



PDC 4 - 5 - 6

Trending

PDC 1-2-3 was created to help you estimate your respective level of assessment. (LOA) Should you and ORPTS agree on the level of assessment within a 5% tolerance, the level of assessment also becomes the equalization rate. V-4 provides assessors with a quick and simple way to estimate the level, provided that an adequate number of sales have been entered and that the sales have been verified as arm's length.

Much of what assessors do today and much of what ORPTS relies on for purposes of calculating changes within the market is based upon **TRENDING**.

The following information is provided to assist you with calculating or estimating trends. The estimates needed may be for determining annual trends or for much longer periods. The following steps should help you understand where ORPTS gets its information and also allow you to arrive at reasonably the same conclusion.

Follow these easy steps on your computer using V-4 Standard Reports

1. From Main Menu select REPORTS / LETTERS.
2. Click on SALES.
3. Click on SALES ANALYSIS, then Standard Options.
4. Click on your municipality and Roll Year desired.
5. Click on Sale Date, and enter dates for study period. (These dates for purposes of trending will generally start on July 1 of a given year and end on June 30 of the next year for a single year study.)
6. Click on the Blue Running Man (upper left-hand corner). Wait a few moments and the report will appear.
7. You will see a report that lists all sales contained for analysis. At the top of the report you will see: MEDIAN AV/SP RATIO. This should be a reasonable estimate of your LOA for that time period. It is a good idea to review the sales listed on the report to ensure non-arm's length sales have been removed.
8. To get a trend estimate, follow the same procedures but change the sales date to reflect the prior year's sales.

EXAMPLE: If you selected 07-01-2017 to 06-30-2018 and you want to develop the trend between 2018 and 2019 assessment rolls you would then enter 07-01-2018 to 06-30-2019.

After running the two desired years you will have two ratios to look at.

EXAMPLE: Let us say that the 17-18 ratio results are 83.67 and the 18-19 results are 91.44. Subtract 83.67 from 91.44 = 7.77. Now divide 7.77 by 83.67 and you will get an answer of 9.28%. In this case it would mean that your market may have declined 9.28%. An assumption is made that the assessments during the period of study have remained reasonably constant. The assessments utilized for this study were at time of sale.

It is recommended that before using this exercise you first read PDC 1-2-3. Should you have suggestions for other helpful brochure topics, please call 315-706-3424 or email admin@nyassessor.org.