

**NEW YORK CITY
DEPARTMENT OF FINANCE**

**DATA DICTIONARY FOR THE RPAD MASTER FILE
FIXED PORTION ONLY
CD-ROM FORMAT**

AV-KEY FILE KEY, To uniquely identify each record of the AV Master
Key consists of BBLE, BORO, BLOCK, LOT & EASEMENT CODE

AV-BBLE Length 11 alphanumeric
Concatenation of AV_BORO, AV_BLOCK, AV_LOT, AV_EASEMENT,
descriptions of which follow.

AV-BORO Length 1 numeric
BORO CODES.
1 = MANHATTAN
2 = BRONX
3 = BROOKLYN
4 = QUEENS
5 = STATEN ISLAND

AV-BLOCK Length 5 numeric
VALID BLOCK RANGES BY BORO
MANHATTAN 1 TO 2,255
BRONX 2,260 TO 5,958
BROOKLYN 1 TO 8,955
QUEENS 1 TO 16,350
STATEN ISLAND 1 TO 8,050

AV-LOT Length 4 numeric
UNIQUE # WITHIN BORO/BLOCK.

AV-EASE Length 1 alpha
IS A FIELD THAT IS USED TO DESCRIBE EASEMENT.
SPACE Indicates the lot has no Easement.
'A' Indicates the portion of the Lot that has an Air Easement
'B' Indicates Non-Air Rights.
'E' Indicates the portion of the lot that has a Land Easement
'F' THRU 'M' Are duplicates of 'E'.
'N' Indicates Non-Transit Easement
'P' Indicates Piers.

'R' Indicates Railroads.
 'S' Indicates Street
 'U' Indicates U.S. Government

AV-SECVOL Length 4 numeric
 SECTION VOLUME NUMBER (2 DIGITS EACH)
 - A Geographic subset of Boro comprised of a specific block ranges .

	<u>SEC./VOL.</u>		<u>SEC./VOL.</u>
MANHATTAN	1 - 1	TO	8 - 04
BRONX	9 - 1	TO	19 - 06
BROOKLYN	1 - 1	TO	26 - 05
QUEENS	1 - 1	TO	63 - 03
STATEN ISLAND	1 - 1	TO	32 - 03

AV-DISTRICT Length 2 Character
 Assessor district code

AV-YEAR4 Length 4 Numeric
 Four digit year of the file. For example: if the year4 = 2001
 the current values are for the Fiscal year 2001/2002 assessments.
 The Tentative and Final value contain the predicted values for the 2002/2003
 fiscal year.

MARKET VALUES

AV-CUR-FULLVAL-LAND Length 11 numeric (no decimals)
 If not zero, Current year's total market value of the land
AV-CUR-FULLVAL-TOTAL Length 11 numeric (no decimals)
 If not zero, Current year's total market value
AV-NEW-FULLVAL-LAND Length 11 numeric (no decimals)
 If not zero, New market value of the land
AV-NEW-FULLVAL Length 11 numeric (no decimals)
 If not zero, New Total Market Value of property
AV-FULLVAL-CHGDT Length 10 Character MM/DD/YYYY
 Date of the latest on-line change to the
 AV-FULLVAL or AV-FULLVAL-LAND

ASSESSED VALUES (ACTUAL & TRANSITIONAL)

Contains the Assessed Values for the current fiscal year

AV-CURAVL	Length 11 numeric (no decimals) Current Transitional Assessed Land Value
AV-CURAVT	Length 11 numeric (no decimals) Current Transitional Assessed Total Value
AV-CUREXL	Length 11 numeric (no decimals) Current Transitional Exempt Land Value
AV-CUREXT	Length 11 numeric (no decimals) Current Transitional Exempt Total Value
AV-CURAVL-ACT	Length 11 numeric (no decimals) Current Actual Assessed Land Value
AV-CURAVT-ACT	Length 11 numeric (no decimals) Current Actual Assessed Total Value
AV-CUREXL-ACT	Length 11 numeric (no decimals) Current Actual Exempt Land Value
AV-CUREXT-ACT	Length 11 numeric (no decimals) Current Actual Exempt Total Value

TENTATIVE ASSESSED VALUES

For the file available Jan 15th
these fields contain the Tentative Assessed Values for the next fiscal year as of Jan 5th.

For the file available May 25th
these fields contain the Tentative Assessed Values as of the end of the Change by Notice Period (Jan-April)

AV-CHGDT Length 10 date (mm/dd/yyyy)
Date of the last money change occurring during the Tentative Period
Or the date of the last money change made during the Change By Notice Period.
If the date contains 00/00/0000 then the tentative assessed values are the same as the
current assessed values.

AV-TENT-AVL Length 11 signed numeric (no decimals)
Tentative Transitional Assessed Land Value

AV-TENT-AVT Length 11 signed numeric (no decimals)
Tentative Transitional Assessed Total Value

AV-TENT-EXL Length 11 signed numeric (no decimals)
Tentative Transitional Exempt Land Value

AV-TENT-EXT Length 11 signed numeric (no decimals)
Tentative Transitional Exempt Total Value

AV-TENT-AVL-ACT Length 11 signed numeric (no decimals)
Tentative Actual Assessed Land Value

AV-TENT-AVT-ACT Length 11 signed numeric (no decimals)
Tentative Actual Assessed Total Value

AV-TENT-EXL-ACT Length 11 signed numeric (no decimals)
Tentative Actual Exempt Land Value

AV-TENT-EXT-ACT Length 11 signed numeric (no decimals)
Tentative Actual Exempt Total Value

FINAL ASSESSED VALUES

For the final file available May 25th
these fields contain the Final Assessed Values for the next fiscal year beginning July 1.

For the tentative file available Jan 15th
the Final Assessed Values will contain the same values as the Tentative Assessed Values.

AV-FCHGDT	Length 10 date (mm/dd/yyyy)
Date of the last money change occurring during the Final	
If the date contains 00/00/0000 then the final assessed values are the same as the tentative values	
AV-FINAL-AVL	Length 11 numeric (no decimals)
Final Transitional Assessed Land Value	
AV-FINAL-AVT	Length 11 numeric (no decimals)
Final Transitional Assessed Total Value	
AV-FINAL-EXL	Length 11 numeric (no decimals)
Final Transitional Exempt Land Value	
AV-FINAL-EXT	Length 11 numeric (no decimals)
Final Transitional Exempt Total Value	
AV-FINAL-AVL-ACT	Length 11 numeric (no decimals)
Final Actual Assessed Land Value	
AV-FINAL-AVT-ACT	Length 11 numeric (no decimals)
Final Actual Assessed Total Value	
AV-FINAL-EXL-ACT	Length 11 numeric (no decimals)
Final Actual Exempt Land Value	
AV-FINAL-EXT-ACT	Length 11 numeric (no decimals)
Final Actual Exempt Total Value	

PROPERTY DESCRIPTIVE INFORMATION

This section contains the descriptive data for the property.

AV-TAX-CLASS Length 2 Character
Current Property Tax Class Code (NYS Classification)

VALID VALUES -

TAX CLASS 1 = 1-3 UNIT RESIDENCES
TAX CLASS 1A = 1-3 STORY CONDOMINIUMS
 ORIGINALLY A CONDO
TAX CLASS 1B = RESIDENTIAL VACANT LAND
TAX CLASS 1C = 1-3 UNIT CONDOMINIUMS
 ORIGINALLY TAX CLASS 1
TAX CLASS 1D = SELECT BUNGALOW COLONIES
TAX CLASS 2 = APARTMENTS
TAX CLASS 2A = APARTMENTS WITH 4-6 UNITS
TAX CLASS 2B = APARTMENTS WITH 7-10 UNITS
TAX CLASS 2C = COOPS/CONDOS WITH 2-10 UNITS
TAX CLASS 3 = UTILITIES (EXCEPT CEILING RR)
TAX CLASS 4A = UTILITIES - CEILING RAILROADS
TAX CLASS 4 = ALL OTHERS

NOTE - There is a direct correlation between the Building Class and the 1st position of the Tax Class.
If the Building Class is known the Tax Class can be generated.

TAX CLASS	BLDG. CLASS
'1'	A0 - A9, B1 - B9, C0, G0, R3, R6, R7, S0 - S2, V0, V2, V3, Z0
'2'	C1 - C9, D0 - D9, R0, R1, R2, R4, R8, R9, S3, S4, S5, S9
'3'	U1 - U2, U4 - U9
'4'	ALL OTHERS

AV-OLD-TAX-CLASS Length 2 Character
Contains the Tax Class at the Beginning of the Fiscal Year

AV-CBN-TAX-CLASS Length 2 Character
During the final period, contains the tax class from the CBN period.

AV-BLDGCL Length 2 Character
Building Class - See form listing a description of all codes.
Position 1 = ALPHA & Position 2 = NUMERIC.
There is a direct correlation between the Building Class and the Tax Class

AV-EXMTCL Length 2 Character
Exempt Class used for fully exempt properties only.
'X1 - X9'. See Building Class Form for a description of the codes.

AV-OWNER Length 21 Character
The Owner's Name.

AV-HOUSENUM-LO Length 12 Character
contains the lowest house number of the property, right justified
padded with leading zeros, except when blank

AV-HOUSENUM-HI Length 12 Character
contains the highest house number of the property
may be identical to the house number low

AV-STREET-NAME Length 20 Character
Street name for the property

AV-ZIP Length 5 numeric (no decimals)
Postal Zip code of the property

AV-TOTAL-UNITS Length 5 numeric (no decimals)
Total number of units in the building

AV-RESIDENTIAL-UNITS Length 5 numeric (no decimals)
Number of residential units in building

AV-LOTFRT-DEC Length 7 Numeric (9999.99)

Lot Frontage in feet.

AV-LOTDEP-DEC Length 7 Numeric (9999.99)

Lot Depth in feet.

AV-LOT-ACRE Length 1 Character

'A' if the lot is an acre in size

AV-IRREG Length 1 Character

'I' = Irregularly shaped lot.

AV-BLDFRT-DEC Length 7 Numeric (9999.99)

Building Frontage in feet.

AV-BLDDEP-DEC Length 7 Numeric (9999.99)

Lot Depth in feet.

AV-BLD-VAR Length 1 Character

'V' If the building is irregular shaped.

AV-EXT Length 2 Character

'E' = EXTENSION

'G' = GARAGE

'EG' = EXTENSION AND GARAGE

AV-STORY Length 6 Numeric (999.99)

The number of stories for the building (# of Floors)

AV-BLDGS Length 5 Numeric (99999)

The number of Buildings on the Property.

AV-CORNER Length 2 Character

The code to indicate a corner lot on two streets.

VALUES - 'NE', 'NW', 'SE', 'SW', AND 'CR'.

AV-LAND-AREA Length 9 numeric (no decimals)

If not zero the Total Land Area

AV-GROSS-SQFT Length 9 numeric (no decimals)

Gross square footage of the building

AV-ZONING Length 9 Character

Zoning codes From NYC Department of City Planning

AV-YRBUILT Length 4 Numeric
 The year the building was built

AV-YRBUILT-FLAG Length 1 Character
 'E' = Year Built is an Estimate

AV-YRBUILT-RANGE Length 4 numeric
 If year built over several years, contains the last year of the range.
 Otherwise 0.

AV-YRALT1 Length 4 numeric
 If building was altered, contains year of alteration.

AV-YRALT1-RANGE Length 4 Numeric
 If alteration took more than 1 year, contains last year of the alteration

AV-YRALT2 Length 4 Numeric
 If building class was altered twice, year of second alteration

AV-YRALT2-RANGE Length 4 Numeric
 If 2nd alteration took more than 1 year, contains last year of the alteration

AV-CBN COMMUNITY PLANNING BOARD

AV-CP-BORO Length 1 Character
 Borough code (1-5) for the community planning board

AV-CP-DIST Length 2 Character
 Community planning board number

PROPERTY STATUS CODES

AV-LIMITATION	Length 1 Character
	'1' = AV of property is capped due to state legislation.
AV-OLD-LIMITATION	Length 1 Character
	Contains the limitation flag from the prior year

AV-STATUS-BYTES

AV-STATUS1	Length 1 Character
Indicator for the Change Period of the File.	
'0' = TENTATIVE	
'C' = CHANGE BY NOTICE	
'1' = FINAL	
AV-STATUS2	Length 1 Character
NOT USED AT PRESENT TIME.	
AV-NEWLOT	Length 1 Character
'1' = Indicates a New Lot was created during the fiscal year.	
('AV-CURRENT-VALUES' WILL BE ZERO)	
AV-DROPL0T	Length 1 Character
'1' = Indicates that the lot will be dropped at the end of the fiscal year.	
(FINAL VALUES WILL EQUAL ZERO).	
AV-DELCHG	Length 1 Character
NOT USED.	
AV-CORCHG	Length 1 Character
NOT USED.	
AV-NODESC	Length 1 Character
NOT USED.	
AV-NOAV	Length 1 Character
'1' = A building in progress	
AV-VALREF	Length 1 Character
'1' = The parcel's values are reflected in another lot.	
(all values for this parcel are ZERO)	
'2' – '9' = The parcel's values include value reflected from other lot(s).	
The number represents the number of sending lots less 1	
AV-MBLDG	Length 1 Character
NOT USED.	

CONDO INFORMATION

AV-CONDO-KEY.

AV-CONDO-NUMBR Length 4 numeric
 CONDO identification number

AV-CONDO-SUFFIX1 Length 1 Character
 C = Commercial unit
 R = Residential unit
 BLANK = Entire condo is either all residential or all commercial

AV-CONDO-SUFFIX2 Length 1 Character
 Suffix1 Sequence Number

AV-CONDO-SUFFIX3 Length 1 Character
 NOT USED

AV-CONDO-421A Length 1 Character
 NOT USED

AV-COMINT-LAND Length 10 Numeric (.999999999)
 Land percent of common interest in the entire condo.

AV-COMINT-BLDG Length 10 Numeric (.999999999)
 Building percent of common interest in the entire condo.

AV-APTNO Length 5 Character
 Apartment number for condominium properties.

APPORTIONMENT DATA

AV-AP-KEY Key (borough / block / lot / easement) of the parent lot in an apportionment plus the date and time of the apportionment.

AV-AP-BORO	Length 1 numeric
AV-AP-BLOCK	Length 5 numeric
AV-AP-LOT	Length 4 numeric
AV-AP-EASE	Length 1 Character
AV-AP-DATE	Length 10 Character MM/DD/YYYY date of the most recent apportionment.
AV-AP-TIME	Length 6 Numeric 6 Time stamp of the most recent apportionment

PROTEST INFORMATION

AV-PROTEST Length 3 Character

Protest code:

1 st character	1 = form TC101 (generally for class 2 and 4)
	5 = form TC105 (reuc)
	6 = form TC106 (reclasss)
	8 = form TC108 (class 1)
	9 = form TC109 (condos)

2nd character numeric indicating duplicates

3rd character not used at this time.

AV-ATTORNEY-GROUP Length 3 numeric
Protest Attorney identification number

AV-APPLICANT Length 1 Character
1-7 indicates the type of applicant applying for a tax commission reduction

AV-AVPROTEST2 Length 3 Character
same codes as the protest indicator
indicates a second protest on the property

AV-ATTORNEY-GROUP2 Length 3 numeric
Protest Attorney identification number

AV-APPLICANT2 Length 1 Character
1-7 indicates the type of applicant applying for a tax commission reduction

AV-OLD-PROTEST Length 3 Character
same codes as the protest indicator

AV-OLD-ATTORNEY-GROUP Length 3 numeric
Protest Attorney identification number

AV-OLD-APPLICANT Length 1 Character
1-7 indicates the type of applicant applying for a tax commission reduction

MISCELLANEOUS INFORMATION

AV-REUC Length 10 Character
Contains the ident number (alpha/numeric) for REUC properties
(Real Estate of Utility Corporation Tax Class 3 only)
Current Transitional Assessed Land Value

AV-GEOSUPPORT-RC Length 2 Character
Status of the address data verification from geosupport
Blank = no geosupport processing attempted
00 = verified by geosupport
all other values = geosupport exception existed

AV-COOP-NUM Length 4 numeric (no decimals)
CO-OP identification number

AV-EXEMPT-INDICATOR Length 4 Character
exemption indicator flags for each of the past four years
'E' = exemption existed in that year
' ' = no exemption existed in that year

EX-COUNT Length 2 numeric
counter containing the number of exemptions on the property

EX-CHGDT Length 10 Character MM/DD/YYYY
Exempt property restored date

AV-DCHDT Length 10 Character MM/DD/YYYY
Date of last descriptive change

AV-SUMMARY-CHGDT Length 10 Character MM/DD/YYYY
date of the last change to the BBL summary data possibly
indicating a remission occurred

***** END OF FIXED PORTION RECORD *****