

Charlottesville Open Data - Getting to Know Your Data

Parcel Data



Smart Cville
November 8, 2017



What is Parcel Data?

The City of Charlottesville divides the land within the city into parcels, which are areas described in deeds.

GPIN. The highest-level feature is the Geographic Parcel Identification Number or GPIN. Each feature is associated with a unique Geographic Parcel Identifier Number or GPIN. GPINs are primarily used for reference purposes. A single GPIN may consist of multiple, non-adjacent areas.

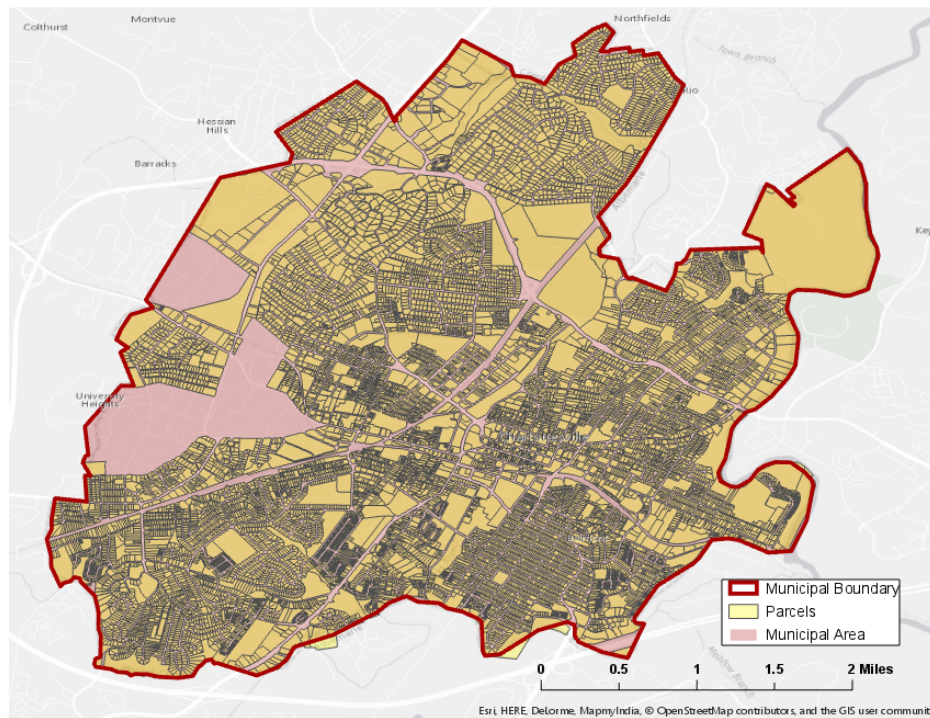


Figure 1. *Parcels (GPINs) in Charlottesville. The City of Charlottesville is shown with the municipal boundary in dark red and the area within the city in light red. Parcels are shown in yellow with gray boundaries. The areas within the city not covered by parcels include the University of Virginia in the west and the rights of way throughout the city. Several parcels along the southern border of the city cross the city boundary into Albemarle County.*

GPIN areas have a single zoning classification, but are aggregate features which may have one or more owners, buildings, and addresses.

PIN. When a parcel has one or more owners, a unique Parcel Identification Number or PIN is assigned to each owner. This is sometimes referred to as the Parcel Number. In Charlottesville, over 99% of the GPIN features have a single owner. The GPIN features with multiple owners typically are condominiums or commercial areas with multiple businesses.

The PIN is the most important identifier for the purpose of taxation, as the property associated with each PIN is assessed annually and the owner is taxed a percentage of the value of the property. PINs are associated with the GPIN features, but *PINs do not have a separate, unique geospatial location.*



Figure 2. Excerpt from Page 33 of the City of Charlottesville Real Property Mapbook

Each PIN is a unique nine-character code that is composed of three three-character codes, which are referred to as the Map-Block-Lot.

For example, 3301742D0 is a PIN found on page 33 of the City of Charlottesville Real Property Mapbook.

3301742D0	Map. The first three characters represent the page in the City of Charlottesville Real Property Mapbook. The refers to the specific page of the tax map book used by the City Assessor. If a page just includes a number, like 33, the entry is right padded with a 0 to make 330. For the page 3, the entry would be 030. The final character is reserved for a page with a letter reference, like 33L.
3301742D0	Block. The second three characters represent the lot number associated with the entry in the City of Charlottesville Real Property Mapbook. These numbers are unique for each single map page, but may be repeated on different map pages. Every owner in a parcel has the same first six characters in their PIN, but these same six characters may also be applied to other parcels on the same map page. These numbers are left zero padded, so 2 is 002, 20 is 020, and 200 is 200.
3301742D0	Lot. The last three characters represent a further subdivision of the lot in the City of Charlottesville Real Property Mapbook. These are right filled with zeros, so if there is no further subdivision, it consists of three zeros. If there is a single character, like a W, then the entry would be W00. Additional characters would be handled the same way, so it might include 1A0, or 41B.

Detailed information about each Parcel ID or PIN can be obtained using the Charlottesville GIS Viewer at <http://gisweb.charlottesville.org/GisViewer/>. By entering the PIN in the Parcel ID field and then clicking on a resulting record, you can obtain detailed information for the PIN, including Summary Information, Details, Ownership History, and Assessment History.

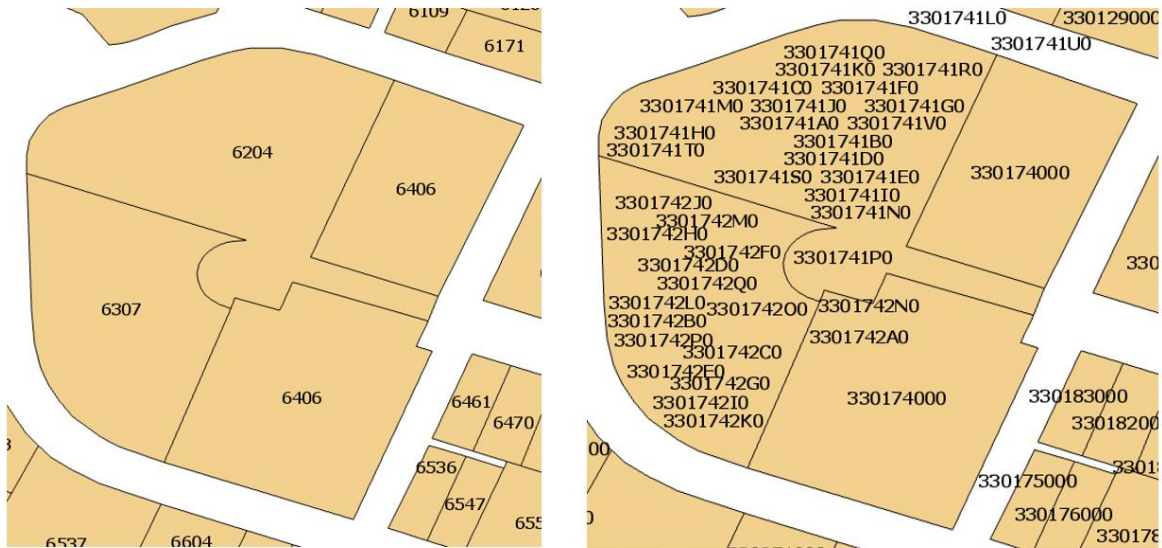


Figure 3. GPINs and PINs. The figure on the left shows parcel boundaries and their associated GPIN. The figure on the right shows the same parcels, but with the PINs printed in each parcel. The PINs are associated with property owners. In this figure, the PINs are simply labels within the GPIN parcels and the location of the label does not represent the spatial location of the PIN. Charlottesville does not map the locations of the PINs, only the GPINs. Also note on the left that GPIN 6406 consists of two separate areas.

This document discusses two specific layers: Parcel Area Details and Parcel Area. The Parcel Area Details layer contains the information for the most recent annual assessment and includes both the GPIN and PIN information for the owners. There exists a one-to-many relationship of GPINs to PINs, so each GPIN may have multiple PINs associated with it, each with different owners and assessments. This file contains information on the zoning associated with the parcel and individual owner assessments. The names and information associated with the owners is not provided, but can be obtained through the Charlottesville GIS Viewer.

The Parcel Area layer contains the parcel boundaries and associated GPIN values. While of limited value alone, this layer can be combined with parcel summaries, like the number of PINs per GPIN or the total assessed value per parcel, that are derived from the Parcel Area Description layer.

NOTE: The parcel boundaries in these data sets are NOT to be construed or used as a "legal description" of any parcel.

Related layers in the Charlottesville Open Data Portal that reference data by PIN include:

- Real Estate (Base Active)
- Real Estate (Sales)
- Real Estate (All Assessments)
- Real Estate (Current Assessments)
- Building Permits
- Building Permits Spatial

Who Creates Parcel Data?

Real Estate Assessor

<http://www.charlottesville.org/departments-and-services/departments-a-g/city-assessor>

The City of Charlottesville Assessor's Office

P.O. Box 911

605 East Main Street

Charlottesville, VA 22902

Phone: (434) 970-3136

Fax: (434) 970-3232

Office Hours: Monday-Friday 8:00 a.m. - 5:00 p.m.

Jeffrey S. Davis, City Assessor (davisjs@charlottesville.org)

Who Creates Zoning Data?

Neighborhood Development Services

<http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services>

Neighborhood Development Services

610 East Market Street

P.O. Box 911

Charlottesville, VA 22902

phone: (434) 970-3182

fax: (434) 970-3359

Alexander Ikefuna, Director, Neighborhood Development Services (ikefuna@charlottesville.org)

Parcel Area Details (Spatial - Polygon)

Charlottesville Open Data Portal Link

<http://opendata.charlottesville.org/datasets/parcel-area-details>

Description

This layer represents the most recent parcel boundaries as recorded through deeds for the City. Since some parcels have multiple owners (e.g. condominiums), this dataset includes the one-to-many relationship between the polygon (GPIN) and the owner (PIN). Real property zoning and addresses are assigned by Neighborhood Development Services and provided to City Assessor staff for entry into the Computer-Assisted Mass Appraisal (CAMA) system. The spatial information contained in this file is NOT to be construed or used as a "legal description" of any parcel. Any perceived errors or omissions should be reported to the City Assessor's Office for correction.

NOTE: Contents of this layer are subject to change as the City of Charlottesville enhances and upgrades its Open Data Portal.

Data Steward

Real Estate Assessor

<http://www.charlottesville.org/departments-and-services/departments-a-g/city-assessor>

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Jeffrey S. Davis, City Assessor (davisjs@charlottesville.org)

Update Cycle

As needed.

Spatial Reference

The Parcel Area Description layer on the Charlottesville Open Data Portal is stored in a WGS 84/Pseudo-Mercator projected coordinate system for display with web maps. It has a European Petroleum Survey Group (EPSG) Well-Known ID (WKID) of 3857. Additional information can be found at

<http://www.epsg-registry.org/>. retrieve by code = 3857

Details on the Web Mercator projection can be found at [http://earth-info.nga.mil/GandG/wgs84/web_mercator/\(U\)%20NGA_SIG_0011_1.0.0_WEBMERC.pdf](http://earth-info.nga.mil/GandG/wgs84/web_mercator/(U)%20NGA_SIG_0011_1.0.0_WEBMERC.pdf)

The original data that was used to create the Parcel Area Description layer is stored in the Virginia Coordinate System of 1983, South Zone. It has a European Petroleum Survey Group (EPSG) Well-Known ID (WKID) of 2284. Additional information on the EPSG code can be found at <http://www.epsg-registry.org/>. retrieve by code = 2284

Additional information on the Virginia Coordinate System of 1983, South Zone can be found in Title 55, "Property And Conveyances," in Chapter 17 of the Code of Virginia, titled "Virginia Coordinate System." It is part of at <https://vacode.org/2016/55/17/Fields>

GPIN (Number)

The Geographic Parcel Identification Number (GPIN) contains a unique identifier for each parcel in the layer.

PIN (Text)

The Parcel Identification Number (PIN) contains a unique nine-character identifier for each parcel owner. Although 99% of the PINs are associated with a single GPIN, 1% of the GPINs may contain multiple parcel numbers (PINs).

MAPPAGE (Text)

The MAPPAGE is the identifier of the page in the "City of Charlottesville Real Property Mapbook" that contains the parcel. The mapbook can be viewed at the City Assessor's Office.

ADDRESS

This ADDRESS is the range of addresses associated with the PIN. Most addresses resemble traditional addresses similar to postal address. The ADDRESS in the Parcel Area Details is not necessarily a Postal address, but represent the range of addresses associated with the PIN and may be different from the addresses for individual buildings or units within buildings. For example, 204-206 E MARKET ST, associated with PIN 330238000, is an example of an address in the Parcel Area Details layer.

TAXYEAR

The year for which the tax and assessment information is valid. It is written in the form year, followed by the word "Value:" This is the last complete tax year and does not include changes since the last complete tax year. The most current tax information is found in the Real Estate (Base Active) layer.

ASSESSMENT

This is the total assessed value in dollars for the TAXYEAR. The assessment values are done yearly and reassessment notices go out at the end of January.

LEGAL

This is the textual legal description associated with the PIN.

ZONE (Text)

The ZONE contains the zoning code for each parcel. Each GPIN is associated with a single zoning code.

Valid ZONE values currently found in the layer include the following zoning codes.

B-1 B-1C B-1H B-2 B-2H B-3 B-3H CC CCH CDH CH CHH D
DE DEH DH DN DNC DNH ES HS HSC HW IC ICH M-I
MLTP MLTPC MLTPH MR MRH NCC NCCH PUD PUDH R-1 R-1C R-1H R-1S
R-1SC R-1SH R-1SU R-1U R-1UH R-2 R-2C R-2H R-2U R-2UH R-3 R-3H R1SHC
R1USH SSH UHD UDH UMD UMDH URB URBH WMN WMNH WMSH WSH

More information on zoning codes can be found at

https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTI_AD_DIV11ENZODI

Zoning information is managed by Neighborhood Development Services in Charlottesville. Contact information and a staff directory can be found at <http://www.charlottesville.org/departments-and-services/departments-h-z/neighborhood-development-services/contact-info-staff-directory>

There are a number of fields that are used internally by the geographic information system, but are not necessarily relevant to most users of the data.

OBJECTID (Number)

This is an internal identifier used by the layer.

SHAPE (GEOMETRY)

This is an internal description of the geometry of the feature. It is not stored in an ASCII format and is not readily accessible to users.

SHAPE.STArea() (Number)

The SHAPE.STArea() field contains the area of the parcel in square feet. Note: this is not the “official” value as recorded in the deed, but derived from the geometry of the feature.

SHAPE.STLength() (Number)

The SHAPE.STLength() field contains the length of the perimeter of the parcel in feet. Note: this is not the “official” value, but derived from the geometry of the feature.

Quirks

UVa campus parcels and road rights of way are not included with Charlottesville Open Data. For this information, see the Albemarle Country parcel data at

<http://www.albemarle.org/departments.asp?department=gds&relpage=3914#Parcels>

Also, some Charlottesville parcels cross the Charlottesville boundary into Albemarle County.

Access and Use Constraints

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<http://creativecommons.org/licenses/by/4.0/>

Related Tabular Data Sets that use the PIN

Real Estate (Base Active) [ParcelNumber – PIN (Parcel Area Details)]

<http://opendata.charlottesville.org/datasets/real-estate-base-active>

Real Estate Information - Parcel Level Data. This file contains information about the parcel itself such as owner information, deed acreage value, and assessed value. This file can be joined to the Parcels GIS layer by linking the ParcelNumber field to the Parcel Area Details PIN field.

Sales and transfer information, to include owner information is updated daily. The assessment values are done yearly and reassessment notices go out at the end of January. The new assessment values will be reflected on the GIS viewer after reassessment notices are mailed.

Real Estate (Current Assessments) [Parcel Number to PIN (Parcel Area Details)]

<http://opendata.charlottesville.org/datasets/real-estate-current-assessments>

This file contains the most current assessment information for the parcel itself. This file can be joined to the Parcel Area Details layer via the PIN field.

Sales and transfer information, to include owner information is updated daily. The assessment values are done yearly and reassessment notices go out at the end of January. The new assessment values will be reflected on the GIS viewer after reassessment notices are mailed.

Real Estate (All Assessments) [ParcelNumber to PIN (Parcel Area Details)]
<http://opendata.charlottesville.org/datasets/real-estate-all-assessments>

This file contains historical assessment information for City parcels. This file can be joined to the Parcel (Base Active) table via the PIN field.

Sales and transfer information, to include owner information is updated daily. The assessment values are done yearly and reassessment notices go out at the end of January. The new assessment values will be reflected on the GIS viewer after reassessment notices are mailed.

Real Estate Sales [ParcelNumber to PIN (Parcel Area Details)]
<http://opendata.charlottesville.org/datasets/real-estate-sales>

This file includes data pertaining to the transfer (sales) history for parcels. This file can be joined to the Parcel Area Details data via the PIN.

Sales and transfer information, to include owner information is updated daily. The assessment values are done yearly and reassessment notices go out at the end of January. The new assessment values will be reflected on the GIS viewer after reassessment notices are mailed.

Note: A single sale may involve multiple parcels (GPINs). The cost listed for each GPIN in the sale reflects the total cost of the sale, not the portion of the cost for each GPIN. Comparing the sales price of a single GPIN parcel to the sales price of a group sale involving multiple parcels is comparing apples to oranges.

Building Permits [ParcelNo to PIN (Parcel Area Details)]
<http://opendata.charlottesville.org/datasets/building-permits>

This table contains Building permits information. The City of Charlottesville requires a permit prior to the commencement of any construction, alteration, movement, enlargement, replacement, demolition or change the use or occupancy of a building or structure.

The "ParcelNo" field can be joined to the "PIN" field in the "Parcel Area Details" dataset for mapping purposes (current parcels only).

The data is maintained daily and updates will display the next business day.

Related Spatial Data Sets

Building Permits Spatial [ParcelNo to PIN (Parcel Area Details)]
<http://opendata.charlottesville.org/datasets/building-permits-spatial->

This is a spatial version of the Building permits information. There is no description available for this layer.

The "ParcelNo" field can be joined to the "PIN" field in the "Parcel Area Details" dataset for mapping purposes (current parcels only).

This data only references current parcels (PINs and GPINs), so it is possible that the join of the Building Permits and the Parcel Area Details may not produce a match.

The data is maintained daily and updates will display the next business day.

Parcel Area (Spatial - Polygon)

Charlottesville Open Data Portal Link

<http://opendata.charlottesville.org/datasets/parcel-area>

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Each parcel boundary in this data set has a unique GPIN. These features are associated with multiple PINs, but PIN information is not provided in the file.

This particular file contains minimal information and is used primarily for joining with other data, for example data that is summarized to the GPIN level, i.e., the number of PINs associated with the GPIN or the mean appraised value of the PINs within the GPIN.

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Limitations

The information in this document reflects the author's understanding of Charlottesville parcel data, may contain factual errors, and is not an official document of the City of Charlottesville. Data on the Charlottesville Open Data Portal is subject to change. Users should consult official sources of information before using parcel data. This document is provided for reference only and Author/Point of Contact is not responsible for issues/problems resulting from its use.

Point of Contact

Corrections, suggestions, and recommended changes to this document should be sent to

Doug Caldwell
caldwellinva@verizon.net

Please use the subject header "Charlottesville Open Data – Parcels"

Questions concerning Charlottesville parcel data should be directed to

Real Estate Assessor
<http://www.charlottesville.org/departments-and-services/departments-a-g/city-assessor>

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