precisely

Property Attributes Parcels

Product Guide

Version 2020.05.0

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1 - Introduction

In this section

Property Attributes Data

The Precisely Property Attributes dataset lets you enrich your location information with more than 200 property attribute fields on over 150 million US properties. This includes 99% of the properties in the USA, including residential and commercial properties.

The following is a list of variants for the Property Attributes Parcels dataset, which will be explained further in this document:

• Property Attributes Parcels - Classic
• Property Attributes Parcels - Plus
• PBKEY Lookup

Features

Now it's easy to get more value from your Location Intelligence data with Property Attributes Data. Incorporate details on the property owner, zoning, land use, and condition. Know the exact square footage, plus the number and types of rooms. Delve into financing, taxes, and sales history. With the right details, you can reduce risk, evaluate worth and improve the customer experience. Key data elements include:

• Property Owner
• Property Owner Address
• Property Type (business, residential)
• Property Attributes (land use, year built, square footage, number of bedrooms and bathrooms, presence of pool or fireplace, roof type)
• Assessor Information (Homestead data, tax amount and tax year, recording dates, deed type, sales date and seller name, sale type
• Location (X,Y) or link to X,Y
• Property Attributes data can be linked with Precisely's Address Fabric, GeoEnrichment, and Parcel boundary data
• Fill rate metrics are also available with data

Coverage

Property Attributes Data contains property records for the United States of America. Data is available for ~3100 counties across the USA.

Installation

To Install the Property Attributes Parcels Data

1. Download your database(s). The database is downloaded as a .7z file
2. Extract the .7z file

>   **Note:** .7z compressed files should be extracted using the program 7-Zip. This open-source tool can be downloaded from: **http://www.7-zip.org/download.html**

>   **Note:** 7-Zip is not a Precisely product and its mention in this product guide does not constitute its endorsement by Precisely. Please direct all questions regarding this software to its vendor.

3. Copy the data to any directory. Note the file name and path

>   **Note:** You may install databases on a mapped drive, but performance will be affected since you will be accessing them on a network rather than accessing them locally

4. After you install the database files, you will need to define the database as a resource.

Property Attributes Parcels Data Descriptions

Parcels Classic/Plus and PBKEY Lookup Descriptions

Parcels Classic Data

Property Attributes Address Parcel data contains PID which can be used to link this data with Precisely's Parcel Boundary data. Offers All Variables database only.

Parcels Plus Data

Property Attributes Address Parcel data contains PID and Location (X,Y). PID can be used to link this data with Precisely's Parcel Boundary data. Offers All Variables database only.

PBKEY Lookup

The PBKEY Lookup table allows you to create a link between the Property Attributes and any of the other dataset which have a PBKEY in it such as, Parcel Boundary, Geoenrichment, etc. The PBKEY present in this lookup table is the index value on which joins between different Property Attributes datasets can be created.

2 - Data Layouts

In this section

Parcel Classic/Plus Data Fields

This section describes the table fields included in Property Attributes Parcels Classic and Property Attributes Parcels Plus. For more details and for highlighted field names, refer to the spreadsheet that is provided with your Property Attributes Parcels dataset download.

Field Name	Short Name	Field Type	Description
ID	ID	varchar (50)	A unique ID that ties to the ID field in the PBKEY Lookup table.
PID	PID	varchar (50)	Lookup key that ties to the Precisely Parcel Boundary Dataset
LinkID	LinkID	varchar (50)	ID to link to property attributes historical sales dataset **Note:** This field is defunct and should not be used to link with the Historical dataset.
OwnerID	OWNID	varchar (50)	Property owner ID
OwnerFirstName	FNAME	varchar (50)	First name of the property owner
OwnerMiddleName	MNAME	varchar (50)	Middle name of the property owner
OwnerLastName	LNAME	varchar (50)	Last name of the property owner
OwnerSuffix	SUFFIX	varchar (10)	Generational suffix such as, Jr., Sr., I, II, etc.
Owner2FirstName	FNAME2	varchar (50)	First name of the second property owner
Owner2MiddleName	MNAME2	varchar (50)	Middle name of the second property owner

Field Name	Short Name	Field Type	Description
Owner2LastName	LNAME2	varchar (50)	Last name of the second property owner
Owner2Suffix	SUFFIX2	varchar (10)	Generational suffix such as, Jr., Sr., I, II, etc.
BusinessName	BUSNAME	varchar (255)	If property is owned by a business, the name of that business.
PropOwnerType	RECTYPE	varchar (1)	If the value is B, indicates that a business owns the property; otherwise, the value is R. **Note:** This field does not indicate if the property is residential or commercial.
OwnerPhone	PHONE	varchar (10)	Phone number for the owner of the property.
Owner2Phone	PHONE2	varchar (10)	Phone number for the second owner of the property.

PHYSICAL PROPERTY ADDRESS INFORMATION

Field Name	Short Name	Field Type	Description
PropAddressFull	ADDRESS	varchar (64)	Full address for the physical location of the property
PropHouseNumber	HOUSE	varchar (10)	House number
PropStreetPreDir	PREDIR	varchar (2)	Street directional prefix such as, N, S, E, W, NE, SE, NW, SW
PropStreetName	STREET	varchar (28)	Street name. May also be a post office (PO) box number, rural route (RR) number, or highway contract (HC) box number.
PropStreetSuffix	STRTYPE	varchar (4)	Street suffix: ST, AVE, PL, BLVD, PKWY, etc.

Field Name	Short Name	Field Type	Description
PropStreetPostDir	POSTDIR	varchar (2)	Street directional extension: N, S, E, W, NE, SE, NW, SW
PropUnitType	APTTYPE	varchar (4)	Unit designator: Apt, Unit, etc
PropUnitNumber	APTNBR	varchar (8)	Unit number
PropCity	CITY	varchar (28)	City name
PropState	STATE	varchar (2)	State abbreviation
PropZip	ZIP	varchar (5)	Zip Code
PropZip4	Z4	varchar (4)	Zip+4 extension
PropVacancy	VACANT	varchar (1)	Indicates whether the physical address has been determined to be vacant by the USPS. Y - Identified as vacant N - Someone living at that address U - Unknown
PropCategory	PROP_CAT	varchar (1)	Code identifying the property as residential or commercial. R - Residential C - Commercial V - Vacant O - Other

TAX BILL PROPERTY ADDRESS INFORMATION

Field Name	Short Name	Field Type	Description
TaxPropAddressFull	TAXADDRESS	varchar (64)	Full address for where the tax bill is sent
TaxPropHouseNumber	HOUSE2	varchar (10)	House number
TaxPropStreetPreDir	PREDIR2	varchar (2)	Street directional prefix: N, S, E, W, NE, SE, NW, SW

Field Name	Short Name	Field Type	Description
TaxPropStreetName	STREET2	varchar (28)	Street name. May also be a post office (PO) box number, rural route (RR) number, or highway contract (HC) box number.
TaxPropStreetSuffix	STRTYPE2	varchar (4)	Street suffix: ST, AVE, PL, BLVD, PKWY, etc.
TaxPropStreetPostDir	POSTDIR2	varchar (2)	Street directional extension
TaxPropUnitType	APTTYPE2	varchar (4)	Unit designator
TaxPropUnitNumber	APTNBR2	varchar (8)	Unit number
TaxPropCity	CITY2	varchar (28)	City name
TaxPropState	STATE2	varchar (2)	State abbreviation
TaxPropZip	ZIP2	varchar (5)	Zip Code
TaxPropZip4	Z42	varchar (4)	Zip+4 extension
TaxPropVacancy	VACANT2	varchar (1)	Code identifying the property as vacant or occupied. Y - Identified as vacant N - Someone living at that address U - Unknown

PROPERTY LOCATION INFORMATION

Field Name	Short Name	Field Type	Description
FIPSCode	FIPSCD	varchar (5)	State + county FIPS code combination. First two digits are the state FIPS code, last three digits are the county FIPS code.
CensusTract	PROP_CENSUSTRACT	varchar (10)	Combination of Census Tract, Census Block, and Census Block Suffix codes.

Field Name	Short Name	Field Type	Description
MuniName	PROP_MUNINAME	varchar (30)	Name of the municipality in which the property is located
Township	PROP_TOWNSHIPCD	varchar (3)	The township portion of "township-range-section" geographical coordinates based on local surveys. Townships typically run north or south of pre-determined meridian in six mile intervals. (e.g., 7, 11S, 1N, 36S)
Subdivision	PROP_SUBDIVISION	varchar (30)	Indicates if the property is located in a specific subdivision, as noted in deed records.
ZoningCode	PROP_ZONING	varvarchar (10)	County or local zoning code
Range	PROP_RANGE	varchar (3)	The range-portion of geographical coordinates based on local surveys. Ranges typically run east or west of pre-determined meridian in six mile intervals. (e.g., 3W, 8, 89, 31E)
Section	PROP_SECTION	varchar (3)	The section-portion of geographical coordinates based on local surveys. Sections are 1 square mile and there are 36 sections within the intersection of a Range / Township. (e.g., 27, 40, 16, 11)
LandUseCode	**PROP_LANDUSE**	Integer	Land use code **Note:** See spreadsheet provided with the dataset for detailed code descriptions.
PropertyAPN	PROP_APN	varchar (45)	Formatted assessor's parcel number (APN).

Field Name	Short Name	Field Type	Description
PropertyAPNSeqNumber	PROP_APNSEQNBR	varchar (3)	Internal sequence number used to ensure uniqueness of the Assessor's Parcel Number (e.g., 10132021A seq 001)

ADDITIONAL INFORMATION

Field Name	Short Name	Field Type	Description
OwnerIndicator	PROP_OWNEROCC	varchar (1)	Absentee owner indicator code. A - Absentee (mailing and situs addresses not equal) M - Situs address taken from mail O - Owner-occupied S - Situs from sale (occupied) T - Situs from sale (absentee)
AddressIndicator	PROP_ADDRIND	varchar (1)	Indicates whether the property address was obtained directly from a county or local source: M - Mailing Address S - Local Source
CorporationCode	PROP_CORPIND	varchar (1)	Indicates whether the property is owned by a corporation. A property can be owned by a corporation and still be a residential property. Y - Yes N - No
ResidentialZipCode	PROP_RESCD	varchar (1)	Indicates whether the property is located in a residential zipcode: Y - Yes N - No

Field Name	Short Name	Field Type	Description
LandUseCondensed	**PROP_IND**	Integer	Code indicating property type (condominium, commercial, etc.) **Note:** Refer to the spreadsheet provided with the dataset for detailed code descriptions.
MobileHome	PROP_MOBHOME	varchar (1)	Code indicating whether the property is a mobile home: Y - Yes N - No
BuildingCount	PROP_NRBBLD	Integer	Total number of buildings on the property
BuildingStyle	**PROP_STYLE**	varchar (3)	Type of building style (e.g., Colonial, Cape Code, Bungalow). **Note:** Refer to the spreadsheet provided with the dataset for detailed code descriptions.
BuildingStoriesCode	**PROP_STORIESCD**	varvarchar(3)	Type / number of stories (e.g., Split Foyer, Tri Level, 2 Story). **Note:** Refer to the spreadsheet provided with the dataset for detailed code descriptions.
BuildingStoriesCount	**PROP_STORIESNBR**	Integer	Number of stories. Note: Two decimal places are implied in this field. Thus, a value of 200 indicates a 2-story structure.
BuildingUnitNumber	PROP_APTNBR	varchar (10)	Number of units inside the building.

Field Name	Short Name	Field Type	Description
BuildingQuality	PROP_QLTY	varchar (3)	Construction quality of building: QAV - Average QBA - Below Average QVV - Above Average QPO - Poor QEX - Excellent QLU - Luxury 999 - Bypass QGO - Good QLO - Low QFA - Fair QEC - Economical
BuildingType	**PROP_BLDGCD**	varchar (3)	Code indicating primary building type, example: Bowling Alley, Supermarket, etc. **Note:** Refer to the spreadsheet provided with the dataset for a detailed code description.
BuildingImproveType	**PROP_BLDGIMPCD**	varchar (3)	Code indicating primary improvement type, example: Grain Silo, Hanger, Marina, etc. **Note:** Refer to the spreadsheet provided with the dataset for a detailed code description.
BuildingCondition	**PROP_COND**	varchar (3)	Code indicating physical condition of building, example: Good, Fair, Under Construction. **Note:** Refer to spreadsheet provided with dataset for detailed explanation of codes.

Field Name	Short Name	Field Type	Description
BuildingConstructType	**PROP_CNSTRTYPE**	varchar (3)	Code indicating primary method of construction (e.g., Steel / Glass, Concrete Block, Log). **Note:** Refer to spreadsheet included with dataset for detailed explanation of codes.
BuildingExternalWallsType	**PROP_EXTNW**	varchar (3)	Code indicating type and/or finish of exterior walls. (e.g., Vinyl Siding, Brick Veneer, Frame / Stone). **Note:** For detailed code description refer to the spreadsheet provided with your Property Attributes dataset download.
ReplacementCost	PROP_REPLACECALC	bigint	The approximate cost to Insurers should the property be a total loss. **Note:** This field is a placeholder, not included in the current dataset.
TotalValueCalculation	PROP_VALCALC	bigint	The total (e.g., Land + Improvement) Value closest to current market value used for assessment by county or local tax authorities
TotalValueIndicator	PROP_VAL_CALCIND	varchar (1)	Type of values used to seed the total value calculated field: A - Assessed M - Marke P - Appraised T - Transitional
LandValueCalculation	PROP_LAND_VALCALC	bigint	The land value closest to current market value used for assessment by county or local tax authorities

Field Name	Short Name	Field Type	Description
LandValueIndicator	PROP_LAND_VALCALC_IND	varchar (1)	The land value closest to current market value used for assessment by county or local tax authorities: A - Assessed M - Market P - Appraised T - Transitional
ImproveValueCalculation	PROP_IMP_VALCALC	bigint	The improvement value closest to current market value used for assessment by county or local tax authorities
ImproveValueIndicator	PROP_IMP_VALCALC_IND	varchar (1)	The improvement value closest to current market value used for assessment by county or local tax authorities: A - Assessed M - Market P - Appraised T - Transitional
TotalAssessedValue	PROP_ASSED_VAL	bigint	The total assessed value of the property's land and improvements values as provided by the county or local tax/assessment authority
LandAssessedValue	PROP_ASSED_LANDVAL	bigint	The assessed land values as provided by the county or local tax/assessment authority
ImproveAssessedValue	PROP_ASSED_IMPVAL	bigint	The assessed improvement values as provided by the county or local tax/assessment authority
TotalMarketValue	PROP_MRKTVAL	bigint	Total market value of the property's land and improvements values as provided by the county or local tax/assessment authority

Field Name	Short Name	Field Type	Description
LandMarketValue	PROP_MRKT_LANDVAL	bigint	Market land value as provided by the county or local tax/assessment authority
ImproveMarketValue	PROP_MRKT_IMPVAL	bigint	Market improvement value as provided by the county or local tax/assessment authority
TotalAppraisedValue	PROP_APPRAISED_VAL	bigint	The total appraised value of the property's land and improvements value as provided by the county or local tax/assessment authority
LandAppraisedValue	PROP_APPRAISED_LANDVAL	bigint	The appraised land value as provided by the county or local tax/assessment authority
ImproveAppraisedValue	PROP_APPRAISED_IMPVAL	bigint	The appraised improvement value as provided by the county or local tax/assessment authority

PROPERTY ATTRIBUTES INFORMATION

Field Name	Short Name	Field Type	Description
YearBuilt	PROP_YRBLD	varchar (4)	Year in which the building was constructed.
EffectiveYearBuilt	PROP_EFFYRBLD	varchar (4)	The first year in which the building was assessed with its current components. If, for example, a building was constructed in 1960 and added to in 1974, YearBuilt would be 1960 and EffectiveYearBuilt would be 1974.
BuildingView	**PROP_VIEW**	varchar (3)	Code indicating view from the building. **Note:** Please refer to the spreadsheet included with the dataset for a detailed explanation of codes.

Field Name	Short Name	Field Type	Description
LocationProCon	**PROP_LCTN_INFL**	varchar (3)	Code indicating positive or negative factors associated with the location. **Note:** Please refer to the spreadsheet provided with the dataset for a detailed explanation of codes.
FrontFeet	PROP_FRONTFT	Integer	Frontage - length of the street-facing portion of the property, in feet.
DepthFeet	PROP_DEPTHFT	Integer	Length between the front and back of the property, in feet.
LandAcres	PROP_ACRES	Float	Total land mass in acres.
LandSqFt	PROP_LANDSQFT	Integer	Total land area in square feet
UniBuildingSqFt	PROP_UNVBLDSQFT	Integer	Building square footage, used for assessments or comparables (e.g., Living, Adjusted, Gross)
UniBuildingSqFtCode	PROP_BLDSQFTIND	varchar (1)	Code indicating the source used to populate the UniBuildingSqFt field: R - ground floor level H - heated area M - main or base area B - building A - adjusted L - living G - gross
BuildingSqFt	PROP_BLDSQFT	Integer	Area of the structure in square feet. This field is contains a cumulative total when there liveable and non-liveable areas are not differentiated.

Field Name	Short Name	Field Type	Description
LivingSqFt	PROP_LIVINGSQFT	Integer	Area of a building that is used for general habitation. This is typically the area of a building that is heated or air conditioned and does not include garage, porch or basement square footage
GroundFloorSqFt	PROP_GRDFLRSQFT	Integer	Square footage of the part of the building which is level with the ground (typically the front of the building). This is generally above the basement(s) and below the second floor.
GrossSqFt	PROP_GROSSSQFT	Integer	Square footage for the entire building. Typically this represents the entire area under the roof.
GrossSqFtAdjusted	PROP_ADJGROSSSQFT	Integer	Square footage used by the local assessing authority to determine improvement value. This figure is typically 100% of the living area, plus lower percentage of non-living area
BasementSqFt	PROP_BSMTSQFT	Integer	Total square footage associated with basement portion of a building. This would include both finished and unfinished areas
ParkingSqFt	PROP_PRKGSQ FT	Integer	Total square footage of the primary garage or parking area (e.g., commercial). This includes both finished and unfinished areas
TotalRoomCount	PROP_RMS	Integer	Total number of rooms in the primary building
BedroomCount	PROP_BEDRMS	Integer	Total number of bedrooms in the primary building

Field Name	Short Name	Field Type	Description
BathsCalculated	PROP_BATHSCALC	Float	Total number of bathrooms, expressed in whole numbers. Example: A home with 2-1/2 baths would have a value of 3 in this field, since three actual rooms were designated for this purpose.
BathsCount	PROP_BATHS	Float	Total number of bathrooms, as provided by data sources.
FullBathsCount	PROP_FULLBATHS	Integer	Total number of full baths (typically comprised of a sink, toilet, and bathtub / shower stall). A home containing 2-1/2 baths would have a value of 2
HalfBathsCount	PROP_HALFBATHS	Integer	Total number of half baths (typically comprised of a sink & toilet). A home containing 2-1/2 baths would have a value of 2
1QtrBathsCount	PROP_1QTRBATHS	Integer	Total number of quarter baths (typically comprised only of a sink, as found in many laundry rooms)
3QtrBathsCount	PROP_3QTRBATHS	Integer	Total number of 3 quarter baths (typically comprised of a sink, toilet & shower stall)
BathsFixtureCount	PROP_BATHFIXS	Integer	The total number of bathroom fixtures (Typically a full bath would have 4 fixtures. 1 sink, 1 toilet, 1 bathtub, 1 shower head)
CoolType	**PROP_AC**	varchar (3)	Code indicating the type of air conditioning used in the building. **Note:** Refer to the spreadsheet provided with the dataset for a detailed explanation of codes.

Field Name	Short Name	Field Type	Description
BasementType	**PROP_BSMTF**	varchar (3)	Code indicating the type of basement. **Note:** Refer to the spreadsheet provided with the dataset for a detailed explanation of codes.
Fireplace	PROP_FRPL	varchar (1)	Indicates if a fireplace is located in the building.
FireplaceCount	PROP_FRPLNBR	Integer	The number of fireplace openings located within the building
FireplaceType	**PROP_FRPLTYPE**	varchar (3)	Code indicating the type of fireplace(s) in the building. **Note:** Refer to the spreadsheet provided with the dataset for a detailed explanation of codes.
FoundationType	**PROP_FND**	varchar (3)	Code indicating the type of foundation. **Note:** Refer to the spreadsheet provided with the dataset for a detailed explanation of codes.
FlooringType	**PROP_FLR**	varchar (3)	Code indicating the type of floor construction. **Note:** Refer to the spreadsheet provided with the dataset for a detailed explanation of codes.
FramingType	**PROP_FRAME**	varchar (3)	Code indicating the type of roof framing used in the structure. **Note:** Refer to the spreadsheet provided with the dataset for a detailed explanation of codes.

Field Name	Short Name	Field Type	Description
GarageType	**PROP_GAR**	varchar (3)	Code indicating type of garage or carport. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
HeatType	**PROP_HEAT**	varchar (3)	Code indicating type of heating system. **Note:** Refer to the spreadsheet provided with the dataset for a detailed explanation of codes.
ParkingCapacity	PROP_PRKGSPACES	Integer	Total number of parking spaces or car capacity associated with the garage or parking type
ParkingType	**PROP_PRKGTYPE**	varchar (3)	Code indicating the type of parking found on the property, typically in communal properties, such as apartments or condominiums, or commercial buildings. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
Pool	PROP_POOL	varchar (1)	Indicates if pool is present.
PoolType	**PROP_POOLCD**	varchar (3)	Code indicating the type of pool construction and amenities. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.

Field Name	Short Name	Field Type	Description
RoofCover	**PROP_ROOFCOVER**	Integer	Code indicating the type of roof covering. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
RoofShape	**PROP_ROOFTYPE**	varchar (3)	Code indicating roof shape. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
EnergyType	**PROP_ENERGY**	varchar (3)	Code indicating type of electrical service in the building. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
FuelType	**PROP_FUEL**	varchar (3)	Code indicating type of heating fuel used. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
SewerType	PROP_SEWER	varchar (3)	Type of sewer system 0 - None 999 - Bypass SPU - Public SCE - Cesspool SSE - Septic SPR - Private STR - Storm SCO - Commercial

Field Name	Short Name	Field Type	Description
WaterType	PROP_WATER	varchar (3)	Type of water service
			0 - None
			999 - Bypass
			WPU- Public
			WSC - Spring/Creek
			WWE - Well
			WPR - Private
			WCO - Commercial
			WPW - Public Well
			WCI - Cistern
RecordLastUpdate	PROP_LASTUPDATE	Date	Date that property information was last updated

ASSESSOR/DEED INFORMATION

Field Name	Short Name	Field Type	Description
HomesteadExemption	PROP_HOMESTEAD	varchar (1)	Indicates if the owner qualifies for a homeowner or homestead exemption.
VeteranExemption	PROP_XMTVET	varchar (10)	Indicates whether the owner has a combat veteran exemption.
DisabledExemption	PROP_XMT_DISABLED	varchar (10)	Indicates if the owner has a disability exemption.
TaxBillAmount	PROP_TAXAMT	Decimal(11,2)	The total amount of the tax bill, provided by the county or local tax/assessment authority.
TaxBillYear	PROP_TAXYR	varchar (4)	The tax or assessment year for which the taxes were billed.
SaleDocumentYear	PROP_DOCYR	varchar (4)	The year a sales transaction document was recorded.

Data Layouts

Field Name	Short Name	Field Type	Description
SaleDeedType	PROP_SALESDEEDCD	varchar (1)	The type of deed used to record the sales transaction: U - Foreclouse Q - Quit Claim X - Multi CNTY/ST or Open-End-MTG T - Deed of Trust G - Deed D - Release of Deed of Trust/MTG F - Final Judgement J - Mechanic Liens L - Lis Pendens N - Notice of Default R - Release/Recision S - Loan Assignment
SaleTransactionDate	PROP_RECDATE	Date	The date the sales transaction was recorded by the county.
SellerName	PROP_SELLERNAME	varchar (60)	The seller's name as it appears on the recorded sales transaction
SaleDate	PROP_SALEDATE	Date	Date the sales transaction was legally completed.
SaleAmount	PROP_SALEAMT	bigint	Sale prices as shown in the recorded sales transaction
SaleFinancialCode	PROP_SALECD	varchar (1)	Financial consideration code V - Verified R - Lease P - Sale Price (Partial) C - Confirmed N - Stamps on Back/Non-Disclosed F - Sale Price (Full) E - Estimated L - Commited

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Field Name	Short Name	Field Type	Description
SaleParcelType	PROP_APNCD	varchar (1)	Indicates multiple or split parcel sales D - Multi / Detail Parcel sale M - Multiple Parcel sale X - Multi / Split Parcel sale S - Split Parcel sale
SaleParcelCount	PROP_APNCNT	Integer	Number of parcels associated with the sale (e.g., 14 parcels recorded on the same document number)
SaleLastAssessedYear	PROP_ASMTYR	varchar (4)	Year of last assessment of property by the county
SaleTransactionType	PROP_SALESTRANSCD	varchar (2)	Indicates situations associated with the sale 1 - Resale 2 - Refinance 3 - Subdivision/new construction 4 - Timeshare 6 - Construction Loan 7 - Seller Carryback 9 - Nominal D - Release of Deed S - Assignment of Deed of Trust

PRIOR SALE INFORMATION

Field Name	Short Name	Field Type	Description
PriorTransactionDate	PROP_RECDATE_PRIOR	Date	The date the sales transaction was recorded at the county
PriorCompletedDate	PROP_SALEDATE_PRIOR	Date	Date the sales transaction was legally completed
PriorAmount	PROP_SALEAMT_PRIOR	bigint	Prior sale price, as indicated in the recorded sales transaction

Field Name	Short Name	Field Type	Description
PriorFinancialCode	PROP_SALECD_PRIOR	varchar (1)	Financial consideration code associated with prior sale: V - Verified R - Lease P - Sale Price (Partial) C - Confirmed N - Stamps on Back/Non-Disclosed F - Sale Price (Full) E - Estimated L - Commited
PriorParcelType	PROP_APNCD_PRIOR	varchar (1)	Indicates multiple or split parcel sales: D - Multi / Detail Parcel sale M - Multiple Parcel sale X - Multi / Split Parcel sale S - Split Parcel sale
PriorDeedCode	**PROP_DEEDCD_PRIOR**	varchar (2)	Code indicating type of deed used for recording. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
PriorDocumentYear	PROP_DOCYR_PRIOR	varchar (4)	The year a sales transaction document was recorded
PriorDeedType	**PROP_DEEDTYPE_PRIOR**	varchar (1)	Code indicating the type of deed used to record the prior transaction. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.

Field Name	Short Name	Field Type	Description
PriorTransactionType	PROP_SALESTRANSCD_PRIOR	varchar (3)	Identifies situations associated with the sale:
			1 - Resale
			2 - Refinance
			3 - Subdivision/new construction
			4 - Timeshare
			6 - Construction Loan
			7 - Seller Carryback
			9 - Nominal
			D - Release of Deed
			S - Assignment of Deed of Trust
PriorMortgageAmount	PROP_MTGAMT_PRIOR	bigint	Mortgage amount associated with the prior sale

MORTGAGE INFORMATION

Field Name	Short Name	Field Type	Description
OwnerType	**PROP_OWNERCD**	varchar (3)	Code indicating type of ownership terms. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
SellerCarryBack	PROP_SELLCARRYBACK	varchar (1)	Indicates if seller provided any part of the financing.
MortgageTitleCompany	PROP_TITTLECOMPANY	varchar (60)	Title company
MortgageLoanToValue	PROP_LOANTOVAL	Integer	Loan-to-value ratio, if provided.
MortgageAmount	PROP_MTGAMT	bigint	Mortgage amount, in USD
MortgageDate	PROP_MTGDATE	Date	Date Mortgage was initiated

Field Name	Short Name	Field Type	Description
MortgageType	PROP_MTGLOANCD	varchar (5)	Type of mortgage
			WRP - Wrap-Around Mortgage
			VA - Veterans Affairs
			FHA - Federal Housing Administration
			CNV - Conventional
			SBA - Small Business Administration
			PP - Private Party Lender
			CDA - Community Development Authority
			CNS - Construction
			LH - Lease Hold Mortgage
			PMM - Purchase Money Mortgage
MortgageDeed	**PROP_MTGDEEDCD**	varchar (6)	Code indicating the type of mortgage deed
			Note: Refer to the spreadsheet included with the dataset for an explanation of codes.
MortgageTerm	PROP_MTGTERM	Integer	Length of mortgage term
MortgageDueDate	PROP_MTGDUEDATE	Date	Date on which the mortgage becomes due
MortgageAssumeAmount	PROP_MTGASSUMPTIONAMT	Integer	Amount of any prior mortgage that was rolled into, and assumed by, the current mortgage.
MortgageLenderName	PROP_LENDERNAME	varchar (60)	Name of mortgage lender
MortgageRefinance	PROP_MTGREFICD	varchar (1)	Indicates if transaction was a refinance of an existing mortgage.
MortgageEquity	PROP_RMSEQUITYCD	varchar (1)	Indicates if equity in property was acknowledged

Field Name	Short Name	Field Type	Description
MortgageIntRate	PROP_MTGINTRATE	Float	Mortgage interest rate
MortgageIntRateType	PROP_MTGINTRATETYPE	varchar (3)	Mortgage rate type FIX - Fixed ADJ - Adjustable VAR - Variable BAL - Balloon
MortgageAmount2	PROP_MTGAMT2	bigint	Amount of second mortgage
MortgageDate2	PROP_MTGDATE2	Date	Date on which second mortgage was initiated
MortgageType2	PROP_MTGLOANCD2	varchar (5)	Indicates type of second mortgage: WRP - Wrap-Around Mortgage VA - Veterans Affairs FHA - Federal Housing Administration CNV - Conventional SBA - Small Business Administration PP - Private Party Lender CDA - Community Development Authority CNS - Construction LH - Lease Hold Mortgage PMM - Purchase Money Mortgage
MortgageDeed2	**PROP_MTGDEEDCD2**	varchar (6)	Code indicating type of deed used to record second mortgage. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
MortgageTerm2	PROP_MTGTERM2	Integer	Term of second mortgage.
MortgageDueDate2	PROP_MTGDUEDATE2	Date	Due date of second mortgage

Field Name	Short Name	Field Type	Description
MortgageAssumeAmt2	PROP_MTGASSUMPTIONAMT2	Integer	Amount that was assumed by, and rolled into, second mortgage.
MortgageLenderName2	PROP_LENDERNAME2	varchar (60)	Lender for second mortgage
MortgageRefinance2	PROP_MTGREFICD2	varchar (1)	Indicates if second mortgage was a refinance of an existing mortgage Y - Yes T - Trust
MortgageEquity2	PROP_RMSEQUITYCD2	varchar (1)	Indicates if second equity in property was acknowledged in second mortgage.
MortgageIntRate2	PROP_MTGINTRATE2	Float	Interest rate of second mortgage
MortgageIntRateType2	PROP_MTGINTRATETYPE2	varchar (3)	Mortgage rate type: FIX - Fixed ADJ - Adjustable VAR - Variable BAL - Balloon
MortgageAmount3	PROP_MTGAMT3	bigint	Amount of third mortgage
MortgageDate3	PROP_MTGDATE3	Date	Date third mortgage was initiated

Field Name	Short Name	Field Type	Description
MortgageType3	PROP_MTGLOANCD3	varchar (5)	Indicates type of third mortgage:
			WRP - Wrap-Around Mortgage
			VA - Veterans Affairs
			FHA - Federal Housing Administration
			CNV - Conventional
			SBA - Small Business Administration
			PP - Private Party Lender
			CDA - Community Development Authority
			CNS - Construction
			LH - Lease Hold Mortgage
			PMM - Purchase Money Mortgage
MortgageDeed3	**PROP_MTGDEEDCD3**	varchar (6)	Code indicating type of deed used to record third mortgage. **Note:** Refer to the spreadsheet included with the dataset for a detailed explanation of codes.
MortgageTerm3	PROP_MTGTERM3	Integer	Term of third mortgage
MortgageDueDate3	PROP_MTGDUEDATE3	Date	Date on which third mortgage becomes due
MortgageAssumeAmt3	PROP_MTGASSUMPTIONAMT3	Integer	Amount that was assumed by, and rolled into, third mortgage.
MortgageLenderName3	PROP_LENDERNAME3	varchar (60)	Lender of third mortgage
MortgageRefinance3	PROP_MTGREFICD3	varchar (1)	Indicates if third mortgage was a refinance of an existing mortgage. Y - Yes T - Trust
MortgageEquity3	PROP_RMSEQUITYCD3	varchar (1)	Indicates if third equity in property was acknowledged

Field Name	Short Name	Field Type	Description
MortgageIntRate3	PROP_MTGINTRATE3	Float	Interest rate of third mortgage
MortgageIntRateType3	PROP_MTGINTRATETYPE3	varchar (3)	Mortgage rate type FIX - Fixed ADJ - Adjustable VAR - Variable BAL - Balloon

PARCEL INFORMATION

ParcelAPN	PARCEL_APN	varchar (45)	Assessor's parcel number. May be the same or a reformatted version of the PROP_APN also provided.
ParcelLatitude **Note:** This field is available in Parcel Plus data only.	LATITUDE	Float	Latitude of parcel location (decimal value)
ParcelLongitude **Note:** This field is available in Parcel Plus data only.	LONGITUDE	Float	Longitude of parcel location (decimal value)

You can also download the updated layout files in *.xlsx* format for both Parcel **Classic** and **Plus** data by clicking on the respective links.

PBKEY Lookup Data Fields

This section describes the output fields that are returned for PBKEY Lookup.

Field Name	Short Name	Field Type	Description
ID	ID	varchar (50)	It is a unique ID that ties to the ID field present in the Property Attributes Parcel dataset.
PBKEY	PBKEY	varchar (50)	Unique ID for an addressable location
PropState	STATE	varchar (2)	State Abbreviation

3 - Frequently Asked Questions

In this section

FAQs

1. How often do you gather data?

   • Data is generally collected monthly. The timing depends on each jurisdiction's assessment process.

2. What information does the PropOwnerType field contain?

   • This field indicates if the owner of a property is a business (including trusts) or a private individual. It does not indicate whether the property is a commercial or residential property.

3. Is there a list of zoning codes contained in the ZoningCode field?

   • No. Each jurisdiction develops its own zoning codes, so there are literally thousands of values. We present these codes as-is; they are not cleansed during standardization.

4. What information is displayed in the TaxBillAmount field?

   • This field shows the amount of property tax due for the year in the TaxBillYear field.

5. Is the fact that the TaxBillYear field doesn't show a current year concerning?

   • No. Some jurisdictions do not assess annually. This field may show a non-current year and the data is still accurate.

6. What information is shown in the LandUseCode field?

   • This field contains a detailed list of the purposes for which land can be used or what structures can be built on it.

7. What data does the LandUseCondensed field contain?

   • This field contains a categorization of what is currently on the land.

8. In what cases are alternative addresses used?

   • In the majority of cases, the property address and the address to which a tax bill is sent will be one and the same. Instances where an alternate address is present in the record include, but are not limited to the property being a secondary residence that the owner does not occupy most of the time, or if the property has multiple owners who reside at different addresses.

9. Why are addresses missing from some records?

   • Address fields may be blank for certain property types, such as fields, alleyways, undeveloped subdivisions, or vacant land. Also, some jurisdictions may not assign a a street address to a property until a building permit is issued for the property.

10. What does VACANT stands for in address field?

- In terms of vacancy, sometimes the primary location will not have information if it is a vacant property or not, depending on the type of land; there may be they have a much clearer idea of whether the alternate address is vacant or not because of the tax bill being sent there (also ~95% is not vacant).

11. How is a value in the LandAssessedValue field calculated?

- Total assessed value is gathered from over 3,000 assessors' offices across the US. The value in this field is a combination of the parcel's land and improvement values, as provided by the local tax/assessment authority. This value is not present in our vendor data.

12. What information is contained in the HeatType field?

- This field indicates the type of heat used in a building. Some assessors are more specific than others and may include more than just basic information.

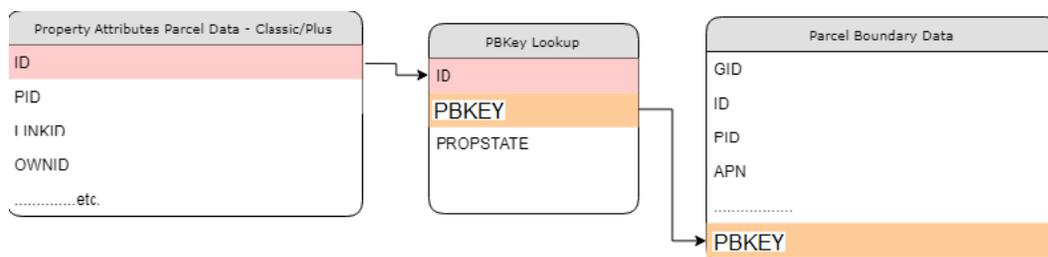13. What information is presented in the CorporationCode field?

- The code in this field indicates whether a property is owned by a corporation. It does not indicate the nature of the property. A property may be owned by a corporation and be a residential property.

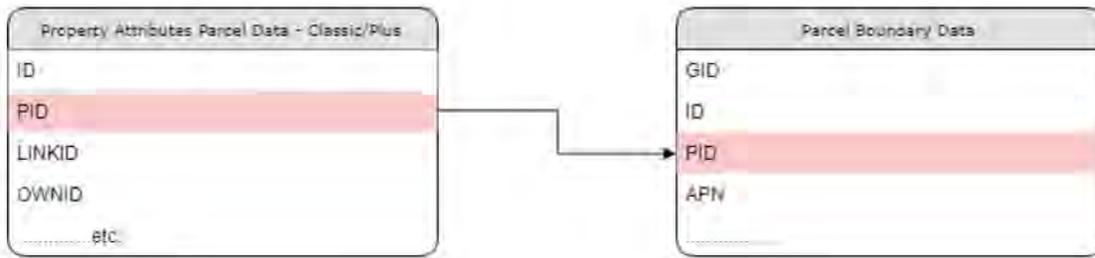14. What information does the ResidentialZipCode field contain?

- This field indicates whether a particular property's boundaries lie within the boundaries of a residential ZIP code.

15. How the linkage between Property Attributes Parcels and Parcel Boundary data with the PBKEY Lookup table works?

- The linkage in this scenario is explained by the following diagram:

- A PBKEY may not be present in some records. In that case you can directly link those records using the PID field present in both Property Attributes Parcel and Parcel Boundary data, as shown below:

Property Attributes Parcel Data - Classic/Plus
ID
PID
LINKID
OWNID
etc.

Parcel Boundary Data
GID
ID
PID
APN

4 - Notices and Product Support

In this section

Notices

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