List of Fields on Roseau County's Sales List

Auditor ID: Identification number for CRV, assigned when the CRV is filed with the County.

eCRV Number: Identification number that can be used for searching on the eCRV website to gather further information on the sale.

Parcel Number: Identification number for the primary parcel associated with the sale. First two digits indicate the City or Township where the parcel is located.

Map Name: Identifies the township or city where the parcel is located and if on tar or gravel road.

Buyer

Seller

Class Description: General grouping of sales – either Ag Land/Ag Dwelling/Residential/Commercial

Property Type Code/Name: Specific grouping of sales based on the Minnesota Department of Revenue Sales Ratio Study Groupings (See Page 3 of Guide)

Sale Date

Sale Price

Seller Paid Points: Points paid by Seller, if any

Personal Prop Value: Value of personal property included in sale, if any

Adjusted Sale Price: Sale Price after points paid and personal property is removed.

Estimated Market Value at Time of Sale: Assessor's EMV

Ratio: Assessor's EMV divided by Adjusted Sale Price = Ratio

Reject or Good: G = Sales that we use in our sales study as defined by the MN Dept. of Revenue

                           R = Sales not used in our study, but still provided on this all-inclusive list.

Code Description: If Sales is Reject for our Study, this column will list the reason (See Page 4 of Guide)

Remarks: Any other comments we may have made as to the sale or reject reason.

Multi Parcel Code: M = multiple parcels in this sale, the following cells will list the parcel numbers

2nd Parcel

3rd Parcel

4th Parcel

More Than 4 Parcel's: Y= Yes, there are more than 4 parcels associated with this sale

Year Built: Year Built of the original portion of the House.

House Style: 1 story, ½ Story, 2 Story, Split Level, Manufactured Home Single or Double, etc

SF [TLA]:   Total Living Area above Grade (does not include basement)

Total Acres: Reference this for Residential Sales. If multiple parcel sale, and no acreage in next field, call our office for more information.

Farm Acres: Reference this for Ag Sales. Includes total acreage if it's a multi-parcel sale.

Tillable Acres: Number of acres we have classified as Tillable

CRP Acres: Number of acres indicated on the sale as CRP. (CRP is classified as Tillable)

Legal Description

Section: The section number within the township where the primary parcel is located.

Subdivision: Subdivision name if sale was located within a Subdivision.

                           For Lot and Block, see legal description column.

House Number

Address

Tips for Using the Roseau County Sales List

The list will typically contain sales from a little over the last two years.

The list of sales is all inclusive: All property types (Agricultural, Residential, Commercial, etc)
           All types of sales (normal arms-length, relative, bank sale, etc)

Filtering: The spreadsheet is designed for you to select or filter the type of sales you are searching for.

- At the top of each column by the heading is a filtering option.
- In this example, under the "Reject or Good" column of the spreadsheet, you want to see only good sales as determined by our standards. Click on the down arrow button circled in red above, then uncheck "select all" to uncheck all of the selected variables, then check "G" for good sales, and then select "OK". Now only the sales we have considered as good sales for our study are displayed in your list.
- When you select this button above any column, you will see a list of every option included in that column. By using these filters you are able to filter the sales down to a selection of information you desire in any combination.
- If you decide you want to go back to the original list, on the right hand side of your "Home" tab options, select the "sort and filter" option and then select "clear filters".

Hiding Columns:

- If you want to eliminate columns that are unnecessary for your search, you can either delete them (which means they can't come back), or you can hide columns that you don't want to see. To hide a column, select the column letter at the top to highlight the entire column. Right click on the highlighted column and select "Hide".
- To bring a column back so you can see it again, select the columns before and after the hidden column using a swiping motion. Right click on the highlighted columns and select "Unhide".

Sales Ratio Study Property Type Codes

01   Residential (less than 4 units)

02   Apartment (4 or more units)

03   Non-Commercial Seasonal Recreational Residential (with buildings)

06   Commercial (with buildings)

07   Industrial (with buildings)

08   Public Utility**

09   Railroads**

10   Mineral**

14   Seasonal Recreational Commercial and Resorts

20   Personal Property**

21   Residential - Bare Land

22   Apartment - Bare Land

23   Seasonal Recreational - Bare Land

26   Commercial - Bare Land

27   Industrial - Bare Land

30   Exempt

31   Agricultural Class 2a - Land with Buildings (34.5 or more acres)

32   Agricultural Class 2a - Bare Land (34.5 or more acres)

33   Rural Vacant Land Class 2b - Land with Buildings* (34.5 or more acres)

34   Rural Vacant Land Class 2b - Bare Land (34.5 or more acres)

35   Managed Forest Land Class 2c (34.5 or more acres)

36   Agricultural Class 2a - Land with Buildings (less than 34.5 acres)

37   Agricultural Class 2a - Bare Land (less than 34.5 acres)

38   Rural Vacant Land Class 2b - Land with Buildings* (less than 34.5 acres)

39   Rural Vacant Land Class 2b - Bare Land (less than 34.5 acres)

40   Managed Forest Land Class 2c (less than 34.5 acres)

47   Mixed Agricultural Class 2a & Rural Vacant Land Class 2b - Land with Buildings (34.5 or more ac)

48   Mixed Agricultural Class 2a & Rural Vacant Land Class 2b - Bare Land (34.5 or more acres)

49   Mixed Agricultural Class 2a & Rural Vacant Land Class 2b - Land with Buildings (less than 34.5 ac)

50   Mixed Agricultural Class 2a & Rural Vacant Land Class 2b - Bare Land (less than 34.5 acres)

Sale Reject Reasons

Code	Reject Reason
01	Old sale outside of the 21-month study period
02	Relative sale or related business
03	Government or exempt party sale
04	Partial interest sale
05	Use/class change
06	Unusual financing
07	Physical change[4]
08	Correction deed
09	Trade, gift, or estate sale
10	Prior interest sale
11	Skipped CRV number
12	Unique reject reason
13	Duplicate CRV or eCRV
14	Sale of interest in or payoff of a contract for deed or mortgage assumption
15	Distressed or forced sale
16	Assessor value for sale year not available or split property sales
17	Excessive non-real property
18	Rewrite of terms or default on contract for deed
19	Relocation/employee transfer
20	Leaseback
21	Bank sale
22	Contract for deed sale with less than minimum down payment
23	Sale for less than minimum price
24	Sale of property in more than one county
25	Agricultural Preserve or other sale subject to minimum assessment agreement
26	Not typical market or doubtful title
27	Court ordered value
28	Nursing home or mobile home park
29	Allocated sale price
30	Assessor's value restricted by plat law in first year
31	Assemblage

Roseau County

Number	Township/City Name
01	Barnett Township
02	Barto Township
03	Beaver Township
04	Cedarbend Township
05	Deer Township
06	Dewey Township
07	Dieter Township
08	Enstrom Township
09	Falun Township
10	Golden Valley Township
11	Grimstad Township
12	Hereim Township
13	Huss Township
14	Jadis Township
15	Lake Township
16	Laona Township
17	Lind Township
18	Malung Township
19	Mickinock Township
20	Moose Township
21	Moranville Township
22	Nereson Township
23	Palmville Township
24	Pohlitz Township
25	Polonia Township
26	Poplar Grove Township
27	Reine Township
28	Ross Township
29	Skagen Township
30	Soler Township
31	Spruce Township
32	Stafford Township
33	Stokes Township
34	Unorganized 159-37 #34
36	Unorganized 160-37 #36
38	Unorganized 161-35 #38 Oaks
39	Unorganized 161-36 #39 Clear River
40	Unorganized 161-37 #40 America
41	Unorganized 162-44 #41 June Berry
42	Unorganized 163-38 #42 Norland
43	Unorganized 163-39 #43 Spruce Valley
44	Unorganized 163-40 #44 Minnesota Hill
45	Unorganized 163-43 #45
46	Unorganized 163-44 #46 Blooming Valley
47	Unorganized 164-38 #47 North Norland
48	Unorganized 164-39 #48 North Spruce Valley
49	Unorganized 164-40 #49 North Minnesota Hill
50	Unorganized 164-44 #50 North Blooming Valley
51	City of Badger
52	City of Greenbush
53	City of Roosevelt
54	City of Roseau
55	City of Strathcona
56	City of Warroad

The first two digits of a parcel number represent the City or Township it is located in.

Example:
28.0012300 begins with 28 and is located in Ross Township.