Maryland Statewide Real Property Assessments: Complete Records from SDAT & MDP

https://opendata.maryland.gov/Business-and-Economy/Maryland-Real-Property-Assessments-Hidden-Property/ed4q-f8tm

Data Sources, Documentation and Disclaimers

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READ THIS DOCUMENT IN FULL BEFORE VIEWING THIS DATASET.

For any inquiries about this dataset please submit comments using the "Contact Dataset Owner" button.

The Department of Information Technology (DoIT), the State Department of Assessments and Taxation (SDAT) and/or the Maryland Department of Planning (MDP) will review and respond.

Contact Dataset Owner

It is very important to note that the data and information within this **opendata.maryland.gov** dataset – sourced from SDAT property data available via SDAT's Real Property Search website and the MDP Parcel dataset available via MDP's Property Map Products website – are updated at very different schedules, and that therefore **property records shown in this opendata.maryland.gov dataset may not exactly match** external property records found in SDAT's Real Property Search dataset or MDP's three digital property map products – *MdProperty View*, *FINDER* Quantum and *FINDER* Online. This dataset joins:

- SDAT's Real Property Search dataset records for each county and Baltimore City, updated daily, with...
- MDP's Parcel dataset records for each county and Baltimore City, updated approximately annually, see the MDP Production Schedule here, and then...
- This resulting **opendata.maryland.gov** dataset is updated monthly on or about the 3rd day of each month (depends on availability of SDAT's data and therefore might be later some months)

Therefore this **opendata.maryland.gov** dataset shows the most recent property data available as of the 1st of each month from each Department, SDAT (primary data) and MDP (additional related data). The greater the difference that exists between SDAT's Real Property Search dataset for a given county or Baltimore City – the primary data source for this dataset – and MDP's Parcel dataset for a given county or Baltimore City, the older the MDP Parcel dataset is within the current MDP Property Map Products Edition year.

This **opendata.maryland.gov** dataset displays State Department of Assessments and Taxation (SDAT) and associated Maryland Department of Planning (MDP) Parcel dataset records for all properties within the State. The dataset combines property value and assessments data from SDAT with geographic data and enhanced street address data from MDP. For complete details about MDP's Property Map Products – *MdProperty View*, *FINDER* Quantum and *FINDER* Online – please visit ...

MDP's Property Maps Products website:
https://planning.maryland.gov/Pages/OurProducts/PropertyMapProducts/MDPropertyViewProducts.aspx

At the MDP Property Map Products website you can find the current MDP Production Schedule showing county and Baltimore City release dates for the current Edition year as well as the *MdProperty View*/*FINDER* Quantum/*FINDER* Online User's Guide (MdpUsr.pdf; available in the DATADOCS zipped file here) that contains information about accessing and working with MDP's Property Map Products data and map layers. DoIT also recommends reading the **opendata.maryland.gov** documents available via this website for further instructions on accessing and understanding the MDP Parcel data that are presented as part of this dataset. Note also that MDP's *FINDER* Online product is accessible directly from within this **opendata.maryland.gov** dataset via the **FINDER Online Link** field – clicking on a link in this field loads additional information about a given property, available MDP's Finder Online.

MDP Legal Disclaimer

MDP has posted the following legal disclaimer about its products – note that this disclaimer also applies to any and all MDP content included in this **opendata.maryland.gov** dataset.

The maps contained herein are NOT to be construed or used as a "legal description". It is not a survey product and not to be used for the design, modification or construction of improvements to real property or for flood plain determination. MDP does not provide any guaranty of accuracy or completeness regarding the map information. Any errors or omissions should be reported to the Maryland Department of Planning Data Planning Data and Analysis Division. In no event will MDP or the State of Maryland be liable for any damages, including but not limited to loss of data, lost profits, business interruption, loss of business information or any other pecuniary loss that might arise from the use of this map or information it contains.

State Department of Assessments and Taxation (SDAT) Fields

When comparing this product to any source data from SDAT, please note that the following SDAT fields serve as space reserved for additional fields to be added to the SDAT dataset in the future, and are therefore not currently included in this product: SDAT Fields #53, 54, 229, 231, 232, 234, 238, 258, and 269 through 386 inclusive. Also please note that the following SDAT fields are no longer populated within the source data and that they are therefore not currently included in this product: SDAT Fields #16, 32 through 35, 46 through 48, 51, 52, 66, 71 through 74, 84 through 86, 88, 91, 93, 94, 97, 98, 104 through106, 108, 111, 113, 114, 117, 118, 124 through 126, 128, 131, 133, 134, 137, 138, 162, 173, 174, 177 through 179, 180, 182, 188, 227, 228, 389, 390, 391 and 393 through 396. Finally, note that not all of the SDAT fields available in this dataset are displayed via SDAT's Real Property Search website.

Field names are grouped into subject areas through heading names, which are shown as the first part of each field name. These heading names are the sections in the far left of each field name which are fully capitalized. Please note that heading names are provided by SDAT and copied as is. While some headings specify that data are "C.A.M.A. System Data" or "Additional C.A.M.A. System

Data", please note this is a misnomer, since *all* data provided by SDAT are exported from C.A.M.A., not just the fields which include "C.A.M.A." in the heading names.

Finally, note that MDP has found this field to be unreliable as a source of United States Postal Service (USPS) street address unit data: **Premise Address Condominium Unit Number**.

Converted Maryland Department of Planning (MDP) x,y Coordinates

Parcel x,y coordinates as received from MDP are in the **NAD83 Meters** Maryland State Plane Coordinate System (EPSG: 26985). In this dataset, MDP's x,y coordinates are converted to WGS84 latitudes and longitudes (EPSG: 4326).

Maryland Department of Planning (MDP) Parcel Dataset Fields

The field descriptions below of the MDP Parcel dataset fields included in this **opendata.maryland.gov** dataset are provided by the Maryland Department of Planning (MDP).

NOTE: A recent (late 2022) change to the parcel datasets is that BG2010 and CT2010 are now BG2020 and CT2020, to reflect the current Census Tracts and Block Groups.

- *MdProperty View* **EXISTING** Field Definition

  This **opendata.maryland.gov** dataset field contains the current *MdProperty View* Edition year of a given Parcel or Sale dataset record, MDPV2013 for the current Edition year. The Edition year indicates the most current year built (SDAT Field #235) for which a complete and comprehensive set of parcels for every jurisdiction can be assembled statewide. Using the 2012 Edition as the example, the Edition year began in July of 2013 when Caroline County was released and ended in November of 2014 with the release of Garrett County.

  Jurisdictions released during calendar year 2013 might contain a complete set of year built 2013 parcels until May of 2013 or later, because it typically takes until May before all calendar year 2013 Sale parcels are included in the monthly State Department of Assessments and Taxation (SDAT) data downloads. For this same reason, jurisdictions released even as late as November of 2014, the final release date of the 2012 Edition, most likely would not contain a complete set of calendar year 2014 parcels because they too may take as long as May of 2015 to appear in the monthly SDAT data downloads.

  Therefore for the 2012 Edition, the only complete set of year built parcels that can be reliably extracted from the 2012 databases would be year built 2012 parcels.

- *MdProperty View* **ADDRESS** Field Definition

  This **opendata.maryland.gov**dataset field contains cleaned---up combined street address data. Populated with data from the State Department of Assessments and Taxation (SDAT) premise address number (SDAT Field #20), premise address direction (SDAT Field #22), premise address name (SDAT Field #23) and premise address street type (SDAT Field #24) fields. **This field is only populated with premise address data if there are data in both premise address number and premise address name.**

  This **opendata.maryland.gov**dataset field contains cleaned---up combined street address data. Populated with data from the State Department of Assessments and Taxation (SDAT) premise address number (SDAT Field #20), premise address direction (SDAT Field #22), premise address name (SDAT Field #23) and premise address street type (SDAT Field #24) fields. **This field is only populated with premise address data if there are data in both premise address number and premise address name.**

If this field cannot be populated by premise address, the field is populated with owner address line 1 (SDAT Field #10) for parcel accounts with an owner occupied indicator (SDAT Field #6) of either H (occupied by owner) or D (dual use, partly occupied by owner, part of the property is devoted to agriculture, commercial or rental use), provided that owner address line 1 contains a valid street address and not a post office box.

See Appendix G: About Address Cleanup in the Parcel Dataset of the *MdProperty View*/*FINDER* Quantum/*FINDER* Online User's Guide (MdpUsr.pdf) for detailed information about how **MdProperty View** ADDRESS field data are cleaned up and how the field is populated for inclusion in *MdProperty View*.

- *MdProperty View* **CITY** Field Definition

    This **opendata.maryland.gov** dataset field contains cleaned---up combined street address city data. This field is populated with data from State Department of Assessments and Taxation (SDAT) premise address city (SDAT Field #25) if there are data in both premise address number (SDAT Field #20) and premise address name (SDAT Field #23). This field is populated with owner address city data (SDAT Field #12) if owner address data have been used to populate the *MdProperty View* **ADDRESS** field as described for that field.

    Because premise address city is not always populated in the SDAT dataset for Baltimore County, *MdProperty View* **CITY** in Baltimore County *MdProperty View* datasets is populated with owner address city data for parcel accounts with an owner occupied indicator (SDAT Field #6) of either H (occupied by owner) or D (dual use, partly occupied by owner, part of the property is devoted to agriculture, commercial or rental use).

    See Appendix G: About Address Cleanup in the Parcel Dataset of the *MdProperty View*/*FINDER* Quantum/*FINDER* Online User's Guide (MdpUsr.pdf) for detailed information about how *MdProperty View* **CITY** field data are cleaned up and how the field is populated for inclusion in *MdProperty View*.

- *MdProperty View* **ZIPCODE** Field Definition

    This **opendata.maryland.gov** dataset field contains cleaned up combined street address primary (5 digit) ZIP code data. This field is populated with data from State Department of Assessments and Taxation (SDAT) premise address primary (5 digit) ZIP code (SDAT Field #26) if there are data in both premise address number (SDAT Field #20) and premise address name (SDAT Field #23). This field is populated with owner address primary (5 digit) ZIP code data (SDAT Field #14) if owner address data have been used to populate *MdProperty View* **ADDRESS** as described above.

    Because premise address primary (5 digit) ZIP code is not always populated in the SDAT dataset for Baltimore County, *MdProperty View* **ZIPCODE** in Baltimore County *MdProperty View* datasets is populated with owner address primary (5 digit) ZIP code data for parcel accounts with an owner occupied indicator (SDAT Field #6) of either "H" (occupied by owner) or "D" (dual use, partly occupied by owner, part of the property is devoted to agriculture, commercial or rental use). *MdProperty View* **ZIPCODE** is further improved by standardizing field content to the current United State Postal Service (USPS) ZIP code shown for a given address, and populating missing field content for address ranges where the field content is missing and where *MdProperty View* **ZIPCODE** can be determined from the current USPS ZIP code used for the address range.

    See Appendix G: About Address Cleanup in the Parcel Dataset of the *MdProperty View*/*FINDER* Quantum/*FINDER* Online User's Guide (MdpUsr.pdf) for detailed information about how *MdProperty View* **ZIPCODE** field data are cleaned up and how the field is populated for inclusion in *MdProperty View*.

- *MdProperty View* **RESITYP** Field Definition

    This **opendata.maryland.gov** dataset field contains a residential address type code; codes are assigned based on the criteria used to create T/F flags in the *MdProperty View* RESIDENT, RESI2010, RESI2000, RESI1990, RESIUTHS, APRTMENT or TRAILER logical True/False flag fields, although some records flagged as T in those fields may not be assigned a *MdProperty View* **RESITYP** code.

See the T/F flag fields in the *MdProperty View*/*FINDER* Quantum/*FINDER* Online User's Guide (MdpUsr.pdf) for additional information and an example of what might cause a parcel to not be assigned a ***MdProperty View*** **RESITYP** code.

TH: generally assigned to a *MdProperty View* Parcel dataset record that contains a non---condominium townhouse or a single condominium that can be identified as a townhouse, such as a single townhouse in a condominium development where street addresses are 101 MAIN STREET, 102 MAIN STREET, 103 MAIN STREET or 123 MAIN STREET UNIT 1, 123 MAIN STREET UNIT 2, 123 MAIN STREET UNIT 3

CN: generally assigned to a *MdProperty View* Parcel dataset record that contains a single condominium where that condominium (1) is a single street address, for example, 10000 OCEAN HWY, that contains multiple condominium units; or (2) a single condominium in a condominium development where all street addresses are 123 MAIN STREET, even though each condominium unit has its own dataset record

SF: generally assigned to a *MdProperty View* Parcel dataset record that contains a single---family residence, or a single condominium that cannot be identified as a townhouse, where that condominium has a unique street address, for example, a single condominium in a condominium development where street addresses are 101 MAIN STREET, 102 MAIN STREET, 103 MAIN STREET or 123 MAIN STREET UNIT 1, 123 MAIN STREET UNIT 2, 123 MAIN STREET UNIT 3

AP: generally assigned to a *MdProperty View* Parcel dataset record that contains an apartment

TR: generally assigned to a *MdProperty View* Parcel dataset record that contains a mobile home/trailer or mobile home park/trailer park

Where ***MdProperty View*** **RESITYPE** is equal to TH, the TH code may also be assigned where *MdProperty View* building style/number of stories code (SDAT Field #264) is one of the following:

0015 STRY TH End 1 Story No Basement 0016
STRY TH End 1 Story With Basement 0017
STRY TH End 1 1/2 Story No Basement
0018 STRY TH End 1 1/2 Story With Basement
0019 STRY TH End 2 Story No Basement
0020 STRY TH End 2 Story With Basement 0021
STRY TH End 2 1/2 Story No Basement 0022
STRY TH End 2 1/2 Story With Basement 0023
STRY TH End 3 Story No Basement
0024 STRY TH End 3 Story With Basement
0025 STRY TH End 4 Story No Basement 0026
STRY TH End 4 Story With Basement 0027
STRY TH End Split Foyer

0029 STRY TH Center 1 Story No Basement 0030
STRY TH Center 1 Story With Basement 0031
STRY TH Center 1 1/2 Story No Basement
0032 STRY TH Center 1 1/2 Story With Basement
0033 STRY TH Center 2 Story No Basement
0034 STRY TH Center 2 Story With Basement 0035
STRY TH Center 2 1/2 Story No Basement 0036
STRY TH Center 2 1/2 Story With Basement 0037
STRY TH Center 3 Story No Basement
0038 STRY TH Center 3 Story With Basement
0039 STRY TH Center 4 Story No Basement
0040 STRY TH Center 4 Story With Basement
0041 STRY TH Center Split Foyer

See the *MdProperty View*/*FINDER* Quantum/*FINDER* Online User's Guide (MdpUs.pdf in the DATADOCS zipped file) for detailed information about the *MdProperty View* fields referenced above.