing.
CE	Check 2a/2b Breakdown	Flags agricultural and rural vacant sales where the 2a/2b breakdown (columns AP and AQ) is missing.
CF	Split or Combo Indicator	Flags sales for further review that were indicated as a split or combo sale.
CG	2018 EMV Source	Source of the 2018 EMV. Blank if PRISM, or ECRV.
CH	2019 EMV Source	Source of the 2019 EMV. Blank if PRISM, or ECRV.
CI	2020 EMV Source	Source of the 2020 EMV. Blank if PRISM, or ECRV.
CJ	eCRV Last Edit Sort	Sequence number for sorting in Excel by the date when the eCRV was last edited. (Column BL) Sorting by the lowest to highest numbers puts the most recent edit dates first.

Property Tax Data & Analysis Unit
dataanalysis.mdor@state.mn.us
651-556-3097

Updated 11/6/2019