



Property Attributes Assessment

Product Guide

Version 2022.11.0



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1 - Getting Started

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Overview

Property Attributes Assessment is the anchor product in Precisely's suite of property data offerings. All of the following products in the suite can be linked using **PAID** field:

- Property Attributes Assessment
- Property Historical Sales
- Property Attributes Mortgage

Product Description

Property Attributes Assessment is primarily built from US county tax assessment data and contains more than 190 property attributes, covering more than 3,140 counties. This data is used to enrich and provide contextual information about an address location and contains features in the following categories:

- Owner (assessee) information
- Address information for both tax bill mail delivery and the physical property
- Physical property information such as assessor parcel numbers, state/county FIPS codes, land use and zoning codes, and latitude/longitude coordinates.
- Property legal description from the deed recording agencies
- Property and building characteristics including but not limited to land/building square footage, building amenities, building construction, and property viewshed information.
- Property tax assessment and sale information such as tax amount, homestead and sale/prior sale price information. Detailed deed information is provided in Property Historical Sales.

Property Attributes Assessment product is designed for interoperability with the full catalog of datasets in the Address and Property portfolio. It contains the PreciselyID (field name: **PBKEY**), our unique feature ID for an address, used to link other datasets such as the Address Fabric, US Buildings, and Parcel Boundaries.

The product also includes a **Change Log** file to allow users to leverage the **PAID** to perform incremental updates with each release. The file layout is same as the Property Attributes Assessment product but includes an additional **CHANGE_TYPE** field that contains the following values:

- A - Add record
- D - Delete record
- U - Update record

These values help customers understand what actions are required to perform the incremental updates on their property database.

Product File Names and Contents

Property Attributes Assessment is available in text and H2DB variants. With these two formats the Property Attributes Assessment dataset is also available in the MapInfo Extended TAB format. The tables in this section explain the naming conventions for these files and describe the file contents.

File Name Conventions

Format	Coverage	Delivery File Name
Text	Nationwide	PROPERTY_ATTRIBUTES_ASSESSMENT_NNN_YYYYMM_TXT.zip
	State	PROPERTY_ATTRIBUTES_ASSESSMENT_NNN_SS_YYYYMM_TXT.zip
H2DB	Nationwide	PROPERTY_ATTRIBUTES_ASSESSMENT_NNN_YYYYMM_H2DB.zip
	State	PROPERTY_ATTRIBUTES_ASSESSMENT_NNN_SS_YYYYMM_H2DB.zip
MapInfo Extended TAB (NativeX TAB)	Nationwide	PROPERTY_ATTRIBUTES_ASSESSMENT_NNN_YYYYMM_XTAB.zip
	State	PROPERTY_ATTRIBUTES_ASSESSMENT_NNN_SS_YYYYMM_XTAB.zip

Note:

- *YYYYMM* represents the product vintage year and month
- *NNN* represents the three-letter nation abbreviation
- *SS* represents the two-letter state abbreviation

Delivery File Contents

Format	Coverage	Included Files
Text	Nationwide	data (folder) <ul style="list-style-type: none"> property_attributes_assessment_nnn.txt change files (folder) <ul style="list-style-type: none"> property_attributes_assessment_changelog_nnn.txt documentation (folder) <ul style="list-style-type: none"> property_attributes_assessment_statistics.xlsx property_attributes_assessment_data_schema.xlsx property_attributes_assessment_vyyyy_mm_z_product_guide.pdf property_attributes_assessment_vyyyy_mm_z_release_notes.pdf property_attributes_assessment_vyyyy_mm_z_getting_started_guide.pdf
	State	data (folder) <ul style="list-style-type: none"> property_attributes_assessment_nnn_(fips).txt property_attributes_assessment_nnn_header.txt change files (folder) <ul style="list-style-type: none"> property_attributes_assessment_changelog_nnn_(fips).txt property_attributes_assessment_changelog_nnn_header.txt documentation (folder) <ul style="list-style-type: none"> property_attributes_assessment_statistics.xlsx property_attributes_assessment_data_schema.xlsx property_attributes_assessment_vyyyy_mm_z_product_guide.pdf property_attributes_assessment_vyyyy_mm_z_release_notes.pdf property_attributes_assessment_vyyyy_mm_z_getting_started_guide.pdf

Format	Coverage	Included Files
H2DB	Nationwide	data (folder) <ul style="list-style-type: none"> property_attributes_assessment_nnn.h2.db documentation (folder) <ul style="list-style-type: none"> property_attributes_assessment_statistics.xlsx property_attributes_assessment_data_schema.xlsx property_attributes_assessment_vyyyy_mm_z_product_guide.pdf property_attributes_assessment_vyyyy_mm_z_release_notes.pdf property_attributes_assessment_vyyyy_mm_z_getting_started_guide.pdf
	State	data (folder) <ul style="list-style-type: none"> property_attributes_assessment_nnn_ss.h2.db property_attributes_assessment_nnn_header.txt documentation (folder) <ul style="list-style-type: none"> property_attributes_assessment_statistics.xlsx property_attributes_assessment_data_schema.xlsx property_attributes_assessment_vyyyy_mm_z_product_guide.pdf property_attributes_assessment_vyyyy_mm_z_release_notes.pdf property_attributes_assessment_vyyyy_mm_z_getting_started_guide.pdf

Format	Coverage	Included Files
MapInfo Extended TAB (NativeX TAB)	Nationwide	data (folder) <ul style="list-style-type: none"> property_attributes_assessment_nnn_ss.TAB property_attributes_assessment_nnn_ss.ID property_attributes_assessment_nnn_ss.MAP property_attributes_assessment_nnn_ss.DAT property_attributes_assessment_nnn_ss.IND documentation (folder) <ul style="list-style-type: none"> property_attributes_assessment_statistics.xlsx property_attributes_assessment_data_schema.xlsx property_attributes_assessment_vyyyy_mm_z_product_guide.pdf property_attributes_assessment_vyyyy_mm_z_release_notes.pdf property_attributes_assessment_vyyyy_mm_z_getting_started_guide.pdf
	State	data (folder) <ul style="list-style-type: none"> property_attributes_assessment_nnn_(fips).TAB property_attributes_assessment_nnn_(fips).ID property_attributes_assessment_nnn_(fips).MAP property_attributes_assessment_nnn_(fips).DAT property_attributes_assessment_nnn_(fips).IND documentation (folder) <ul style="list-style-type: none"> property_attributes_assessment_statistics.xlsx property_attributes_assessment_data_schema.xlsx property_attributes_assessment_vyyyy_mm_z_product_guide.pdf property_attributes_assessment_vyyyy_mm_z_release_notes.pdf property_attributes_assessment_vyyyy_mm_z_getting_started_guide.pdf

Note:

- *yyyy_mm* represents the product vintage year and month
- *z* represents the minor version (if any)
- *nnn* represents the three-letter country code
- *ss* represents the two letter state code

Installation

1. Download the compressed delivery files.
2. Extract the delivery file.
3. Copy the data file to any directory. Note the data file name and path.
4. Upload data to the desired database.

Note: This dataset contains single quotes. Be sure to keep this in mind when uploading data. Use the database upload scripts found in the *Getting Started Guide* to upload data.

Document Conventions

The following conventions are used throughout this document:

Text Style	Significance
<u>Underlined</u>	Emphasis
<i>Italics</i>	Document or chapter titles, or references to specific texts
Bold	Field or file name references in the text
<u>Underlined bold</u>	Commands or actions
<code>Typewriter font, shaded background</code>	Keyboard input or screen output

Field Names in Schema Tables

Field names in schema tables are documented in upper-case letters. The appearance of field names in the actual product may differ from this convention.

2 - Data Schema

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Property Attributes Assessment Data Schema

Field Name	Long Name	Data Type (Length)	Description
PAID	Product ID	VARCHAR (12)	Unique and persistent ID for a tax record. This ID serves as the unique record ID for the Property Attributes Assessment. Use this field to link to the Precisely Property Historical Sales product.
PBKEY	PreciselyID	VARCHAR (12)	Unique ID for an addressable location. Not always available.
PARENT	Parent	VARCHAR (12)	For secondary (child) address records (e.g. units, apartments, or suites), the Precisely ID of the parent address. Only present when applicable.
PLINKID	Precisely Parcel Boundary Link ID	VARCHAR (40)	Link ID between Precisely Parcel Boundaries and Property Attribute Assessment datasets.
OWNER_NAME	Owner Name	VARCHAR (166)	Property owner's full name
OWNER_NAME2	Owner Name2	VARCHAR (166)	Second property owner's full name or DBA name
FNAME	Owner First Name	VARCHAR (166)	Property owner's first name
MNAME	Owner Middle Name	VARCHAR (166)	Property owner's middle name
LNAME	Owner Last Name	VARCHAR (166)	Property owner's last name. May contain suffix (Jr., Sr., I, II, etc.)
FNAME2	Owner2 First Name	VARCHAR (166)	First name of the second owner of the property
MNAME2	Owner2 Middle Name	VARCHAR (166)	Middle name of the second owner of the property

Field Name	Long Name	Data Type (Length)	Description
LNAME2	Owner2 Last Name	VARCHAR (166)	Last name of the second owner of the property. May contain suffix (Jr., Sr., I, II, etc.)
OWNTYPE	Owner Type	VARCHAR (1)	Indicates whether the property is owned by an individual or individuals, a business or corporation, or a government entity.
OWNID	Owner ID	VARCHAR (12)	Property owner ID
OWNID2	Owner ID2	VARCHAR (12)	Property second owner ID
OWNVEST_CD	Owner Vesting Code	VARCHAR (5)	Code indicating ownership terms. Identifies how the assessee took title (vesting) or describes the type of entity (by ID) based on conversion.
TAX_ADDR	Tax First Line Address	VARCHAR (80)	Formatted first line of the address to which the tax bill is sent
TAX_ADD_NUMBER	Tax Property House Number	VARCHAR (13)	House number
TAX_PREDIR	Tax Property Street Pre Dir	VARCHAR (2)	Street directional prefix (N, S, E, W, etc.)
TAX_STREETNAME	Tax Property Street Name	VARCHAR (60)	Street name. May also be a post office (PO) box number, rural route (RR) number, or highway contract (HC) box number.
TAX_STRTYPE	Tax Property Street Suffix	VARCHAR (40)	Street suffix (ST, AVE, PL, BLVD, etc.)
TAX_POSTDIR	Tax Property Street Post Dir	VARCHAR (2)	Street directional extension (N, S, E, W, etc.)
TAX_UNIT_DES	Tax Property Unit Type	VARCHAR (4)	Unit designator (apt, unit, etc.)
TAX_UNIT_NUM	Tax Property Unit Number	VARCHAR (15)	Unit number
TAX_CITY	Tax Property City	VARCHAR (30)	City name
TAX_STATE	Tax Property State	VARCHAR (2)	State abbreviation

Field Name	Long Name	Data Type (Length)	Description
TAX_ZIPCODE	Tax Property Zip	VARCHAR (7)	ZIP Code
TAX_PLUS4	Tax Property Zip4	VARCHAR (4)	ZIP+4 extension
ADDRESS	Property First Line Address	VARCHAR (80)	Formatted first line of the property's physical address
ADD_NUMBER	Property House Number	VARCHAR (13)	House number
PREDIR	Property Street Pre Dir	VARCHAR (2)	Street directional prefix (N, S, E, W, etc.)
STREETNAME	Property Street Name	VARCHAR (60)	Street name
STRTYPE	Property Street Suffix	VARCHAR (15)	Street suffix (ST, AVE, PL, BLVD, etc.)
POSTDIR	Property Street Post Dir	VARCHAR (2)	Street directional extension (N, S, E, W, etc.)
UNIT_DES	Property Unit Type	VARCHAR (4)	Unit designator (apt, unit, etc.)
UNIT_NUM	Property Unit Number	VARCHAR (15)	Unit number
CITY	Property City	VARCHAR (30)	City name
STATE	Property State	VARCHAR (2)	State abbreviation
ZIPCODE	Property Zip	VARCHAR (5)	ZIP Code
PLUS4	Property Zip4	VARCHAR (4)	ZIP+4
VACANT	Property Vacancy	VARCHAR (1)	Indicates whether the physical address has been determined to be vacant by the USPS.
PROP_CAT	Property Category	VARCHAR (1)	Property type classification derived from standardized land use code.
PROP_ABS_OWN_CD	Absentee Owner Code	VARCHAR (1)	Absentee owner indicator code.

Field Name	Long Name	Data Type (Length)	Description
PROP_APN	Property APN	VARCHAR (45)	Formatted assessor's parcel number (APN) or parcel identification number - an identifier assigned by the assessing agency to simplify the identification of parcels. APN formatting and composition vary by agency, but the APN is usually composed of map-book, page, and parcel numbers. Some jurisdictions use section-township-range values as part of the APN.
OLD_APN	Old APN	VARCHAR (31)	APN used previously to identify the property, or an alternate APN, if available. Since this field provides a way to tie parcel information back to old APNs, the old APN will supersede an alternate APN. This field is populated for a period of no more than five years from the time an assessing agency changes its parcel numbering system.
ALT_OLD_APN_IND	Alt/Old APN Indicator	VARCHAR (20)	Indicates whether the value in OLD_APN is an old or alternate APN. Subdivision/Split – When an APN was 1 parcel number last year and this year it has been split into multiple parcels in the new edition file; the parcels in the new edition should have field Alt/Old APN populated with the 1 parcel number from last year's file and move "S" to Alt/Old APN Indicator field.
PROP_APNSEQNBR	Property APN Seq Number	VARCHAR (3)	Sequence number assigned to ensure the uniqueness of each APN. Parcels with the same APN can have different owners, addresses, or land use. A sequence number (e.g. 10132021A seq 001) is added to differentiate parcels having the same APN.
FIPS	FIPS Code	VARCHAR (5)	Combination of state FIPS code (first two digits) and county FIPS code (last 3 digits)
GEOID	Geography ID	VARCHAR (15)	Geography ID: 15-digit ID from TIGER Block (state FIPS, county FIPS, census tract, block group, and block)

Field Name	Long Name	Data Type (Length)	Description
PROP_ZONING	Zoning Code	VARCHAR (25)	County or local zoning code
PROP_ST_LANDUSE	Standardized Land Use Code	VARCHAR (4)	<p>Standardized land use code.</p> <p>Note: A code of 1999 is based on the following criteria:</p> <ul style="list-style-type: none"> Land use in the source file is generally indicated as residential. Some jurisdictions may classify residential lots as residential properties. Improvement value is greater than zero. The property is owner-occupied or contains a homeowner exemption. If there is no land use designation, BEDROOM and BATH fields are populated.
PROP_LU_DESC	County Land-Use Description	VARCHAR (45)	Land use description taken directly from the source file, edited to include user-friendly terminology without the loss of any regional or local references.
PROP_LU_CODE	County Land-Use Code	VARCHAR (8)	This field contains the land use code used by the county for land use classification. These codes are usually numeric, but sometimes they are alphanumeric.
LAT	Latitude	FLOAT	Parcel Latitude (DECIMAL value)
LON	Longitude	FLOAT	Parcel Longitude (DECIMAL value)
LOC_CODE	Location Code	VARCHAR (4)	Location match code from Precisely Spectrum Geocoding. To view the location code descriptions, refer to this link .
LEGAL_MAPREF	Legal: Assessor's Map Ref	VARCHAR (15)	Map number assigned by assessing agency. May or may not match APN or legal map references.
LEGAL_ASSDESC	Legal: Assessor Description	VARCHAR (125)	Narrative property description exactly as it appears in source file

Field Name	Long Name	Data Type (Length)	Description
LEGAL_BRIEFDESC	Legal: Full Brief Description	VARCHAR (400)	Compilation of all legal description components
LEGAL_LOT	Legal: Lot Code	VARCHAR (2)	Identifies properties that include more than one lot or partial lots.
LEGAL_LOTNUM	Legal: Lot Number	VARCHAR (7)	Lot numbers of the individual lot(s) comprising the property or the actual lot number(s) of a tract or subdivision. If the property is made up of multiple lots, field will contain as many numbers as allowed by field length, separated by either commas (,) or ampersands (&). Refer to LEGAL_LOT field.
LEGAL_LNDLOT	Legal: Land Lot	VARCHAR (10)	Tract or portion of land in which the property is located. May encompass multiple individual lots or blocks.
LEGAL_TCTNUM	Legal: Tract Number	VARCHAR (10)	The number of the tract in which the property is located
LEGAL_BLK	Legal: Block	VARCHAR (7)	The block of the subdivision or city in which the property is located
LEGAL_SEC	Legal: Section	VARCHAR (7)	Section of the city in which the property is located. Note: Not the same as Section in Section-Township-Range (see LEGAL_SECTWPRANMER field).
LEGAL_DIS	Legal: District	VARCHAR (12)	District in which the property is located. Usually a numeric code corresponding to the literal name in LEGAL_TWPMUNI field.
LEGAL_UNIT	Legal: Unit	VARCHAR (6)	Subdivision unit number, common for condominiums, townhomes, etc. Not necessarily the same as UNIT_NUM .
LEGAL_PHASE	Legal: Phase Number	VARCHAR (7)	Phase number of a subdivision or tract development
LEGAL_SUB	Legal: Subdivision Name	VARCHAR (40)	The name of the subdivision, plat, or tract in which the property is located

Field Name	Long Name	Data Type (Length)	Description
LEGAL_TWPMUNI	Legal: City, Township, Municipality	VARCHAR (30)	Jurisdiction in which the property is located. Value may be Unincorporated if applicable. Provides a description of the code found in the LEGAL_DIS field. Not necessarily the same as CITY value.
LEGAL_SECTWPRANMER	Legal: Section/Township/Range/Meridian	VARCHAR (30)	Value format: SEC ## TWN ##D RNGL, where D is a directional (N/S for TWN and E/W for RNG)
PROP_ACRES	Property Acres	FLOAT	Total land area in acres
PROP_SQFT	Property Square Footage	FLOAT	Total land area in square feet
PROP_FRONTFT	Property Frontage Footage	FLOAT	Frontage - length of the street-facing portion of the property, in feet. Populated when provided by the jurisdiction.
PROP_DEPTHFT	Property Depth Footage	FLOAT	Length between the front and back of the property, in feet. Populated when provided by the jurisdiction.
BLDG_VIEW	Building View	VARCHAR (3)	Code indicating view from building.
PROP_INFL	Site Influence	VARCHAR (3)	Code(s) identifying features or location characteristics that might influence the value or desirability of a parcel (e.g. waterfront location, traffic patterns, etc.). This field can contain up to two values.
BLDG_YRBLD	Year Built	VARCHAR (4)	Year the primary structure on the property was built
BLDG_EFFYRBLD	Effective Year Built	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, BLDG_YRBLD would be 1960 and BLDG_EFFYRBLD would be 1974.
BLDG_NAME	Condo Project or Building Name	VARCHAR (20)	Building or complex name

Field Name	Long Name	Data Type (Length)	Description
BLDG_COUNT	Building Count	INTEGER	Total number of buildings or structures on a single parcel, as reported in assessment roll. Note: When a multi-record condition exists, this field will reflect the number of improvement records in the source file.
BLDG_SQFT	Main Building Square Footage	INTEGER	Area of the primary structure on the property. When multiple building areas for a structure are provided, the preferred value of this field is living area for residential structures and total area for all other structures.
BLDG_SQFT_CODE	Main Building Square Footage Code	VARCHAR (2)	Code indicating the source used to populate the BLDG_SQFT field.
BLDG_STYLE	Building Style	VARCHAR (3)	Building style.
BLDG_STORIES	Building Stories Count	VARCHAR(10)	Actual number of stories in structure or code indicating number of stories. Note: A number followed by a plus sign (+) indicates either a fractional story less than 1/2 (i.e. 2+) or an attic/basement combination (2+AB).
BLDG_UNITNBR	Building Unit Number	VARCHAR (10)	Number of units reported in the assessment roll. Primarily used for apartment buildings.
BLDG_QLTY	Building Quality	VARCHAR (2)	Building quality code.
BLDG_TYPE	Building Type	VARCHAR (3)	Primary building type code.
BLDG_IMPCD	Building Improvement Type	VARCHAR (3)	Primary improvement type code.
BLDG_MOBHOME	Mobile Home	VARCHAR (1)	Indicates whether the property is a mobile home.
BLDG_COND	Building Condition	VARCHAR (3)	Code indicating the physical condition of the building.
BLDG_CNSTR	Building Construction	VARCHAR (3)	Code indicating primary construction method.

Field Name	Long Name	Data Type (Length)	Description
BLDG_EXTNW	Exterior Walls	VARCHAR (3)	Code indicating type or finish of exterior walls.
ROOF_FRAME	Roofing Frame Type	VARCHAR (3)	Code indicating type of roof framing used in structure.
ROOF_COVER	Roof Cover	VARCHAR (3)	Code indicating type of roof covering used on the primary improvement on the property. Note: This information is not always available in the source file.
ROOF_SHAPE	Roof Shape	VARCHAR (2)	Code indicating architectural style of roof.
LIVINGSQFT	Living Area	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.
GROSSSQFT	Gross Area	INTEGER	Square footage for the entire building
ADJGROSSSQFT	Gross Adjusted Area	INTEGER	Square footage used by the local assessing authority to determine improvement value. This figure is typically 100 percent of the living area, plus lower percentage of non-living area.
BLDG_AREA1	Building Area 1	INTEGER	Area of building features (e.g. garage, porch, basement)
BLDG_AREAIND1	Building Area 1 Indicator	VARCHAR (2)	Two-character code describing feature area. Single character can be combined with: <ul style="list-style-type: none"> • F for finished • U for unfinished
BLDG_AREA2	Building Area 2	INTEGER	Area of building features (e.g. garage, porch, basement)

Field Name	Long Name	Data Type (Length)	Description
BLDG_AREAIND2	Building Area 2 Indicator	VARCHAR (2)	Two-character code describing feature area. Single character can be combined with: <ul style="list-style-type: none"> • F for finished • U for unfinished
BLDG_AREA3	Building Area 3	INTEGER	Area of building features (e.g. garage, porch, basement)
BLDG_AREAIND3	Building Area 3 Indicator	VARCHAR (2)	Two-character code describing feature area. Single character can be combined with: <ul style="list-style-type: none"> • F for finished • U for unfinished
BLDG_AREA4	Building Area 4	INTEGER	Area of building features (e.g. garage, porch, basement)
BLDG_AREAIND4	Building Area 4 Indicator	VARCHAR (2)	Two-character code describing feature area. Single character can be combined with: <ul style="list-style-type: none"> • F for finished • U for unfinished
BLDG_AREA5	Building Area 5	INTEGER	Area of building features (e.g. garage, porch, basement)
BLDG_AREAIND5	Building Area 5 Indicator	VARCHAR (2)	Two-character code describing feature area. Single character can be combined with: <ul style="list-style-type: none"> • F for finished • U for unfinished
BLDG_AREA6	Building Area 6	INTEGER	Area of building features (e.g. garage, porch, basement)

Field Name	Long Name	Data Type (Length)	Description
BLDG_AREAIN6	Building Area 6 Indicator	VARCHAR (2)	Two-character code describing feature area. Single character can be combined with: <ul style="list-style-type: none"> • F for finished • U for unfinished
BLDG_AREA7	Building Area 7	INTEGER	Area of building features (e.g. garage, porch, basement)
BLDG_AREAIN7	Building Area 7 Indicator	VARCHAR (2)	Two-character code describing feature area. Single character can be combined with: <ul style="list-style-type: none"> • F for finished • U for unfinished
BSMT_TYPE	Basement Type	VARCHAR (3)	Code indicating type of basement.
BSMTSQFT	Basement Area	INTEGER	Total square footage of basement, including finished and unfinished areas
BLDG_FND	Foundation Type	VARCHAR (3)	Code indicating type of foundation.
BLDG_CLASS	Building Class	VARCHAR (1)	Fire insurance building classification code used for commercial/industrial buildings.
INT_WALL	Interior Walls	VARCHAR (1)	Code indicating composition of Interior walls.
FLOOR_TYPE	Flooring Type	VARCHAR (3)	Code indicating type of floor construction.
ROOM_CT	Total Room Count	INTEGER	Total number of rooms in the primary building
BEDRM_CT	Bedroom Count	INTEGER	Total number of bedrooms (with closets) in the primary building
ROOM_OTHER	Other Rooms	VARCHAR (5)	Code(s) describing rooms in the house or main building, if provided by assessing jurisdiction. Up to 5 codes may be present per parcel.

Field Name	Long Name	Data Type (Length)	Description
BATH_CT	Number of Baths	FLOAT	Number of bathrooms, including partial baths.
BATHPAR_CT	Number of Partial Baths	INTEGER	If the assessing agency provides separate fields for full and partial baths, the number of full baths will be listed in the BATH_CT field and the number of partial baths in this field.
BATHFIX_CT	Baths Fixture Count	INTEGER	Total number of bathroom fixtures - sinks, toilets, bathtubs, and shower heads
PLUMBFIX_CT	Count of Plumbing Fixtures	VARCHAR (3)	Number of plumbing features in the primary building or improvement as reported by the assessing agency
COOL_TYPE	Cool Type	VARCHAR (3)	Code indicating the type of air conditioning used in the building.
PROP_FRPL	Fireplace	VARCHAR (1)	Actual number of fireplaces. Value of Y indicates only that a fireplace or fireplaces is/are present.
PROP_FRPLTYPE	Fireplace Type	VARCHAR (3)	Code indicating the type of fireplace(s) in the building.
PROP_GAR	Garage Type	VARCHAR (3)	Code indicating type of garage or carport.
PRKG_SQFT	Parking Square Footage	INTEGER	Total square footage of primary garage or parking area, including both finished and unfinished areas.
PRKG_SPACES	Parking Capacity	INTEGER	Total number of parking spaces or car capacity of the garage or parking area
POOL	Pool	VARCHAR (1)	Indicates if pool is present
POOL_TYPE	Pool Type	VARCHAR (3)	Code indicating type of pool construction and amenities.
HEAT_TYPE	Heat Type	VARCHAR (3)	Code indicating type of heating system.

Field Name	Long Name	Data Type (Length)	Description
ENERGY_TYPE	Energy Type	VARCHAR (3)	Code indicating type of electrical service in building.
FUEL_TYPE	Fuel Type	VARCHAR (3)	Code indicating type of heating fuel used.
SEWER_TYPE	Sewer Type	VARCHAR (20)	Type of waste disposal/sewage system
WATER_TYPE	Water Type	VARCHAR (20)	Water system type
ELEVATOR	Elevator	VARCHAR (1)	Indicates presence or number of elevators
AMENITIES	Amenities	VARCHAR (5)	Identifies the extra selling features that add to the value of property, such as a tennis court or golf course. This data is provided by the jurisdiction, but typically does not indicate the size of the amenity. This field can contain up to five codes.
BLDG_OTHER1	Other Improvement Building Indicator 1	VARCHAR (2)	Code describing buildings not attached to the main building or house, and other improvements. When provided by the jurisdiction, size or area of buildings/improvements is listed in BLDG_OTHER1_AREA - BLDG_OTHER5_AREA
BLDG_OTHER1_AREA	Other Improvement Building Area 1	VARCHAR (9)	Area or measurement of buildings/improvements described in BLDG_OTHER1
BLDG_OTHER2	Other Improvement Building Indicator 2	VARCHAR (2)	See description for BLDG_OTHER1
BLDG_OTHER2_AREA	Other Improvement Building Area 2	VARCHAR (9)	See description for BLDG_OTHER1_AREA
BLDG_OTHER3	Other Improvement Building Indicator 3	VARCHAR (2)	See description for BLDG_OTHER1
BLDG_OTHER3_AREA	Other Improvement Building Area 3	VARCHAR (9)	See description for BLDG_OTHER1_AREA

Field Name	Long Name	Data Type (Length)	Description
BLDG_OTHER4	Other Improvement Building Indicator 4	VARCHAR (2)	See description for BLDG_OTHER1
BLDG_OTHER4_AREA	Other Improvement Building Area 4	VARCHAR (9)	See description for BLDG_OTHER1_AREA
BLDG_OTHER5	Other Improvement Building Indicator 5	VARCHAR (2)	See description for BLDG_OTHER1
BLDG_OTHER5_AREA	Other Improvement Building Area 5	VARCHAR (9)	See description for BLDG_OTHER1_AREA
EXT_FEAT1	Extra Features 1 Indicator	VARCHAR (2)	Code identifying an exterior feature that potentially adds value to the property but is not a building or attribute described in the BLDG_OTHER# fields. NOTE: It is possible for this field to be populated without the associated EXT_FEAT#_AREA having a value.
EXT_FEAT1_AREA	Extra Features 1 Area	VARCHAR (9)	Area of extra feature expressed in square feet and/or actual dimensions. Note: It is not necessary for this field to be populated when the corresponding EXT_FEAT# field is populated.
EXT_FEAT2	Extra Features 2 Indicator	VARCHAR (2)	See description for EXT_FEAT_1
EXT_FEAT2_AREA	Extra Features 2 Area	VARCHAR (9)	See description for EXT_FEAT_1_AREA
EXT_FEAT3	Extra Features 3 Indicator	VARCHAR (2)	See description for EXT_FEAT_1
EXT_FEAT3_AREA	Extra Features 3 Area	VARCHAR (9)	See description for EXT_FEAT_1_AREA
EXT_FEAT4	Extra Features 4 Indicator	VARCHAR (2)	See description for EXT_FEAT_1
EXT_FEAT4_AREA	Extra Features 4 Area	VARCHAR (9)	See description for EXT_FEAT_1_AREA
PROP_LASTUPDATE	Record Last Update	VARCHAR (8)	Date on which property information was last updated

Field Name	Long Name	Data Type (Length)	Description
TAX_ACCT_NUM	Tax Account Number	VARCHAR (30)	Arbitrary parcel identifier, assigned by the assessing agency for tax purposes. Present when provided in assessment file.
TAPE_CUT_DATE	Assessment Source File Date ("Tape Cut")	VARCHAR (10)	Date (YYYYMMDD format) on which the assessment file was generated or on which it was received by the vendor
REC_DATE	Recording Date from Assessment	VARCHAR (8)	Date (YYYYMMDD format) of the most recent sale as listed in assessment records, if available, otherwise the date on which the property was sold to the current owner
DOC_TYPE	Document Type from Assessment	VARCHAR (25)	Code describing the type of document listed in tax/assessment records as being used to transfer the property during the most recent sale (if available).
SALE_AMT	Sale Price from Assessment	BIGINT	Most recent sale price of the parcel (if available), expressed in whole dollars. Availability varies by jurisdiction.
SALE_CD	Sale Price Code from Assessment	VARCHAR (2)	Sale price code.
REC_BK_NUM	Recorder's Book Number from Assessment	VARCHAR (10)	If available, the book or folio number assigned to the most recent sale by the assessing jurisdiction. Used for identification purposes and to establish the order in which the sale was recorded.
REC_PG_NUM	Recorder's Page Number from Assessment	VARCHAR (10)	If available, the page number assigned to the most recent sale by the assessing jurisdiction. Used for identification purposes and to establish the order in which the sale was recorded.
REC_DOC_NUM	Recorder's Document Number from Assessment	VARCHAR (20)	Sequential number assigned to property transfer documents at the time of sale.
PRIOR_SALE_REC_DATE	Prior Sale Date	VARCHAR (8)	If available, date of sale (YYYYMMDD format) to previous owner, as recorded in assessment records

Field Name	Long Name	Data Type (Length)	Description
PRIOR_SALE_DOC_TYPE	Prior Sale - Document Type Code	VARCHAR (2)	Sale price code for previous transfer.
PRIOR_SALE_AMT	Prior Sales Price	BIGINT	If available, sale price of previous transfer as listed in assessment records
PRIOR_SALE_CD	Prior Sales Price Code	VARCHAR (2)	Price code for previous sale price.
PRIOR_SALE_BK_NUM	Prior Sale - Book Number	VARCHAR (10)	If available, the book or folio number assigned to the previous sale by the assessing jurisdiction. Used for identification purposes and to establish the order in which the sale was recorded.
PRIOR_SALE_PG_NUM	Prior Sale - Page Number	VARCHAR (10)	If available, the page number assigned to the previous sale by the assessing jurisdiction. Used for identification purposes and to establish the order in which the sale was recorded.
PRIOR_SALE_DOC_NUM	Prior Sale - Document Number	VARCHAR (20)	Sequential number assigned to property transfer documents at the time of previous transfer.
TAX_AMT	Tax Amount	DECIMAL(11,2)	The amount of property tax for which the taxpayer was billed for the tax year, expressed in dollars and cents. Notes: * In some states, tax amounts are not available at the time that tax rolls are certified. Decisions to wait for tax amounts are made on a county-by-county basis. * In cases where gross and net tax amounts are provided, net tax takes precedence over gross tax.
TAX_YR	Tax Year	VARCHAR (4)	Year in which the amount in TAX_AMT field was levied
TAX_DEL_YR	Tax Delinquent Year	VARCHAR (4)	Year in which any unpaid property taxes became delinquent
ASSESS_YR	Assessment Year	VARCHAR (4)	Year for which values in Assessed Value fields (below) are calculated. If a fiscal year (e.g. 2020-2021), only the starting year of the range is listed.

Field Name	Long Name	Data Type (Length)	Description
ASSED_VAL	Total Assessed Value	BIGINT	The total assessed value of the property's land and improvement values as provided by the county or local tax/assessment authority
ASSED_LANDVAL	Land Assessed Value	BIGINT	The assessed land values as provided by the county or local tax/assessment authority
ASSED_IMPVAL	Improve Assessed Value	BIGINT	The assessed improvement values as provided by the county or local tax/assessment authority
MRKETVAL_YR	Market Value Year	VARCHAR (4)	The year market value was established. Normally, this is a constant year for all records with a market value > zero, although there are cases where the county file contains the year each parcel was physically appraised and in such cases we move the market value year specific to each parcel resulting in several different values per county.
MRKTVAL_TOTAL	Total Market Value	BIGINT	Total market value of the property's land and improvement values as provided by the county or local tax/assessment authority
MRKTVAL_LAND	Land Market Value	BIGINT	Market land values as provided by the county or local tax/assessment authority
MRKTVAL_IMP	Improve Market Value	BIGINT	Market improvement values as provided by the county or local tax/assessment authority
APPRAISED_VAL	Total Appraised Value	BIGINT	Total appraised value of land and improvements, as provided by the county or local tax/assessment authority
APPRAISED_VAL_LAND	Land Appraised Value	BIGINT	The appraised land values as provided by the county or local tax/assessment authority

Field Name	Long Name	Data Type (Length)	Description
APPRAISED_VAL_IMP	Improve Appraised Value	BIGINT	The appraised improvement values as provided by the county or local tax/assessment authority
REPLACE_CALC	Replacement Cost	BIGINT	Replacement cost as calculated for insurance purposes
TAX_EXEMPT_CODE	Tax Exemption Codes	VARCHAR (4)	Property tax exemption codes (maximum 4).
CA_EXEMPT	California Homeowner's Exemption	VARCHAR (1)	Indicates if a California homeowner's exemption applies to the property. Note: This is not the same as a homestead tax exemption.
TAXRATE_CODE	Tax Rate Code Area	VARCHAR (18)	Represents separate tax jurisdictions within the county as provided on the county tax/assessment roll
CHANGE_TYPE	Change Type	CHAR (1)	Change type. A – Added D – Deleted U – Updated Note: This field is only available in Change Log files.

Using the Change Table

Improper use of the **Change** table will result in data corruption. Precisely strongly recommends keeping the following considerations in mind when using the **Change** table:

- To prevent data corruption, changes from the **Change** table must be applied consistently with each new release
- Precisely recommends doing a complete refresh of your data at regular intervals – ideally every six months, but no less than once a year

3 - Property Attributes

Data Characteristics and Usage

In this section

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Joining Parcel Boundaries and Property Attributes Assessment Data

The most complete level of linkage between Precisely's Parcel Boundaries and Property Attributes Assessment datasets is achieved by using the **PLINKID** attribute field. **PLINKID** attribution is found in the Parcels Address table and can be joined to the **PLINKID** attribute in the Property Attributes Assessment product.

Property Attributes Characteristics and their Relationship to Parcel Boundaries

Property Attributes Assessment is a listing of tax property records in the United States, aggregated from each state, county, or city tax authority. The unique and persistent feature IDs for a Property Attribute Assessment and Parcel Boundary record is a Property Attribute ID (**PAID**) and Parcel ID (**PRCLID**) respectively. These **IDs** are different than the PreciselyID, which is the unique and persistent identifier for an addressable location.

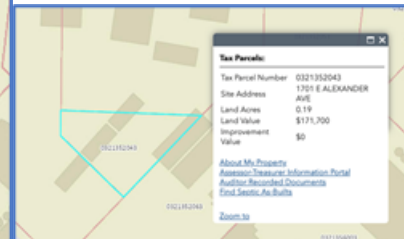
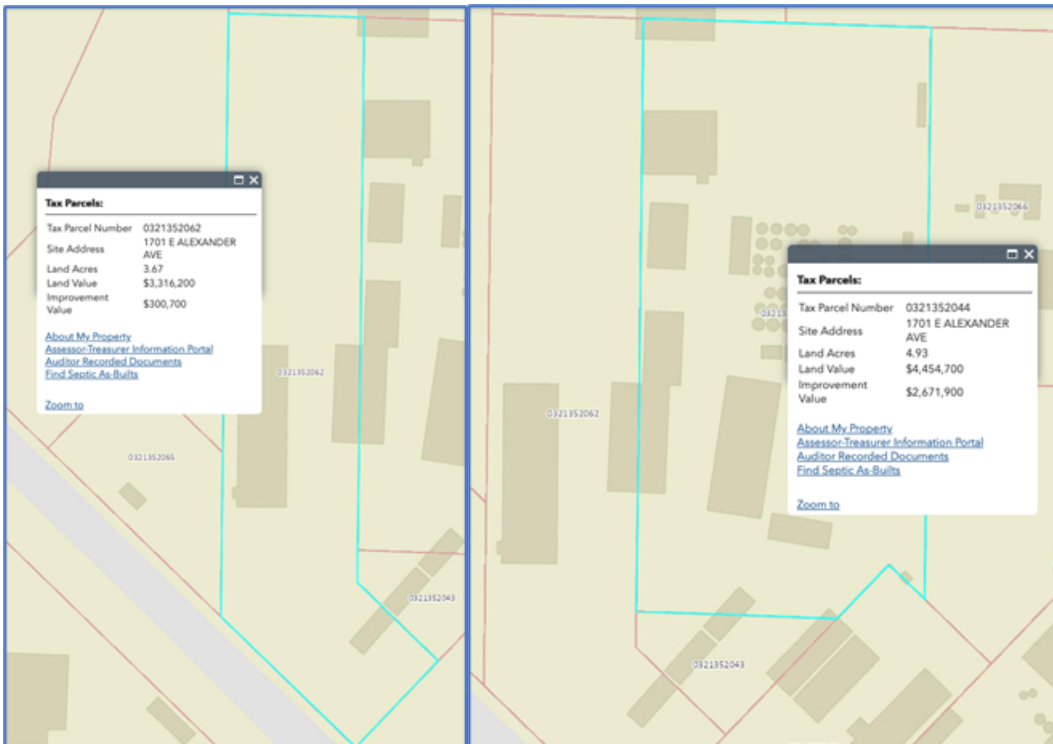
How a property is taxed depends on the governing rules of the local tax authority. This starts with defining a parcel which, in the law of real property, signifies a part or portion of land. The definition of a parcel becomes less clear in the context of real estate, where terms such as *land parcel*, *tax parcel*, and *legal lot* are used interchangeably but have different meanings. Land parcels typically deal with ownership, while tax parcels are created for the purpose of collecting taxes based on the assessed value of a property. Tax parcels are assigned an assessor parcel number (APN), mapping the parcel to a legal description of a property (lot) or group of properties. A parcel can consist of one or more lots, which do not need to be contiguous.

A single parcel can have multiple land owners, addresses, or land uses. It is also possible for a property to consist of more than one parcel of land, each of which could be assigned the same landowner, APN, and/or address information. Because of these scenarios, there are multiple records in the Property Attribute products with the same PreciselyID (address) and/or APN, that can link to a single parcel boundary.

Below is an example of three parcels located in Pierce County, Washington. All three parcels share the same address – 1701 E Alexander Ave Tacoma, WA 98421 – but have different characteristics (two of the parcels have associated buildings) and are taxed accordingly.

C000CU74HJXR**C000CU6ZB7ERP****C000CU6XZNJR**

PAID	A000PK86OJ1H	A000PK87DMNQ	A000PK86MELE
PBKEY	P0000OE7GQPK	P0000OE7GQPK	P0000OE7GQPK
ADDRESS	1701 E ALEXANDER AVE	1701 E ALEXANDER AVE	1701 E ALEXANDER AVE
CITY	TACOMA	TACOMA	TACOMA
STATE	WA	WA	WA
ZIPCODE	98421	98421	98421
PLUS4	4106	4106	4106
PROP_APN	321352044	321352043	321352062
PROP_ACRES	4.9299	0.19	3.67
PROP_ST_LANDUSE	3000	8003	5002
PROP_LU_DESC	OFFICE CLASS C	PETRO INDUSTRIES – VACANT	LIGHT INDUSTRIAL
BLDG_YRBLD	2000		1919
BLDG_SQFT	1820		7440
BLDG_TYPE	C00		U0L
BLDG_QLTY	C+		C+
LIVINGSQFT	1820		10560
MRKTVAL_IMP	2648100		300700
ASSED_IMPVAL	2648100		300700
ASSED_LANDVAL	3136300	120900	2334800
TAX_AMT	72525.92	1527.05	33050.86



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0321352044
1701 E ALEXANDER AVE
PHILIP ENVIRONMENTAL INC

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Summary Taxes/Values Land Building Sales Map Images

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11 Buildings

Building 1

General Characteristics

Property Type	Industrial	Square Feet	1,820	Finished Attic Square Feet	0
Condition	Average	Net Square Feet	1,820	Total Basement Square Feet	0
Quality	Average	Attached Garage Square Feet	0	Finished Basement Square Feet	0
Neighborhood	802	Detached Garage Square Feet	0	Basement Garage Door	0
Occupancy	Office Class C	Carport Square Feet	0	Fireplaces	0

Built-As

Description	Year Built	Adjusted Year Built	Square Feet	Stories	Bedrooms	Bathrooms	Exterior	Class	Roof	HVAC	Units
Modular Office	2000	2000	1,820	1	0	0	n/a	Metal Frame	n/a	Heat Pump	1

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0321352062
1701 E ALEXANDER AVE
BURLINGTON ENVIRONMENTAL INC

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Summary Taxes/Values Land Building Sales Map Images

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1 Building

Building 1

General Characteristics

Property Type	Industrial	Square Feet	10,560	Finished Attic Square Feet	0
Condition	Average	Net Square Feet	10,560	Total Basement Square Feet	0
Quality	Average	Attached Garage Square Feet	0	Finished Basement Square Feet	0
Neighborhood	802	Detached Garage Square Feet	0	Basement Garage Door	0
Occupancy	Light Industrial	Carport Square Feet	0	Fireplaces	0

Built-As

Description	Year Built	Adjusted Year Built	Square Feet	Stories	Bedrooms	Bathrooms	Exterior	Class	Roof	HVAC	Units
Service Garage	1919	1995	7,440	1	0	0	n/a	Wood Frame	n/a	None	1
Office Building	1919	1995	3,120	2	0	0	n/a	Wood Frame	n/a	Forced Air	2

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0321352043
1701 E ALEXANDER AVE
PHILIP ENVIRONMENTAL INC

Summary Taxes/Values Land Building Sales Map Images

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Synthetic Property Records

The Property Attributes Assessment product contains “synthetic property records” that are not found within an Assessor tax roll. Typically, these records represent housing cooperatives or condominium buildings and are derived by Precisely for the sole purpose of providing building characteristics to our clients.

Synthetic property attributes are assigned with a primary address and their attributes are derived from the associated secondary addresses (ex. condominiums) for that primary address. Because these records are not taxable entities, only property attributes characteristics of the building are applied. The following attributes may be associated to a property synthetic record:

Field Name	Long Name
PAID	ProductID
PBKEY	PreciselyID

ADDRESS	Property First Line Address
ADD_NUMBER	Property House Number
PREDIR	Property Street Pre Dir
STREETNAME	Property Street Name
STRTYPE	Property Street Suffix
POSTDIR	Property Street Post Dir
CITY	Property City
STATE	Property State
ZIPCODE	Property ZIP
PLUS4	Property ZIP+4
VACANT	Property Vacancy
PROP_CAT	Property Category
PROP_ABS_OWN_CD	Absentee Owner Code
FIPS	FIPS Code
GEOID	Geography ID
PROP_ST_LANDUSE	Standardized Land Use Code
PROP_LU_DESC	County Landuse Description
PROP_LU_CODE	County Landuse Code
LAT	Latitude
LON	Longitude
LOC_CODE	Location Code

BLDG_YRBLD	Year Built
BLDG_TYPE	Building Type
BLDG_CNSTR	Building Construction

An example of a synthetic property record that was derived is The Elizabeth Condominium (building located at 4601 N Park Ave Chevy Chase, MD 20815; PAID: A000PK8PO4ZD, PreciselyID: P0000B2M3K1B (see image below). Each individual condo within the building will have an assessment record that can be used to derive the building characteristic.



4 - Frequently Asked Questions

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Frequently Asked Questions

Why do I see PLINKIDs in the Property Attributes Assessment product that are not in the Parcel Boundaries product?

Parcel boundaries and property attribution/assessment information are often maintained as separate entities, which sometimes results in assessment information becoming available in Property Attributes Assessment before it's available in Parcel Boundaries.

Why do I see PLINKIDs in Parcel Boundaries that are not in Property Attributes Assessment?

This situation can occur when the requisite link between parcel attribution and property attribution/assessment information is missing. This situation can occur when there is a currency mismatch between the source information used to generate the PLINKID in Parcel Boundaries and the one in Property Attributes Assessment.

What information does the OWNTYPE 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.

Is there a list of zoning codes contained in the Zoning Code field?

No. Each jurisdiction develops its own zoning codes, so there are thousands of values. These codes are not cleansed during data standardization; they are presented as they appear in the source record.

What information is displayed in the Tax Amount field?

This field shows the amount of property tax due for the year in the **Tax Year** field.

Why is the Tax Year field not showing current year?

Some jurisdictions do not assess annually. This field may show a non-current year and the data is still accurate.

What information is shown in the County Land-Use Description and Code fields contain?

These field contains the detailed descriptions and codes that are unique to each county assessment file. Land use codes show the purposes for which the land can be used, or what structures can be built.

Why is there more than one address per record?

There could be two addresses for each property attribute record, one representing the physical property address and the other representing the location where the tax bill is mailed. In many cases these addresses will be one and the same. Instances where these addresses do not match could be attributed to the property being a secondary residence that the owner does not occupy full time, or if the property has multiple owners who reside at different addresses.

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 street address to a property until a building permit is issued for the property.

How is a value in the Land Assessed Value field calculated?

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.

What information is contained in the Heating Type 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.

Is it possible for the tax bill address to be located outside of the United States?

Yes, individuals or corporations can own land in the United States but have their permanent residence outside of the US.

Is the PreciselyID unique for each record?

No, the PreciselyID is a unique and persistent ID for an address string. The unique and persistent ID for a property attribute record is the PAID. It is possible to have the same address assigned to more than one property record if that parcel contains more than one landowner or land use designation.

What is the difference between Bi-Level and Split-Level values in the Building Story count field?

Bi-level refers to houses that have two **levels** accessed via a common entrance. *Split-level* homes, on the other hand, have three distinct **levels**, all separated by short flights of stairs.

Will a property record always have a physical (situs) address?

No, it is possible for a taxable property to not have physical address. Some cases where a property does not have a physical address are:

- A unique address is not assigned by the local tax assessor regardless of land use category
- A unique address is not assigned by the local tax assessor due to the type of land use (e.g. vacant land, or vacant rural/agricultural land)
- Pre-development situations where a parcel has been subdivided and the new parcels have not yet been assigned addresses

What makes the PAID property feature ID unique?

The **PAID** is assigned based on FIPS and APN, which for a local tax assessor represents a unique parcel in the county. If there are multiple records provided by the county with the same APN representing, for example, different property/land use, or different owners, each of the records with the same APN will be assigned a sequence number into the duplicate APN, and that sequence number is appended to both the APN and **PAID**.

I recently switched to the Property Attribute Assessment product from a legacy Precisely GeoEnrichment or Parcel Property Attribute product. Is there a mapping of legacy attributes to those found in the Property Attributes Assessment product?

Field mapping from legacy products to Property Attributes Assessment is documented in the [Property Attributes Legacy to New Field Mappings](#) workbook.

5 - Notices and Product Support

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Notices

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