

Paragon/Profile Sheet Changes – March 18

Farm Class to be Merged with Residential

Over time we have seen the number of true farms listed in the MLS decline. Currently we have 450 active farm/farmette listings (2% of our total active listings), and over half of them are also listed in Residential. In working with other MLSs in the state during the process of combining data for WIREX, it was discovered that the other MLSs do not have a separate class for farm; therefore Farm is not included as a class within the statewide WIREX database.

When comparing the current farm profile sheet to residential, more than 80% of the sheet is the same. Maintaining separate property databases, profile sheets, and reports is costly and time consuming. We have also heard complaints that having to do two separate searches to find farmettes is confusing and time consuming as there has been no uniformity in placement of property in farms/farmettes.

All of these factors were taken into consideration by the MLS Committee and the MLS Board of Directors when they made their decision to combine Farms with Residential.

On Tuesday, March 18, farm listings in the South Central Wisconsin MLS will automatically be converted to residential and the farm class will be deleted.

In order to allow you to still search for farms, we have added a feature labeled Farm under the Type Feature. In addition we have added Pasture, Tillable and In Federal/State Land Program under the Lot Description feature. We have also added a new searchable feature group called Farm Features. The selections under this new feature are Dairy Farm, Livestock Farm, Horse Farm, Crop Farm, Tree Farm, Organic Farm, Barn(s), Outbuilding(s), Machine Shed, Feed Storage Unit(s), and Currently non-working. Lastly, we have developed an associated document that must be attached to all listings that are marked as Farm under Type. This associated document includes all the information that was on the farm profile sheet that is not on the residential profile sheet, such as information on outbuildings and acreage breakdown. [Click Here](#) for new profile Sheets and the Farm Associated Document.

New Features Added

Besides the new features being added to Single Family for farm properties, we have also added a new feature group for **Environmentally Friendly Features**. This new feature will be added to Single Family, Condominium, and Multi Family. The choices for this new feature will be: Green Built Certified, WI Energy Star Certified, Energy Assessment Available, and Energy Star Appliances. The actual certificate is required to be attached as an associated document. If you have a listing that has one or more of these features, please modify your listing to include this important information.

A few other feature selections have been added under existing feature groups as follows:

Condominium	Terms/Misc.	Condo Docs to be Recorded
Multi Family	Miscellaneous	Elevator
Lots & Acreage	Lot Description	On Golf Course
Lots & Acreage	Miscellaneous	Shared Drive Required

Residential to Single Family & Residential Income to Multi Family

In an effort to reduce confusion caused by duplicate listings between the classes of Residential and Residential Income, the MLS Committee and the Board of Directors voted to rename the Residential class to Single Family and the Residential Income class to Multi Family. This change will also bring our MLS in line with the work being done for WIREX.

Along with this change comes a rule that will prohibit single family properties from being listed within multi family and multi family properties from being listed within single family. The only exception is for multi family dwellings that were originally single family dwellings and can be converted back, these can continue to be listed as both single family and multi family.

Most of the current single family rentals are located downtown Madison. As our MLS territory grows, agents in outlying areas have been confused as to why they would find single family homes mixed with multi family properties. For those listing single family rentals or searching for single family rentals, location plays a huge factor, and the feature *tenant occupied* is also a helpful trigger.

School District Added

Currently our MLS includes fields for Elementary, Middle, and High School, but does not include School District. Often times Call School District is used for the actual schools as it is questionable as to the exact school a buyer's children would attend. School District will be a helpful search field in these cases. School District will be auto populated for all listings based on High School. If you currently have Call School District entered for High School on any of your listings, please go in and select the correct School District.