

Descriptive notice of the files “Request for property values”

Pursuant to Article 13 of Law No. 2018-727 of August 10, 2018 for a State serving a trust society (ESSOC) and Decree No. 2018-1350 of December 28, 2018 relating to the publication under electronic form of information relating to property values declared on the occasion of real estate transfers, the General Directorate of Public Finances (DGFIP) makes freely accessible to the public, on the site data.gouv.fr, the elements of information that it holds about the property values declared on the occasion of transfers for valuable consideration over the past five years.

The information disseminated includes on the data.gouv.fr website:

- annual files for restitution of transfers for consideration (sale, exchange, expropriation or adjudication) that have taken place over the past five years (transmission of data over 10 semesters at the time of publication in April, and over 11 semesters in October – see *infra* § 3.);
- this descriptive notice of the files;
- a spreadsheet containing the reference tables associated with the types of crops for non-built assets (2 tables);
- the general conditions of use (CGU) of the data put online;
- the information of the persons concerned by the computer processing implemented work.

Origin of data 1.

The information made available comes from the computerized processing “Request for land values” fed by the “National Heritage Data Base” (BNDP).

The BNDP application, which lists the asset data contained in the documents filed by taxpayers or their representatives in the services in charge of land registration and registration, is fed by the computerized processing of the tax administration relating to the cadastral documentation (“Magic” processing) and land registration (“Fiji” processing).

The information appearing in each file is therefore taken from the DGFIP information system, after publication of the deeds by the land registration service, and completion of the cadastral elements (cadastral reference, type of property and description of the property).

Important: the description of the goods in the notarial deed is not included in the file, except except for the Carrez surface when this is mentioned.

NB: the content of the files therefore depends on the information that will have been duly published by the land registration service.

2. ~~ge~~geographical scope

The information disseminated comes from changes published in the services of the land registration for the entire territory of metropolitan France, with the exception of the departments of Bas-Rhin, Haut-Rhin and Moselle – the data concerning them come under the “land register” and are not mobilized in the national database of heritage documents (BNDP) – as well as overseas departments and regions, except Mayotte.

3. The data update

In application of the decree of December 28, 2018, the information communicated is subject to a semi-annual update.

Each year, a first broadcast will be made in April, presenting the changes _____ that have taken place over the past five years and have been the subject of a publication by a land registration service before December 31 of the previous year. The distribution for the month of April therefore concerns five vintages, i.e. 10 semesters.

A second broadcast will be made in October on the changes that have taken place over the last five years and having been published by a service of land registration before **June 30 of the current year**.

Attention is drawn to the fact that in April as in October, given the publications made during the last semester that may relate to transfers occurred during previous semesters, all the annual files are _____ updated.

4. Identification of transfersfor valuable consideration of buildings

In the case of acts comprising several mutations – called “provisions” –, each of them is identified in the files by a provision number:

Provision No.
2

In the case of a document with separate mutations, there will be a number provision for each mutation.

Please note: only the provisions concerning transfers for consideration are returned. It is therefore possible that a layout does not appear in the file because she was dismissed. Example: if the same document contains both a descriptive statement of division and two real estate sales, only the provision numbers concerning the sales will be returned.

Notions of lots and premises for built properties:

Lots, a real estate legal concept, are defined in a descriptive statement of division (EDD) and in transfer documents. They make it possible to identify part of a building and thus to associate a specific property right with it (ownership, usufruct, etc.).

On the other hand, premises, a tax concept, identify the same parts of a building for the purposes of the property tax and the housing tax by grouping together several lots.

The correspondence between the division into lots and premises is not traced.

When a layout includes several premises or several types of culture, the restitution file has as many lines as there are premises or type of culture affected by the mutation.

Thus, for the same publication, there can be 1 to n line(s) of restitution. The generic data (as well as the price) is then repeated on each line.

Special case: in the case where n premises are built on land comprising p natures of different cultures, the restitution file will include (n x p) lines. In effect, in this case, it is not possible to automatically ventilate the premises by nature of culture, then the file presents all the possible combinations.

For example, if 2 premises L1 and L2 are built on a plot with 2 natures of culture N1 and N2 (soil and garden), then there will be 4 lines:

- L1–N1
- L2 – N2
- L1–N2
- L2 – N1

5. The structuring of restitution files

Land value restitution files are organized as follows:

- identification of each mutation by its provision number;
- display of one line per room;
- for each room (each line), the lots of the corresponding building (in the limit of 5) are displayed as well as the total number of lots for this building;
- the real surface is associated with the room;
- restitution of the CARREZ surface associated with the lot when it is indicated.

6. The data list

The list of DVF data strictly respects the variables provided for by the decree of the December 28, 2018. No additional data can be transmitted at this stage.

Column	Wording	Description	Origin of information
1	Code service CH	Data not returned application in decree from No. 2018-1350 of 28 December 2018	Document (deed)
2	Référence document		
3	Article CGI 1		
4	Article CGI 2		
5	Article CGI 3		
6	Article CGI 4		
7	Article CGI 5		
8	N° de disposition	In the case of acts including various mutations called – “provisions” each of them is identified –, in the files by a layout number. alone the provisions concerning transfers for consideration are returned to the file.	
9	Date de mutation	Date of signature of the deed (at DD/MM/YYYY format) – A format return to YYYY/MM/DD (ISO 8601 standard) is scheduled from October 2019 update.	
10	Nature de la mutation	Sale, sale in the future state of completion, sale of building land, auction, expropriation or exchange	

Column	Wording	Description	Origin of information
11	Valeur fonciere	<p>This is the amount or the evaluation declared in the context of a transfer as expensive. Land value:</p> <ul style="list-style-type: none">• includes:<ul style="list-style-type: none">• agency fees, if they apply are the responsibility of seller.• any VAT.• excludes:<ul style="list-style-type: none">• agency fees, if they apply are in charge of the acquirer.• notary fees.	Cadastral data
12	N° de voie	Street number	
13	B/T/Q	Repetition index	
14	Type de voie	Example: Street, avenue, etc.	
15	Code voie	Code Rivoli (directory computerized coding, by common, the ways, the places called the sets and real estate)	
16	Voie	Street name	
17	Code postal		
18	Commune	Name of the city	
19	Code departement	Cadastral reference of the plot	
20	Code commune		
21	Prefixe de section		

Column	Wording	Description	Origin of information
22	Section		
23	No de plan		
24	No de volume		Document (deed)
25	1er lot	<p>Lot number and area according to the "Carrez" law. In m2.</p> <p>A condominium lot is consisting of a part private (apartment, cellar, etc.) and a share of common part (fees).</p> <p>Only the first 5 lots are mentioned. If the number of lots is greater than 5, they are not returned.</p>	Document (deed)
26	Surface Carrez du 1er lot		
27	2e lot		
28	Surface Carrez du 2e lot		
29	3e lot		
30	Surface Carrez du 3e lot		
31	4e lot		
32	Surface Carrez du 4e lot		
33	5e lot		
34	Surface Carrez du 4e lot		
35	Nombre de lots	Total number of lots per arrangement.	Document (deed)
36	Code type local	1: house; 2: apartment; 3: dependency (isolated); 4: industrial and commercial premises or similar	Cadastral data
37	Type local		
38	Identifiant local	Data not returned application of in the decree No. 2018-1350 of December 28, 2018	

Column	Wording	Description	Origin of information
39	Surface réelle bati	The actual area is the area measured on the ground between the walls or separations and rounded up to lower square meter. The surfaces of the outbuildings are not taken into account. In m2	
40	Nombre de pieces principales	Number of main rooms. The kitchens, bathrooms and dependencies are not taken into account.	
41	Code nature culture	See in this document the table of references "Type of field "	
42	Nature culture speciale	See in the present document the table of references "Type of specific field »	
43	Surface terrain	Land area. In m2	

DGFIP property glossary

Nature and value of the transfer

- **Provision:** A provision constitutes a unit of legal analysis. A document may include several, but only those concerning transfers for consideration are returned. Thus, a simple sale is represented by a single provision attached to a price (cf: land value) for which the roles and rights held by each of the parties on each building are identified. A document containing a sale as well as a parcel division contributes to the creation of two provisions, one concerning the division and the other the sale because they are 2 distinct units of legal analysis.
- **Document or deed:** entity retracing one or more legal and/or tax events relating to one or more persons and/or one or more assets.
A document is made up of one or more layouts.
- **Transfer for consideration:** transfer of ownership for consideration.
- **Real estate transfer:** transfer of ownership of a building that can intervene for a fee (sale) or free of charge (donation).
- **VEFA:** sale in a future state of completion. This sale, often called 'off-plan', makes the purchaser owner of the land, existing and future constructions until the property is completed.
- **Declared land value:** this is the price of the property or properties declared as part of a transfer for consideration. Each arrangement has a price.

Location

- **Address:** geographical location element composed in particular of a codified part and a literal part.
- **Codified address:** address in France including the department, the municipality and the road are registered in the form of Rivoli codes.
- **Literal address:** uncoded structured address.
- **Code commune/city code:** INSEE city code (3 digits).

Cadastral references

- **Plot:** portion of land in one piece, located in the same locality, belonging to the same owner or to the same joint ownership and constituting an independent land unit according to the layout given to the property. The parcel numbering is carried out, at the origin, without interruption and by sections.
Any new or modified plot receives a new number taken after the last assigned in the section; the number of the primitive parcel is never reused but it makes it possible to locate the newly created parcel which refers to the primitive parcel.
- **Section prefix:** additional identifier used to differentiate the buildings within the framework of the municipalities absorbed or for the management of

neighborhoods in the case of Marseille and Toulouse. In the first case, it is the former code of the absorbed municipality and in the second case, a specific identifier.

- **Cadastral reference:** national building identifier. It is composed of department codes, municipality, section prefix, section and plan number, followed for volumes, a volume number, and for lots, a lot number possibly preceded by a volume number.
- **Section (or cadastral section):** fraction of the municipal territory determined in such a way as to facilitate the establishment and consultation of cadastral documents. Its perimeter is constituted, as far as possible, by the natural limits presenting a sufficient character of fixity (communication routes, watercourses, etc.). A section corresponds to one or more localities in rural areas and, in urban areas, to one or more districts.
- **Tax subdivision:** part of a parcel having the same type of crop or assignment. Tax subdivisions are delimited on the map by dashes and designated by distinct lowercase letters (a, b, etc.). The natures of crops are divided into classes appearing in the cadastral matrix property statements.
- **Volume:** division of space located above or below a piece of land, described within the framework of a division of the property into volumes (eg: office tower).

Description of the property

- **Ordinary built outbuilding:** any construction accessory to the main building without internal communication with it, located on the same topographical unit and not falling into the category of purely amenity outbuildings. As a result, ordinary built outbuildings are not subject to a separate assessment (for the establishment of property tax) except isolated outbuildings. For individual houses, garages, cellars, cellars, garden sheds, separate from the main part but located on the same "property", are assessed as ordinary built outbuildings attached to the main part.
- **Outbuilding built purely for pleasure:** accessory construction to the main part such as swimming pool, outdoor winter garden, greenhouse. This dependence is necessarily assessed separately for the establishment of the property tax.
- **Isolated built outbuilding:** construction accessory to the main part but not part of the same topographical grouping as the premises it serves (eg: garage separated from the dwelling by a road or path). It is assessed separately for the establishment of the property tax.
- **Lot:** a co-ownership lot consists of a private part and a quote share of common areas
- **Room (number of main rooms):** partially or fully partitioned space, intended to be normally used for staying, sleeping or taking meals. Thus, the type of apartment (studio, T1, T2, etc.) is determined from the number of bedrooms and dining rooms.

- **“Carrez” area (or private area of a co-ownership lot) (law of 18/12/1996):** floor area of enclosed and covered premises after deduction of the areas occupied by walls, partitions, steps and cages staircases, shafts, door and window embrasures, without taking into account the floors of parts of premises with a height of less than 1.80 m. Lots and fractions of lots with an area of less than 8 m² are not taken into account either.
- **Actual area:** area measured on the ground between walls or partitions and rounded down to the nearest square meter. Alcoves, surfaces occupied by sanitary appliances, fireplaces, decorative elements, with the exception of surfaces devoted to steps and stair openings, must be counted.
- **Land area:** cadastral area of the land.
- **Building land:** land which, by its location (agglomeration, subdivision) or, where applicable, its development (water, electricity, gas, viability pipeline), cannot normally receive any other use than that of soil of construction, nor be reasonably classified in another group of nature of culture, the exploitation having to be sufficiently remunerative in relation to the invested capital. But in addition to the location of the land and its development, the classification in the category of building land must take into account the intention of the owner with regard to the allocation of his land.

Reference table

Type of field

Type of field code	Type of field
AB	land to be built
AG	pleasure grounds
B	wood
BF	deciduous high forests
BM	mixed forests
BO	osiers
BP	poplar plantations
BR	coniferous high forests
BS	coppice under high forest
BT	simple copses
CA	quarries
CH	railway
E	waters
J	gardens
L	moors
LB	wooded moors
P	close
PA	pastures
PC	pastures
PE	fattening meadows

Type of field code	Type of field
pH	grassland
PP	meadows plants
S	ground
T	land
TP	planted land
VE	orchards
VI	vines

Reference table

Nature of specific field

Type of specific field code	Specific field
ABRU	Drinkers
ABRIC	apricot trees
ACACI	Acacias
AEROD	Aerodrome
AIRE	Aire or airial
ALLEE	Alley (no group)
ALLUV	Alluvia
AMAND	almond trees
ARDOI	slate
ARGIL	clay pit
ASPER	Asparagus
AULN	Alder grove
AVENU	Avenue
BALLA	Ballastiere
BAMBO	bamboo grove
BASS	Bowl
BIEF	Reach
BOUL	birch
BROUS	Brush or bushes

Type of specific field code	Type of specific field
BRUY	Heather
BTIGE	Orchard exploits low stems
BUIS	Boxwood
CAMP	Camp site
CANAL	Channel
CASS	Cassis
CEDRA	Lemon trees
CERCL	Cercliere
CERIS	Cherry grove or cherry trees
CHASS	Hunting-ground
CHAT	chestnut grove
CHEM	Path (non-group)
CHENE	Oak trees
CHLIE	cork oaks
CHTRU	Oaks - truffle trees
CHVER	Oaks - green
CIDRE	Cider
CITRO	lemon trees
CLAIR	clear areas
COING	quince
COULE	color wood
CRAY	Chalk pit

Type code culture special	Label nature special culture
CRESS	watercress
CRYPT	Cryptomeria
DIGUE	Dykes
DUNE	Dunes
EAU	Fountain
ECOLE	School
EPICE	Spruces
ESPAL	Orchard operates in espaliers
ETANG	ponds
EUCAL	Eucalyptus
FALAI	Cliff
FAMIL	Family (garden)
FER	Railway
FILAO	Filao
FLOR	floral garden
FONT	Fountain
FOSSE	Pit
FOUG	fern
FRAMB	Raspberries
FRICH	Wasteland
GAREN	Warren
GENET	Genets

Type code culture special	Label nature special culture
GLAIS	Glacier
GRAVE	gravel pit
HAIES	Fruit hedges
HERB	Grassland
HETRE	beeches
HIST	Monument outbuildings historical
HORT	horticultural garden
HOUBL	Hop
HTIGE	Orchard operates in tall stems
HUITR	Oyster park
IMM	Real estate outbuildings overall
IMPRO	unproductive moor
INTEN	industrial orchard
JARD	Pleasure garden
JETT	Jettins
JOUAL	Joualle
KIWIS	Kiwi fruit
LAC	Lake
LAGUN	Lagoon
LAVOI	To see her
LEGUM	Field vegetable

Spacific field type code	Specific field
MAQUI	maquis
MARAI	Meadow marsh
MARAM	Landscaped market garden
MARE	pond
MAREC	Swamp
MARN	Marniere
MARNA	Undeveloped market garden
MELEZ	Larches
MOTTE	clods
MUR	Muraies or mulberry trees (orchards)
NATUR	natural wood
NOISE	Hazel or hazel trees
NOYER	Walnut or walnut trees
NPECH	Non-fishable pond
OLIVE	Olive grove or olive trees
ORANG	Orange trees (orchard)
ORME	Ormaie or elms
PACAG	Grazing
PAFEU	Firewalls
PALMI	palm wood
PARC	Park
PASS	Passage (no group)

Specific field type code	Specific field type
PATIS	Patis
PATUR	planted pasture
PECH	Fishable ponds
PECHE	Peach trees
PEPIN	Nurseries
PIEDS	Plants - mothers (vines)
PIERR	scree,
PIN	pin
PLAGE	Beach
PLATR	Plasterer
PLVEN	Open-air orchards pear
POIRE	trees
POMME	apple trees
POTAG	Vegetable garden
PROTE	protective wood
PRUNE	plum trees
RAIS	table grape
RESER	Tank
RESIN	softwood
RIVAG	Shore (wood of)
RIZ	paddy field
ROC	Rocks or boulders

Specific field type code	Specific field
ROUI	Roadway or rivulet
RUE	Street
RUINE	Ruins
SABLE	sand pit
SALIN	Salt marsh
SAPIN	Fir trees or fir plantation
SART	Sartieres
SAULE	Willow trees
SERRE	Glass house
SOL	Ground
SOURC	Spring
SPORT	Sports field
TAMAR	Tamarind
TAUZ	Tauzin copse
TERRI	Heaps
TOURB	Bog
TOUYA	Touyas
VADC	Wineries
VAGUE	Wasteland
VANIL	Vanilla
VAOC	Wineries

Specific field type code	Specific field type
VCHAS	Chasselat
VDQS	Superior quality delimited wines
VINE	Vine
VIVIE	Fish tank