

VACANT PROPERTIES PORTAL: METHODS

July 11, 2018

Data reflects parcel information as of June 30, 2018. There may be errors for a range of reasons, including a lag time between changes in ownership, for example movement in and out of the Land Reutilization Authority (LRA).

BROAD DEFINITIONS

Definitions for vacant buildings and lots were developed to reflect unoccupied properties that have been abandoned and represent a burden to the City and its residents. The following definitions were created through conversations with several City departments and vacancy stakeholders and are determined by data availability.

Vacant Buildings are defined as **buildings with consistent signs of abandonment** (structural condemnation, tax delinquency, identified as vacant by building inspectors, owned by the LRA) across available datasets. *Possible vacant buildings have some signs of abandonment, but the data are contradictory or are missing needed information.*

Vacant Lots are defined (conservatively) as parcels that **do not contain a building**, and that **do not seem to be used for an explicit purpose** (e.g. parking lot, cemetery, public green space, extended yard), and where there is evidence to suggest that the **property is not being maintained**. *Possible vacant lots may be vacant and abandoned but more information is needed.*

DATA SOURCES

Fields and calculated fields are derived from the following datasets:

- [Parcels](#) [Assessor's Office]
- [Land Reutilization Authority](#) (LRA) Inventory [LRA]
- [Vacant Building Surveys](#) [Building Division]
- [Demolition Permits](#) [Building Division]
- [Building Permits](#) [Building Division]
- [Occupancy Permits](#) [Building Division]
- City-Provided Property Maintenance Billing Information [Forestry Department]
- [Property Tax Billing Information](#) [Assessor's Office]
- Residential Building Structural Information [Building Division]
- Commercial Building Structural Information [Building Division]
- [Condemnation Statuses](#) [Building Division]
- [Neighborhood Standard Price List](#) [LRA]

METHODS

VACANT BUILDINGS

Field: VB_Final = 2 or VacCatText = Vacant Building

- The property is owned by LRA and contains a building; or
- The Building Division marked the building as vacant in the 2017 annual vacant building survey or since; or
- The Forestry Department has marked the building as vacant, and the building is structurally condemned, and the property is 5 or more years tax delinquent and/or has been boarded up at least once*;
 - AND no demolition or occupancy permits have been issued*.
 - Parcels that meet the above criteria and have demolition permits approved are classified as vacant lots. Those with occupancy permits are removed from the vacancy dataset.

Possible Vacant Buildings

Field: VB_Final = 1 or VacCatText = Possible Vacant Building

- The Forestry Department has marked the building as vacant, and it is 5 or more years tax delinquent; or
- The building has been boarded-up by the Building Division at least once*; or
- A vacant building registration fee or vacant building penalty fee has been applied to the parcel*;
 - AND no other conditions are met; and
 - AND no demolition or occupancy permits have been issued*.

VACANT LOTS

Field: VL_Final = 2 or VacCatText = Vacant Lot

- The parcel is owned by LRA, and does not contain a building; or
- The parcel is owned by LRA, and is said to contain a building, but a demolition permit has been issued*; or
- The parcel was marked as a vacant building by the Building Division, but a demolition permit has been issued for the property* with no subsequent building permits issued; or
- The parcel is marked as a vacant lot by the Assessor's Office, and the Forestry Department has provided at least one maintenance service*; or
- The parcel is marked as a vacant lot by the Assessor's Office, and the property is 3 or more years tax delinquent;
- The parcel is categorized as trade, contains no buildings, and the Forestry Department has provided more than one maintenance service*;
 - AND no building permits have been issued*.

Possible Vacant Lots

Field: VL_Final = 1 or VacCatText = Possible Vacant Lot

- The parcel is marked as a vacant lot by the Assessor's Office, and no maintenance services have been provided by Forestry*; or
- The parcel is marked as a vacant lot by the Assessor's Office, and is owned by a church or other religious institution.
 - AND no building permits have been issued*.

NOTE: Parcels coded as vacant lots that are part of parks, greenways, highway rights-of-way, or land use projects were removed from the vacancy dataset.

* Since January 1, 2016.

DERIVED FIELDS

General

Vacancy Category

Field: VacCatText

Text version of the vacant property type as described on the previous page: Vacant Building, Possible Vacant Building, Vacant Lot, Possible Vacant Lot.

Owner Name

Field: Owner

Owner names from the Assessor's Office parcel dataset were grouped to account for the same owner having multiple spellings or misspellings.

Owner Category

Field: OwnerCat

Simple categorical description of either 'LRA' (owned by the Land Reutilization Authority) or 'Private' (owned by an individual, business, etc.).

Acreage

Field: Acres

Parcel size in acres, calculated using ArcMap 10.5.1.

Square Feet

Field: SqFt

Parcel size in square feet, calculated using ArcMap 10.5.1.

LRA Information

LRA Tenure

Field: LRA_Tenure

Number of years that the property has been owned by the LRA; extracted the year from the date the property entered LRA inventory (LRA_EnterD) and subtracted from 2018.

LRA New Construction Purchase Price

Field: NC

Calculated price to purchase an LRA vacant lot for the purposes of new construction, using [LRA Neighborhood Standard Price List](#).

LRA Side Lot Purchase Price

Field: SL

Calculated price to purchase an LRA vacant lot for a yard expansion, using [LRA Neighborhood Standard Price List](#) – eligibility restricted to adjacent homeowners and to lots with a frontage of 25 feet or less.

LRA Vacant Building Purchase Price

Field: VB

Calculated price to purchase an LRA vacant building, using [LRA Neighborhood Standard Price List](#).

LRA Vacant Land Purchase Price

Field: VL

Calculated price to purchase an LRA vacant lot where there are no plans for new construction and the lot is ineligible for side lot purchase prices, using [LRA Neighborhood Standard Price List](#).

Tax Information

Tax Delinquent 3+ Years

Field: TD3

Boolean entry indicating whether or not the property is tax delinquent by 3 or more years.

Tax Delinquent 5+ Years

Field: TD5

Boolean entry indicating whether or not the property is tax delinquent by 5 or more years.

Total Years Tax Delinquent

Field: YrsTaxDelinq

Number of years that the property has been tax delinquent

Condemnation Information

Board-Up Condemnations

Field: CondBU

Boolean entry delineating that a board-up condemnation status has been applied by the Building Division, and has not been lifted.

Structural Condemnations

Field: CondStruc

Boolean entry delineating that a structural condemnation status has been applied by the Building Division, and has not been lifted; structural condemnation can be coded as any of the following: Condemned to be Demolished, Emergency Condemnation, LRA Condemned to be Demolished, LRA Emergency Condemnation.

Property Maintenance Information

Board-Up Services

Fields: ForBU_2; ForBU_5; ForBU_10

Count of board-up services provided by the Building Division within the last 2 (since January 1, 2016), 5 (since January 1, 2013), and 10 (since January 1, 2008) years; calculated per parcel from the Forestry Department's billing history (*this is not a comprehensive list of board-ups; improvements are being made to this input*).

Forestry Maintenance Costs

Fields: ForBMC_2; ForMC_5; ForMC_10

Sum of property maintenance service charges applied to a property within the last 2 (since January 1, 2016), 5 (since January 1, 2013), and 10 (since January 1, 2008) years; calculated per parcel from the Forestry Department's billing history. Maintenance services include: mowing, weed removal, debris removal, spraying, seeding, clean-ups, board-ups, vehicle towing, and tree removals.

Forestry Maintenance Services

Fields: ForYard_2; ForYard_5; ForYard_10

Count of property (not building) maintenance services provided by the Forestry Department within the last 2 (since January 1, 2016), 5 (since January 1, 2013), and 10 (since January 1, 2008) years; calculated per parcel from the Forestry Department's billing history. Maintenance services include: mowing, weed removal, debris removal, spraying, seeding, clean-ups, board-ups, vehicle towing, and tree removals.

Permit Information

Building Permits

Field: BP_S2016

Boolean entry delineating that a building permit has been issued for the parcel since January 1, 2016, without a subsequent cancellation (issue dates were used as opposed to completion dates due to inconsistent use of the completion date field).

Demolition Permits

Field: DP_S2016

Boolean entry delineating that a demolition permit has been issued for the parcel since January 1, 2016, without a subsequent cancellation (issue dates were used as opposed to completion dates due to inconsistent use of the completion date field).

Occupancy Permits

Field: OP_S2016

Boolean entry delineating that an occupancy permit has been issued for the parcel since January 1, 2016, without a subsequent cancellation (issue dates were used as opposed to completion dates due to inconsistent use of the completion date field). Occupancy permits include both 'Occupancy Permits' (commercial) and 'Housing Conservation Inspections' (residential occupancy permits).

Building Structure Information

Commercial Category

Field: ComCat

Type of commercial structure (e.g. industrial, restaurant, services), translated from code to text.

Commercial Construction

Field: ComConst

Type of commercial construction (e.g. brick and steel), translated from code to text.

Commercial Stories

Field: ComStories

Number of stories in a commercial building, translated from code to text.

Residential Basement

Field: ResBsmt

Description of a basement in a residential building (e.g. full, partial), translated from code to text.

Residential Basement Finish

Field: ResBmFin

Description of a basement's finish in a residential building (e.g. finished, unfinished), translated from code to text.

Residential Exterior Wall

Field: ResExtWall

Description of a residential building's exterior wall (brick, frame, stone), translated from code to text.

Residential Occupancy Type

Field: ResOccType

Description of a residential building's occupancy type (e.g. one family, two family, row house), translated from code to text.

Residential Stories

Field: ResStories

Number of stories in a residential building, translated from code to text.

PORTAL DATA DICTIONARY

FIELD	Type	Description	Source
Acres	number	parcel acreage	ArcMap Generated
AprLand	amount	appraised land value	Prcl
AsdImprove	amount	assessed improved value of property	Prcl
AsdLand	amount	assessed value of property	Prcl
AsdTotal	amount	total assessed value (AsdLand + AsdImprove)	Prcl
AsrClassCo	code	assessor's class code	Prcl
AsrLandUse	code	assessor's land use code	Prcl
AsrNbrhd	code	assessor's neighborhood code	Prcl
BD_VB17	binary	the parcel was marked as a Vacant Building in the Building Division's Annual Survey 2017	Prcl > VacBldgYear
BD_VB18	binary	the parcel has been marked as a Vacant Building by the Building Division SINCE the 2017 survey	BldgDiv
BldgsCom	count	number of commercial buildings present	BldgCom
BldgsRes	count	number of residential buildings present	BldgRes
BP_S2016	binary	a building permit has been issued since January 1, 2016 (0=no; 1=yes)	PrmBldg
CDADist	code	Community Development Agency (CDA) district	Prcl
CDALandUse	code	Community Development Agency (CDA) land use code	Prcl
CDASubDist	code	Community Development Agency (CDA) subdistrict	Prcl
CensBlock1	number	census block 2010	Prcl
CensTract1	number	census tract 2010	Prcl
CityBlock	number	city block number	Prcl
ComApts	count	number of apartments in a commercial building	BldgCom
ComCat	text	type of commercial building, eg industrial, public, restaurant (translated from code to text)	BldgCom
ComConst	text	type of construction (brick/wood, steel, etc) (translated from code to text)	BldgCom
ComGrdFlr	number	square footage of ground floor	BldgCom
ComStories	text	number of stories in commercial building (translated from code to text)	BldgCom
ComType	code	Building Division code for type of commercial building	BldgCom
ComYrBuilt	year	year commercial building was built	BldgCom
CondBU	binary	the building has had a board up "condemnation" by the Building Division (0=no; 1=yes)	Condemn
CondStruc	binary	the building is considered to be structurally condemned (several categories combined) by the Building Division (0=no; 1=yes)	Condemn

FIELD	Type	Description	Source
CostAprImp	amount	cost of appraise value	Prcl
DP_S2016	binary	a demolition permit has been issued, and not canceled, since January 1, 2016 (0=no; 1=yes)	PrmDemo
FID	number	required / populated by ArcMap	
For_VB18	binary	marked as vacant building in Forestry Department's database, as of March 2018 (0=no; 1=yes)	ForPMAcct
For_VL18	binary	marked as vacant lot in the Forestry Department's database, as of March 2018 (0=no; 1=yes)	ForPMAcct
ForBU_10	count	count of board-up services provided by Forestry since January 1, 2008	ForPMServ
ForBU_2	count	count of board-up services provided by Forestry since January 1, 2016	ForPMServ
ForBU_5	count	count of board-up services provided by Forestry since January 1, 2013	ForPMServ
ForMC_10	amount	dollar amount of maintenance services provided by Forestry since January 1, 2008 (everything but fees and interest)	ForPMServ
ForMC_2	amount	dollar amount of maintenance services provided by Forestry since January 1, 2016 (everything but fees and interest)	ForPMServ
ForMC_5	amount	dollar amount of maintenance services provided by Forestry since January 1, 2013 (everything but fees and interest)	ForPMServ
ForPropCat	code	Forestry's parcel classification (lot, building, McKee, etc)	ForPMAcct
ForVBRP_10	count	count of penalties applied by Forestry since January 1, 2008 (vb registration fee / vb penalty fee)	ForPMServ
ForVBRP_2	count	count of penalties applied by Forestry since January 1, 2016 (vb registration fee / vb penalty fee)	ForPMServ
ForVBRP_5	count	count of penalties applied by Forestry since January 1, 2013 (vb registration fee / vb penalty fee)	ForPMServ
ForYard_10	count	count of yard-related service provided by Forestry since January 1, 2008 (weeds, grass, debris, trees)	ForPMServ
ForYard_2	count	count of yard-related service provided by Forestry since January 1, 2016 (weeds, grass, debris, trees)	ForPMServ
ForYard_5	count	count of yard-related service provided by Forestry since January 1, 2013 (weeds, grass, debris, trees)	ForPMServ
Frontage	number	length of the parcel facing a street (feet)	Prcl
GeoCityBlo	number	city block number	Prcl
GisCityBLo	number	city block number - geospatial	Prcl
GisOwnerCo	number	owner code from Assessor's Office - geospatial	Prcl
GisParcel	number	parcel code - geospatial	Prcl
Handle	text	Handle for parcel (unique ID for joining with other datasets) - text	Prcl
HandleDbI	number	Handle for parcel (unique ID for joining with other datasets) - double	Prcl
HighAddNum	number	highest address on parcel	Prcl
HighAddSuf	text	high address suffix	Prcl

FIELD	Type	Description	Source
HouseConsD	code	housing conservation district code	Prcl
LowAddNum	number	lowest address number on parcel	Prcl
LowAddSuf	text	low address suffix	Prcl
LRA_AqType	text	how the parcel came to be in LRA ownership (tax suit, donation, purchase)	dbo_vw_public_inventory
LRA_AqYear	year	year of acquisition, derived from LRA_EnterD	dbo_vw_public_inventory
LRA_EnterD	date	date property was entered into LRA inventory database (use this for acquisition date proxy)	dbo_vw_public_inventory
LRA_GL	binary	vacant lot owned by LRA that is reported to have a 'garden lease' on the site (0=no; 1=yes)	dbo_vw_public_inventory
LRA_Status	text	status of the parcel (available for purchase, held, pending offer, lease)	dbo_vw_public_inventory
LRA_Tenure	count	2018 minus AqYear = count of years LRA has owned the property	dbo_vw_public_inventory
LRA_Usage	text	usage category defined by LRA (lot, building, parking lot, etc)	dbo_vw_public_inventory
LRA_VB	binary	owned by LRA, and classed as a vacant building (residential, industrial, garage, etc) (0=no; 1=yes)	dbo_vw_public_inventory
LRA_VL	binary	owned by LRA, and classed as a vacant lot (billboard, cemetery, vacant lot, parking lot) (0=no; 1=yes)	dbo_vw_public_inventory
LU1010	binary	assessor land use code = 1010 (vacant lot) in parcel dataset (0=no; 1=yes)	Prcl > AsrLandUse
Nbrhd	code	neighborhood number (codes)	Prcl
NC	amount	LRA purchase price for a vacant lot with plans for new construction	LRA pricing scheme - OpenSTL automation
Nhd_Name	text	neighborhood name (text)	created
OnFloodBlo	binary	property is in a flood zone (0=no; 1=yes)	Prcl
OP_S2016	binary	an occupancy permit has been issued since January 1, 2016 (0=no; 1=yes)	PermOcc
Owner	text	Owner Name, normalized to group misspellings - use for searches	Derived from Prcl > Owner
OwnerAddr	text	owner's address	Prcl
OwnerCat	text	either 'LRA' or 'PRIVATE'	Derived from Other Fields
OwnerCity	text	owner's address city	Prcl
OwnerCode	number	assessor owner code	Prcl
OwnerName	text	name of owner	Prcl
OwnerName2	text	additional names or notes for owner	Prcl
OwnerState	text	owner's address state	Prcl
OwnerZIP	text	owner's address zip code	Prcl
Parcel	number	parcel number	Prcl

FIELD	Type	Description	Source
Parcel9	number	9 digit parcel ID	Prcl
ParcelID	number	10 digit parcel ID	Prcl
PoliceDist	number	police district	Prcl
PrclHasBld	binary	the parcel is reported to have at least one building within it (0=no; 1=yes)	Prcl > NumBldgs
Precinct10	number	police precinct number (2010 boundaries)	Prcl
ResAC	binary	air conditioning in building (0=no; 1=yes)	BldgRes
ResACwin	binary	window air conditioning (0=no; 1=yes)	BldgRes
ResAttic	binary	attic present (0=no; 1=yes)	BldgRes
ResBmFin	text	basement finish status (translated from code to text)	BldgRes
ResBsmt	text	type of basement, if applicable (full, partial...) / 0 = no basement (translated from code to text)	BldgRes
ResCH	binary	central heating (0=no; 1=yes)	BldgRes
ResExtWall	text	exterior wall type of residential building (brick, frame, stone) (translated from code to text)	BldgRes
ResFullBath	count	number of full baths	BldgRes
ResGarage	binary	garage on site (0=no; 1=yes)	BldgRes
ResHlfBath	count	number of half baths	BldgRes
ResOccType	text	type of residential building (single family, two family, etc) (translated from code to text)	BldgRes
ResSaleDate	date	last documented residential sale date	Prcl
ResSalePri	amount	last known and documented residential sale price	Prcl
ResStories	text	number of stories in residential building (translated from code to text)	BldgRes
ResUnits	count	number of units in residential building	Prcl
RsYrBuilt	year	year the residential building was built	BldgRes
Shape	polygon'	required / populated by ArcMap	
SITEADDR	text	full address	ParcelHandles.shp
SL	amount	LRA purchase price for a side lot (purchaser lives next door and frontage is 25 ft or less)	LRA pricing scheme - OpenSTL automation
SpecBusD_1	code	secondary special business district (there can be overlap)	Prcl
SpecBusDis	code	special business district	Prcl
SqFt	number	square footage of the parcel	ArcMap Generated
StName	text	street name	Prcl
StPreDir	text	street directional prefix	Prcl
StSufDir	text	street suffix direction	Prcl
StType	text	street type (ave, st, rd)	Prcl

FIELD	Type	Description	Source
TaxBal	amount	current property tax balance due	PrclREAR
TaxBalYear	year	oldest year for which a property tax balance is due	PrclREAR
TD3	binary	parcel has been tax delinquent for at least 3 years (0=no; 1=yes)	Derived from YrsTaxDelinq
TD5	binary	parcel has been tax delinquent for at least 5 years (0=no; 1=yes)	Derived from YrsTaxDelinq
TIFDist	code	tax increment financing district	Prcl
VacBldgYea	year	most recent year marked vacant by the building division	Prcl
VacCatText	text	text description of vacancy category (Vacant Lot, Possible Vacant Lot, Vacant Building, or Possible Vacant Building)	Derived from VL_Final and VB_Final
VB	amount	LRA purchase price for a vacant building	LRA pricing scheme - OpenSTL automation
VB_A	binary	The building is owned by LRA, and no demolition permits have been issued (since January 1, 2016) (0=no; 1=yes)	Vacancy Methods
VB_B	binary	The Building Division found the building to be vacant during the most recent vacant building survey, and no demolition permits have been issued for the parcel (since January 1, 2016) (0=no; 1=yes)	Vacancy Methods
VB_C	binary	The Forestry department has classed the building as vacant and the parcel is Structurally Condemned (0=no; 1=yes)	Vacancy Methods
VB_D	binary	The Forestry department has classed the building as vacant and the parcel is 5 or more years tax delinquent (0=no; 1=yes)	Vacancy Methods
VB_E	binary	The building has been boarded up by Forestry since January 1, 2016 (0=no; 1=yes)	Vacancy Methods
VB_F	binary	A vacant building registration fee or vacant building penalty fee has been applied to the parcel since January 1, 2016 (0=no; 1=yes)	Vacancy Methods
VB_Final	binary	Vacant Building Status (0=no; 1=possible; 2=confirmed) - See Methods	Vacancy Methods
Violations	number	number of outstanding building code violations (as of June 28, 2018)	BldgDiv
VL	amount	LRA purchase price for a vacant lot with no construction plans, and ineligible for side lot rate	LRA pricing scheme - OpenSTL automation
VL_A	binary	The parcel is listed as a Vacant Building by the Bldg Division's most recent annual survey, and since January 1, 2016 a primary structure demolition permit has been issued for the parcel (and not canceled), and a Building Permit has not been issued since January 1, 2016 (0=no; 1=yes)	Vacancy Methods
VL_B	binary	The parcel is owned by LRA, is said to contain a building, and a demolition permit has been issued since January 1, 2016 (0=no; 1=yes)	Vacancy Methods
VL_C	binary	The parcel is owned by LRA, and it is not said to contain a building (0=no; 1=yes)	Vacancy Methods
VL_D	binary	The parcel is identified by the Assessor's Office as a vacant lot, and Forestry has provided maintenance services in the last 2 years (0=no; 1=yes)	Vacancy Methods

FIELD	Type	Description	Source
VL_E	binary	The parcel is identified by the Assessor's Office as a vacant lot, and the parcel is 3 or more years tax delinquent (0=no; 1=yes)	Vacancy Methods
VL_F	binary	The parcel is identified by the Assessor's Office as trade, there are no buildings on the parcel, and forestry has provided at least one yard maintenance service in the last 2 years (0=no; 1=yes)	Vacancy Methods
VL_Final	binary	Vacant Lot Status (0=no; 1=possible; 2=confirmed) - See Methods	Derived
VL_G	binary	The parcel is identified by the assessor's office as a vacant lot, and is owned by a church (0=no; 1=yes)	Vacancy Methods
VL_MCK	binary	The parcel is a vacant lot owned by Northside Regeneration LLC	derived
Ward10	number	ward number (2010 ward boundaries)	Prcl
YrsTaxDelinq	count	2018 minus TaxBalYear - number of years the property is tax delinquent	PrclREAR
YrsVacant	count	simple count of the years that the Building Division marked the parcel as vacant (NOT consecutive)	VacBldg
ZIP	text	zip code	Prcl
Zoning	code	zoning codes	Prcl