The Assessor property master is a vsam file that has detail segment data for all Cook County properties. By this, I mean sale data, land data, improvement data and questionnaire data. It is used mainly in AINQ transaction.

The file is a variable length vsam file that currently has 1,864,621 records on it. The file name the mainframe uses is ‘AS.REA.ASMTMSTR. The file is updated nightly with assessment and exemption information from Board of Review data sets.

The converted output file will be a variable length file. Bytes 1 – 273 will always be on each record as defined below. After byte 273, the data format will vary depending on what variable segments the records will have.

File length is variable. Minimum length is 273. Maximum length is 273 + (118 \* 200) = 23,873. 118 is the variable segment data length for all segments and 200 is maximum number of segments.

Conversion program TRIPT761, ran by individual tax year and town. Panvalet record description ASREASRDU3.

Run-A-job – TRIPT63T

Procedure – TRIPT63T

Input file: ‘AS.REA.ASMTMSTR’

FTP file name example - AS.REA.ASMTMSTR-MF-120817.TXT

File layout:

Field length offset

1. Assessment status 1 1

0 – non-assessed

1 - Assessed

1. ‘|’ 1 2
2. Town 3 3
3. ‘|’ 1 6
4. Volume 3 7
5. ‘|’ 1 10
6. Property no. 14 11
7. ‘|’ 1 25
8. Tax code 5 26
9. ‘|’ 1 31
10. Tax status 1 32

Taxable Parcel value 0

Exempt value 1

Railroad value 2

Homestead Non-coop value 3

Veteran value 4

Homestead Coop value 5

1. ‘|’ 1 33
2. Class 3 34

1st digit is the major class identifier and 2nd & 3rd minor class identifier

1. ‘|’ 1 37
2. Neighborhood code no. 3 38
3. ‘|’ 1 41
4. Street code no. 5 42
5. ‘|’ 1 47
6. House no. 5 48
7. ‘|’ 1 53
8. Land dimension 7 54
9. ‘|’ 1 61
10. Land dimension sign 1 62
11. ‘|’ 1 63
12. Land code no. 1 64
13. ‘|’ 1 65
14. Land square footage 7 66
15. ‘|’ 1 73
16. Land square footage sign 1 74
17. ‘|’ 1 75
18. Irregular lot 1 76
19. ‘|’ 1 77
20. Complaint status 1 78
21. ‘|’ 1 79
22. Board of Appeal complaint no. 7 80
23. ‘|’ 1 87
24. Board of Appeal action year 1 88
25. ‘|’ 1 89
26. Board of Appeal action revision 1 90
27. ‘|’ 1 91
28. Assessment action year 1 1 92
29. ‘|’ 1 93
30. Assessment action change 1 1 94
31. ‘|’ 1 95
32. Assessment action revision 1 1 96
33. ‘|’ 1 97
34. Assessment action year 2 1 98
35. ‘|’ 1 99
36. Assessment action change 2 1 100
37. ‘|’ 1 101
38. Assessment action revision 2 1 102
39. ‘|’ 1 103
40. Assessment action year 3 1 104
41. ‘|’ 1 105
42. Assessment action change 3 1 106
43. ‘|’ 1 107
44. Assessment action revision 3 1 108
45. ‘|’ 1 109
46. Assessment action year 4 1 110
47. ‘|’ 1 111
48. Assessment action change 4 1 112
49. ‘|’ 1 113
50. Assessment action revision 4 1 114
51. ‘|’ 1 115
52. Prior land value 9 116
53. ‘|’ 1 125
54. Prior land value sign 1 126
55. ‘|’ 1 127
56. Senior Freeze exemption 9 128

Or prior improvement

1. ‘|’ 1 137
2. Senior Freeze exemption sign 1 138
3. ‘|’ 1 139
4. Prior total enterprise zone value 9 140

Or total of prior land and improvements

1. ‘|’ 1 149
2. Prior tot. entpz. zone sign 1 150
3. ‘|’ 1 151
4. Current Long Time exemption 9 152

or current land value

1. ‘|’ 1 161
2. Curr. Long Time sign 1 162
3. ‘|’ 1 163
4. Current Improvement Occupancy factor 9 164

Or current improvement

1. ‘|’ 1 173
2. Curr. Impv. Occ. Sign 1 174
3. ‘|’ 1 175
4. Current total land improvement valuation 9 176
5. ‘|’ 1 185
6. Current total valuation sign 1 186
7. ‘|’ 1 187
8. Proposed land valuation 9 188
9. ‘|’ 1 197
10. Proposed land valuation sign 1 198
11. ‘|’ 1 199
12. Proposed improvement value 9 200
13. ‘|’ 1 209
14. Proposed Imprv. value sign 1 210
15. ‘|’ 1 211
16. Proposed total land improvement valuation 9 212
17. ‘|’ 1 221
18. Proposed tot. val. sign 1 222
19. ‘|’ 1 223
20. Farm valuation 9 224
21. ‘|’ 1 233
22. Farm valuation sign 1 234
23. ‘|’ 1 235
24. Homeowner valuation 9 236
25. ‘|’ 1 245
26. Homeowner val. sign 1 246
27. ‘|’ 1 247
28. Non-Homeowner val. 9 248
29. ‘|’ 1 257
30. Non-Home val. sign 1 258
31. ‘|’ 1 259
32. Prior class 3 260
33. ‘|’ 1 263
34. Sale segment counter 1 264

0 – no sales segment

1 – sales segment present

1. ‘|’ 1 265
2. Sales seg. Ctr. sign 1 266
3. ‘|’ 1 267
4. Detail/questionnaire segment counter 3 268
5. ‘|’ 1 271
6. Detl./Quest. Ctr. sign 1 272
7. ‘|’ 1 273

This is the end of the fixed data on each record. What follows will be different for each record on the file.

The record will have to allow for up to 200 possible variable segments. All 200 individual segment areas will have a length of 118.

Each record can three distinct types of segments all 118 bytes in length. They are:

1. Sales segment
2. Detail segments – Five different types
3. Type 1 – Land
4. Type 2 – Improvement
5. Type 3 – Improvement
6. Type 4 – Improvement
7. Type 5 – Improvement
8. Questionnaire

Sales segment – This segment can exist only once on each record. You must inspect the value of ‘Sales segment counter’ in byte 264. If the value is ‘zero’ then the record will have no Sales segment. If the value is ‘one’ the record will have a Sales segment. The Sales segment, if it exists, will always follow the fixed data of the record. It will always be in bytes 274 to 391 on the record.

Detail segments – These segments can occur up as many times as the value in the field called ‘Detail/Questionnaire segment counter’. There are five different types of Detail segments. In order to determine what kind of Detail segment you are dealing with you must inspect the value in the field called ‘Type’, which will be in the fifth byte of every Detail segment. If no Sales segment exists, the Detail segment will followed the fixed data in bytes 274 to 391. If a Sale segment exists then the first detail segment will follow it in bytes 392 to 509.

Questionnaire segment – This segment will always follow directly behind a Detail segment if that Detail segment is either Type 2, 3, 4 or 5 and the Detail segment field called ‘Class’ has a value of 202-212, 234, 278, 295, 402-412, 434, 478 or 495. The field ‘Class’ will be in bytes 13-15 in all of the Detail Type 2-5 segments.

When dealing with the variable segments you will have bump through the record after the fixed portion by 118 bytes as many times as the counters in the fixed portion of the record tell you in order to process all the variable data.

Examples:

Record has a sales counter value of ‘1’ and a detail counter value of ‘3’. This record will have a Sales segment data in bytes 274-391. It has no Questionnaire segments. It will have three detail segments. It will have its first detail segment in bytes 392-509, the second detail in bytes 510-627 and the third in bytes 628-745. The detail ‘Type’ indicator field will be in byte 396 for the first, byte 514 for the second and byte 632 for the third.

Record has a sales counter value of ‘0’ and a detail counter value of ‘3’. It has no Questionnaire segments. This record will have no Sales segment. Data in bytes 274-391 will be the first Detail segment, the second Detail segment in bytes 392-509 and the third in bytes 510-617. The detail ‘Type’ indicator field will be in byte 278 for the first, byte 396 for the second and byte 514 for the third.

Record has a sales counter value of ‘1’ and a detail counter value of ‘4’. It has a Questionnaire segment following the second Detail segment. This record will have a Sales segment data in bytes 274-391. It has four Detail/Questionnaire segments. It will have its first Detail segment in bytes 392-509. The second Detail segment will be in bytes 510-627. The Questionnaire segment will follow the second Detail segment in bytes 628-745. The third Detail segment will be in bytes 746-863. The detail ‘Type’ indicator field will be in byte 396 for the first, byte 514 for the second and byte 750 for the third.

Every segment offset by 118 bytes for as many times as the counters tell you.

Sales Segment: If exists will always be in bytes 274-391

1. Deed Type 2 274
2. ‘|’ 1 276
3. Deed no. 9 277
4. ‘|’ 1 286
5. Sales date 1 8 mmddyyyy 287
6. ‘|’ 1 295
7. Sales amount 1 9 296
8. ‘|’ 1 305
9. Sales amount 1 sign 1 306
10. ‘|’ 1 307
11. Sales date 2 8 mmddyyyy 308
12. ‘|’ 1 316
13. Sales amount 2 9 317
14. ‘|’ 1 326
15. Sales amount 2 sign 1 327
16. ‘|’ 1 328
17. Sales date 3 8 mmddyyyy 329
18. ‘|’ 1 337
19. Sales amount 3 9 338
20. ‘|’ 1 347
21. Sales amount 3 sign 1 348
22. ‘|’ 1 349
23. Filler 41 350
24. ‘|’ 1 391

Detail segments can come in any order. I am showing offsets for each Detail segment type as if they were the first one on the record. With and without Sales segment.

Detail segment – Type 1 no sales segment sales segment

1. Multi-code 3 274 392
2. ‘|’ 1 277 395
3. Type value 1 1 278 396
4. ‘|’ 1 279 397
5. S1-code 1 280 398

0 – vacant

1 – improved

1. ‘|’ 1 281 399
2. Decimal 1 282 400
3. ‘|’ 1 283 401
4. Unit of measure 2 284 402
5. ‘|’ 1 286 404
6. Class 3 287 405
7. ‘|’ 1 290 408
8. Exempt Railroad indicator 1 291 409
9. ‘|’ 1 292 410
10. Front footage 7 293 411
11. ‘|’ 1 300 418
12. Front footage sign 1 301 419
13. ‘|’ 1 302 420
14. Depth 5 303 421
15. ‘|’ 1 308 426
16. Depth sign 1 309 427
17. ‘|’ 1 310 428
18. Unit price 7 5 w/2 decimals 311 429
19. ‘|’ 1 318 436
20. Unit price sign 1 319 437
21. ‘|’ 1 320 438
22. Depth factor 5 2 w/3 decimals 321 439
23. ‘|’ 1 326 444
24. Depth factor sign 1 327 445
25. ‘|’ 1 328 446
26. Corner factor 5 1 w/4 decimals 329 447
27. ‘|’ 1 334 452
28. Corner factor sign 1 335 453
29. ‘|’ 1 336 454
30. Extra Corner factor 5 w/5 decimals 337 455
31. ‘|’ 1 342 460
32. Extra Corner factor sign 1 343 461
33. ‘|’ 1 344 462
34. Percent Assessed 7 2 w/5 decimals 345 463
35. ‘|’ 1 352 470
36. Percent Assessed sign 1 353 471
37. ‘|’ 1 354 472
38. Economic indicator 3 2 w/1 decimal 355 473

Economic ind. 1 – 10.0

Economic ind. 2 – 13.0

Economic ind. 3 – 15.0

Economic ind. 4 – 16.0

Economic ind. 5 – 20.0

Economic ind. 6 – 25.0

1. ‘|’ 1 356 474
2. Economic ind. Sign 1 357 475
3. ‘|’ 1 358 476
4. Economic indicator sign 1 359 477
5. ‘|’ 1 360 478
6. Valuation 9 361 479
7. ‘|’ 1 370 488
8. Valuation sign 1 371 489
9. ‘|’ 1 372 490
10. Filler 11 373 491
11. ‘|’ 1 384 502
12. S1 Unit indicator 1 385 503
13. ‘|’ 1 386 504
14. Filler 4 387 505
15. ‘|’ 1 391 509

Detail segment – Type 2 no sales segment sales segment

1. Multi-code 3 274 392
2. ‘|’ 1 277 395
3. Type value 2 1 278 396
4. ‘|’ 1 279 397
5. S2-code 1 280 398

2 – major improvement

3 – minor improvement

1. ‘|’ 1 281 399
2. Decimal 1 282 400
3. ‘|’ 1 283 401
4. Unit of measure 2 284 402
5. ‘|’ 1 286 404
6. Class 3 287 405
7. ‘|’ 1 290 408
8. CDU 2 291 409
9. ‘|’ 1 293 411
10. Area 7 294 412
11. ‘|’ 1 301 419
12. Area sign 1 302 420
13. ‘|’ 1 303 421
14. Unit price 7 5 w/2 decimals 304 422
15. ‘|’ 1 311 429
16. Unit price sign 1 312 430
17. ‘|’ 1 313 431
18. Product 9 314 432
19. ‘|’ 1 323 441
20. Product sign 1 324 442
21. ‘|’ 1 325 443
22. Age 3 326 444
23. ‘|’ 1 329 447
24. Age sign 1 330 448
25. ‘|’ 1 331 449
26. Condition 3 2 w/1 decimal 332 450
27. ‘|’ 1 335 453
28. Condition sign 1 336 454
29. ‘|’ 1 337 455
30. Percent Assessed 7 2 w/5 decimals 338 456
31. ‘|’ 1 345 463
32. Percent Assessed sign 1 346 464
33. ‘|’ 1 347 465
34. Buff no. 3 348 466
35. ‘|’ 1 351 469
36. Buff no. sign 1 352 470
37. ‘|’ 1 353 471
38. filler 2 354 472
39. ‘|’ 1 356 474
40. Valuation 9 357 475
41. ‘|’ 1 366 484
42. Valuation sign 1 367 485
43. ‘|’ 1 368 486
44. Key Parcel 14 369 487
45. ‘|’ 1 383 501
46. Split code 1 384 502
47. ‘|’ 1 385 503
48. Filler 5 386 504
49. ‘|’ 1 391 509

Detail segment - Type 3 no sales segment sales segment

1. Multi-code 3 274 392
2. ‘|’ 1 277 395
3. Type value 3 1 278 396
4. ‘|’ 1 279 397
5. S3-code 1 280 398

2 – major improvement

3 – minor improvement

1. ‘|’ 1 281 399
2. Filler 3 282 400
3. ‘|’ 1 285 403
4. Class 3 286 404
5. ‘|’ 1 289 407
6. CDU 2 290 408
7. ‘|’ 1 292 410
8. Reproductive cost 9 293 411
9. ‘|’ 1 302 420
10. Reproductive cost sign 1 303 421
11. ‘|’ 1 304 422
12. Filler 6 305 423
13. ‘|’ 1 311 429
14. Year 2 312 430
15. ‘|’ 1 314 432
16. Age 3 315 433
17. ‘|’ 1 318 436
18. Age sign 1 319 437
19. ‘|’ 1 320 438
20. Condition 3 2/w 1 decimal 321 439
21. ‘|’ 1 324 442
22. Condition sign 1 325 443
23. ‘|’ 1 326 444
24. Percent assessed 7 2/w 5 decimals 327 445
25. ‘|’ 1 334 452
26. Percent assessed sign 1 335 453
27. ‘|’ 1 336 454
28. Buff no. 3 337 455
29. ‘|’ 1 340 458
30. Buff no. sign 1 341 459
31. ‘|’ 1 342 460
32. Filler 2 343 461
33. ‘|’ 1 345 463
34. Valuation 9 346 464
35. ‘|’ 1 355 473
36. Valuation sign 1 356 474
37. ‘|’ 1 357 475
38. Key parcel 14 358 476
39. ‘|’ 1 372 490
40. Split code 1 373 491
41. ‘|’ 1 374 492
42. Filler 16 375 493
43. ‘|’ 1 391 509

Detail segment – Type 4 no sales segment sales segment

1. Multi-code 3 274 392
2. ‘|’ 1 277 395
3. Type value 4 1 278 396
4. ‘|’ 1 279 397
5. S2-code 1 280 398

2 – major improvement

3 – minor improvement

1. ‘|’ 1 281 399
2. Filler 3 282 400
3. ‘|’ 1 285 403
4. Class 3 286 404
5. ‘|’ 1 289 407
6. CDU 2 290 408
7. ‘|’ 1 292 410
8. Reproductive cost 9 293 411
9. ‘|’ 1 302 420
10. Reproductive cost sign 1 303 421
11. ‘|’ 1 304 422
12. Total valuation 9 305 423
13. ‘|’ 1 314 432
14. Total valuation sign 1 315 433
15. ‘|’ 1 316 434
16. Filler 1 317 435
17. ‘|’ 1 318 436
18. Occupancy factor 3 2/w 1 decimal 319 437
19. ‘|’ 1 322 440
20. Occupancy factor sign 1 323 441
21. ‘|’ 1 324 442
22. Age 3 325 443
23. ‘|’ 1 328 446
24. ‘Age sign 1 329 447
25. ‘|’ 1 330 448
26. Condition 3 2/w 2 decimal 331 449
27. ‘|’ 1 334 452
28. Condition sign 1 335 453
29. ‘|’ 1 336 454
30. Percent assessed 7 2/w 5 decimals 337 455
31. ‘|’ 1 344 462
32. Percent assessed sign 1 345 463
33. ‘|’ 1 346 464
34. Buff no. 3 347 465
35. ‘|’ 1 350 468
36. Buff no. sign 1 351 469
37. ‘|’ 1 352 470
38. Filler 2 353 471
39. ‘|’ 1 355 473
40. Valuation 9 356 474
41. ‘|’ 1 365 483
42. Valuation sign 1 366 484
43. ‘|’ 1 367 485
44. Key parcel 14 368 486
45. ‘|’ 1 382 500
46. Split code 1 383 501
47. ‘|’ 1 384 502
48. Filler 6 385 503
49. ‘|’ 1 391 509

Detail segment – Type 5 no sales segment sales segment

1. Multi-code 3 274 392
2. ‘|’ 1 277 395
3. Type value 5 1 278 396
4. ‘|’ 1 279 397
5. S2-code 1 280 398

2 – major improvement

3 – minor improvement

1. ‘|’ 1 281 399
2. Filler 3 282 400
3. ‘|’ 1 285 403
4. Class 3 286 404
5. ‘|’ 1 289 407
6. CDU 2 290 408
7. ‘|’ 1 292 410
8. Reproductive cost 9 293 411
9. ‘|’ 1 302 420
10. Reproductive cost sign 1 303 421
11. ‘|’ 1 304 422
12. Filler 6 305 423
13. ‘|’ 1 311 429
14. Occupancy factor 3 2/w 1 decimal 312 430
15. ‘|’ 1 315 433
16. Occupancy factor sign 1 316 434
17. ‘|’ 1 317 435
18. Age 3 318 436
19. ‘|’ 1 321 439
20. ‘Age sign 1 322 440
21. ‘|’ 1 323 441
22. Condition 3 2/w 2 decimal 324 442
23. ‘|’ 1 327 445
24. Condition sign 1 328 446
25. ‘|’ 1 329 447
26. Percent assessed 7 2/w 5 decimals 330 448
27. ‘|’ 1 337 455
28. Percent assessed sign 1 338 456
29. ‘|’ 1 339 457
30. Buff no. 3 340 458
31. ‘|’ 1 343 461
32. Buff no. sign 1 344 462
33. ‘|’ 1 345 463
34. Filler 2 346 464
35. ‘|’ 1 348 466
36. Valuation 9 349 467
37. ‘|’ 1 358 476
38. Valuation sign 1 359 477
39. ‘|’ 1 360 478
40. Key parcel 14 361 479
41. ‘|’ 1 375 493
42. Split code 1 376 494
43. ‘|’ 1 377 495
44. Filler 13 378 496
45. ‘|’ 1 391 509

Questionnaire segment

Will always follow after any type 2, 3, 4 or 5 detail segment with a value of 202-212, 234, 278, 295, 402-412, 434, 478 or 495 in the ‘class’ field. This segment can never be the first segment on a record. The offsets are for a record with a sales segment and without a sales segment if that record had a questionnaire segment for the records first detail segment.

no sales segment sales segment

1. Questionnaire type 1 392 510

Value 1 - 5

1. ‘|’ 1 393 511
2. Use 1 394 512
3. ‘|’ 1 395 513
4. No. of apartments 1 396 514
5. ‘|’ 1 397 515
6. Type indicator 1 398 516

value ‘Q’ 1 399 517

1. Exterior construction - walls 1 400 518
2. ‘|’ 1 401 519
3. Roof 1 402 520
4. ‘|’ 1 403 521
5. No. of rooms 3 404 522
6. “|’ 1 407 525
7. No. of rooms sign 1 408 526
8. ‘|’ 1 409 527
9. No. of bedrooms 2 410 528
10. ‘|’ 1 412 530
11. Basement type 1 413 531
12. ‘|’ 1 414 532
13. Basement finish 1 415 533
14. ‘|’ 1 416 534
15. Central-heat 1 417 535
16. ‘|’ 1 418 536
17. Floor-furnace 1 419 537
18. ‘|’ 1 420 538
19. Unit-heater 1 421 539
20. ‘|’ 1 422 540
21. Stove 1 423 541
22. ‘|’ 1 424 542
23. Solar 1 425 543
24. ‘|’ 1 426 544
25. Central-air 1 427 545
26. ‘|’ 1 428 546
27. No. of fireplaces 1 429 547
28. ‘|’ 1 430 548
29. No. of commercial units 1 431 549
30. ‘|’ 1 432 550
31. Filler 3 433 551
32. ‘|’ 1 436 554
33. Attic-type 1 437 555
34. ‘|’ 1 438 556
35. Attic-finish 1 439 557
36. ‘|’ 1 440 558
37. No. of full baths 2 441 559
38. ‘|’ 1 443 561
39. No. of half baths 1 444 562
40. ‘|’ 1 445 563
41. Architect design/Stock plan 1 446 564
42. ‘|’ 1 447 565
43. Typical or Atypical design 1 448 566
44. ‘|’ 1 449 567
45. Construction quality 1 450 568

1 – deluxe

2 – average

3 – poor

1. ‘|’ 1 451 569
2. Construction renovated 1 452 570
3. ‘|’ 1 453 571
4. Site desirability 1 454 572
5. ‘|’ 1 455 573
6. Garage size - 1 1 456 574
7. ‘|’ 1 457 575
8. Garage construction - 1 1 458 576
9. ‘|’ 1 459 577
10. Garage attached - 1 1 460 578
11. ‘|’ 1 461 579
12. Garage in area - 1 1 462 580
13. ‘|’ 1 463 581
14. Garage size - 2 1 464 582
15. ‘|’ 1 465 583
16. Garage construction – 2 1 466 584
17. ‘|’ 1 467 585
18. Garage attached - 2 1 468 586
19. ‘|’ 1 469 587
20. Garage in area - 2 1 470 588
21. ‘|’ 1 471 589
22. Porch 1 472 590
23. ‘|’ 1 473 591
24. Other improvements 7 474 592
25. ‘|’ 1 481 599
26. Other improvements sign 1 482 600
27. ‘|’ 1 483 601
28. Building sq. footage 7 484 602
29. ‘|’ 1 491 609
30. Building sq. footage sign 1 492 610
31. ‘|’ 1 493 611
32. State of repair 1 494 612
33. ‘|’ 1 495 613
34. Special condition 1 496 614
35. ‘|’ 1 497 615
36. Filler 11 498 616
37. ‘|’ 1 509 627