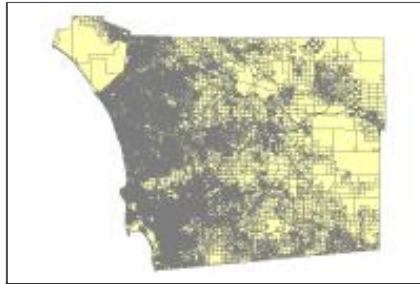


## PARCELS



### Tags

Parcel, San Diego County, Parcels, Property, Tax Parcel, Boundary

### Summary:

Polygons representing current taxable parcels in San Diego County and some non-taxable parcels. Taxable parcels that cannot be represented by a polygon (i.e. possessory interest parcels) may not be shown.

**Feature Type:** Polygon

**Number of Records:** 1077216

**Publication Date:** 2022-01-03

**Date of Data (Temporal Period Extent):** 2022-01-01

**Extent:** The spatial extent of this dataset is San Diego County. The temporal extent is variable.

#### Extent in Longitude Latitude

**North** 33.511553  
**West** -117.597986 **East** -116.080156  
**South** 32.530161

#### Extent in the item's coordinate system

**North** 2129760.000000  
**West** 6150763.738000 **East** 6613437.000000  
**South** 1775304.094000

### Description:

Parcels represent taxable pieces of property. A parcel is created by the San Diego County Assessor/Recorder/County Clerk (ARCC) to identify a specific portion of real property that is taxed at a certain rate for a certain owner. Tax parcels are typically the same as a legally subdivided lot but are not necessarily so. For example, a single owner may own a legally subdivided piece of property but there may be two or more tax parcels covering that property. Legal subdivisions are shown in the LOTS layer. Parcels are keyed to the Assessor Parcel Number (APN) and the parcel polygon identifier (PARCELID). The SanGIS parcel layers are "stacked" parcels. That means that for any piece of ground there may be

multiple parcels. For example, a condominium building in downtown San Diego may have 200 individual condos. Each condo is a separate taxable parcel. All 200 parcels will be associated with the same physical lot on the ground. When the SanGIS parcel layer is created each individual condo has a polygon representing the physical location of the parent parcel. In this example there will be 200 polygons all stacked on top of each other that represent the taxable parcels and each polygon will have the same physical characteristics (shape, size, area, location) – they are, essentially, copies of each other. However, other associated information (owner, document numbers, etc) will be different for each. In this case, each condo unit will have its own parcel number and there will be no single parcel representing the lot on the ground. Besides condominiums there are two other cases where you will see stacked parcels – possessory interest and mobile homes. Possessory interests have Assessor Parcel Numbers (APNs) that start with 76x. A possessory interest (or PI) parcel represents a taxable interest in the underlying, or parent, parcel but not necessarily ownership. For instance, a private company may have an arrangement with a University to operate a business on campus – a coffee shop or gift shop for example. The private business is taxable and is assigned a 76x APN and that APN is associated with the parent parcel which is owned by the University. Possessory interests do not represent ownership on the parcel, only a taxable interest in the underlying parent parcel. Mobile home parcel APNs start with 77x. In a manner similar to the possessory interests, mobile home owners own their home (coach) but not the underlying property on which the house sits. The actual mobile home is a separate taxable parcel associated with the mobile home park parent parcel. These taxable parcels all have the same polygon as the underlying parent parcel and will show as stacked parcels as well. This dataset contains parcels as shown on the Assessor Parcel Maps (APM). However, parcels shown in this layer may lag that of the official APM by a number of weeks due to how SanGIS is notified of the newly created parcel and the timing of publication of the parcel layer. This dataset contains the parcel polygon and associated parcel information provided by the County ARCC in their Master Property Record (MPR file) and Parcel Assessment Record (PAR file). In addition to the MPR and PAR data assigned by ARCC, SanGIS may add situs address information if it has been provided by the addressing authority in which the parcel is situated. The situs address information provided by SanGIS may not be the same as the SITUS address data in the MPR. This dataset contains site address information along with owner names and addresses, and other property information. Key fields in this dataset include: Land use information provided in the NUCLEUS\_USE\_CD field (225 types with a 3-digit domain). The ASR\_LANDUSE field is an older version of this field but comprises more generalized land uses (91 types). Generalized land use zoning information is provided in the NUCLEUS\_ZONE\_CD field. The ASR\_ZONE field is an older version of this field. Land use zoning is generalized comprising 9 zone types. This can provide a useful approximation for parcels that are outside of the San Diego City and County zoning jurisdictions. Please note that land use and zoning fields are not regularly maintained by the Assessor's Office and should only be used as an approximate guide. Updates are only made when there is new construction, or a change in ownership. They are not updated when the County and Local Cities update their zoning data or when permit changes to properties are completed. Please refer to city and County official zoning datasets for official zoning information, and to SANDAG for more current land use data. NOTE: If the name of this layer includes "\_NORTH", "\_SOUTH", or "\_EAST" it represents a subset of the entire San Diego County Parcel Base. That is, the "\_NORTH" layer includes only parcels generally in the Northwestern portion of the County. The "\_SOUTH" layer includes parcels in the Southwestern portion. And the "\_EAST" layer includes parcels in the approximate Eastern half of the County. While we constantly seek to improve accuracy, SanGIS are not a replacement for the services and products of a Licensed Land Surveyor for ground data. SanGIS creates and maintains parcels to aid the County Assessor's Office for TAX PURPOSES. Our data CANNOT be used in

place of the legal description of a property—legal descriptions are the pervue of a Licensed Land Surveyor. Additional note on Parcels: There are over 1 million parcels in the SanGIS database, and much of the data (and inaccuracies inherent therein) is old and unverified. SanGIS editors can only adjust parcel boundaries in specific areas where a licensed survey has been completed with the use of control points recorded in NAD 83 State Plane. Therefore, the accuracy of data varies

## Credits:

SanGIS using legal recorded data provided by the County Recorders and Assessor's Office. See the County ARCC website at <https://arcc.sdcounty.ca.gov/Pages/default.aspx> for more information about tax parcels

## Use Limitation:

Data is generalized and created for use in regional projects. Please refer to SanGIS GIS data end user use agreement and disclaimer which is available at the following: [http://www.sangis.org/Legal\\_Notice.htm](http://www.sangis.org/Legal_Notice.htm). Parcels shown in this layer may lag the official Assessor Parcel Map due to timing of data transmissions and publication schedules. Please note that land use, zoning and property description fields are not regularly maintained and should only be used as an approximate guide. Please refer to city and County official zoning datasets for official zoning information, and to SANDAG for more current land use data. While we constantly seek to improve accuracy, SanGIS are not a replacement for the services and products of a Licensed Land Surveyor for ground data. SanGIS creates and maintains parcels to aid the County Assessor's Office for TAX PURPOSES. Our data CANNOT be used in place of the legal description of a property—legal descriptions are the pervue of a Licensed Land Surveyor. Additional note on Parcels: There are over 1 million parcels in the SanGIS database, and much of the data (and inaccuracies inherent therein) is old and unverified. SanGIS editors can only adjust parcel boundaries in specific areas where a licensed survey has been completed with the use of control points recorded in NAD 83 State Plane. Therefore, the accuracy of data varies

## Topics and Keywords

**Topic Categories:** Boundaries Location Planning Cadastral

**Themes:**

Parcel, Land, taxable parcel, property, boundaries, lots

**Places:**

California, County of San Diego, Carlsbad, Coronado, Chula Vista, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, Lemon Grove, La Mesa, National City, Oceanside, Poway, San Diego, San Marcos, Solana Beach, Santee, Vista

## Resource Details:

**Status:** On Going  
**Type:** Vector

Update Frequency: Weekly  
 Next Update: Not specified

## Spatial Reference System:

Type: Projected  
 Reference: GCS\_North\_American\_1983  
 Projection: NAD\_1983\_StatePlane\_California\_VI\_FIPS\_0406\_Feet  
 Identifier: 2230  
 Codespace: EPSG  
 Version: 5.3(9.0.0)

## Contacts:

### Point of Contact

Operations Manager, Operations Manager  
 SanGIS  
 5510 Overland Avenue, Suite 230  
 San Diego, California. 92123

webmaster@sangis.org  
 (858) 874-7000

### Distributor

SanGIS  
 5510 Overland Avenue, Suite 230  
 San Diego, California. 92123  
 Data Librarian  
 Data Librarian  
 webmaster@sangis.org  
 (858) 874-7000

## Distribution Ordering Instructions:

Refer to SanGIS website (<http://www.sangis.org/services/index.html>) to obtain further information on mapping and data extraction services available from SanGIS.

## Online Ordering Description:

Parcels, without certain restricted fields and owner names, are available for downloadable as shapefile from <http://www.sangis.org/download/index.html> and parcels can be viewed on the SanGIS interactive webmap (<http://sdgis.sandag.org/>)

## Fields:

### Overview:

This dataset contains over 50 attributes with the key, unique, field being APN (full Assessor Parcel Number). The majority of the attributes come from the Assessor's Master Property Record (MPR) or Parcel Assessment Record (PAR). Attributes

maintained by SanGIS are:

APNID; PARCELID; OVERLAY\_JURIS; X\_COORD; Y\_COORD; SUB\_TYPE

All other attributes are from the Assessor's MPR or PAR data. Attributes that are from the Assessor's Office will include the wording "Field updated weekly from Assessor's Master Property Record (MPR) file.", or something similar in the attribute description.

Attributes fall into three general categories:

Parcel Characteristics - fields related to the tax parcel itself, how it is identified, how it was created, and what jurisdictions and tax rate areas it falls within. Data may come from the MPR or PAR files or be applied by SanGIS as part of the polygon creation and maintenance process.

Property Characteristics - fields related to land use, improvements, and assessed valuations. All fields in this category are from the Assessor's MPR or PAR data.

Addresses - there are three sets of address fields - Owner mailing address and MPR SITUS address

Owner address fields provide mailing address information for the property owner. Owner address field names all begin with OWN\_. Owner addresses may be in state or out of state and do not reflect site location.

SITUS addresses are the site location and come from the Assessor's MPR. SITUS addresses are intended to show the actual, physical, location of the parcel and may not be the same as the resident mailing address. All SITUS address fields begin with either SITUS\_ or NUCLEUS\_SITUS\_

### Citation:

SanGIS using legal recorded data provided by the County Assessor/Recorder/County Clerk's (ARCC) Office. See the County ARCC website at <https://arcc.sdcounty.ca.gov/Pages/default.aspx> for more information about tax parcels

### **\_\_\_FID (OID)**

Internal feature number.

### **APN (String)**

Assessor Parcel Number (APN) - Full 10 digit

APN is of the form: BBB-PPx-yy-zz where:

BBB = Assessor Map Book number

PP = Assessor Map Book Page number

x = Assessor Map Book Block number

yy = Parcel number

zz = Subunit number (for condos)

This is the key field for linking to the Assessor's Master Property Record (MPR) and Property Assessment Record (PAR) files as well as links to other SanGIS data sets.

### **APN\_8 (String)**

Assessor Parcel Number (APN) - First 8 digits

Same as full 10 digit APN but without the subunit ids

Assessor Parcel Number (APN) - Full 10 digit

APN is of the form: BBB-PPx-yy where:

BBB = Assessor Map Book number

PP = Assessor Map Book Page number  
 x = Assessor Map Book Block number  
 yy = Parcel number

**PARCELID (Integer)**

SanGIS internal Parcel polygon ID number. Not a unique field. Multiple APNs may have the same parcel polygon identifier.

**OWN\_NAME1 (String)**

First property owners name  
 Field parsed weekly from OWNER\_NAME attribute in Assessor's Master Property Record (MPR) file.

**OWN\_NAME2 (String)**

Second owner name  
 Field parsed weekly from OWNER\_NAME attribute in Assessor's Master Property Record (MPR) file.

**OWN\_NAME3 (String)**

Third owner name  
 Field parsed weekly from OWNER\_NAME attribute in Assessor's Master Property Record (MPR) file.

**FRACTINT (Double)**

Fractional Interest Code  
 Code, Description  
 1, single interest,  
 2, multiple interests, equal shares,  
 3, multiple interests, unequal shares,  
 4, multiple interests, shares unknown,  
 5, all as joint tenants

Field updated weekly from FRACT\_INT\_CODE attribute in MPR.

**OWN\_ADDR1 (String)**

Property owner mailing address, line 1  
 Field parsed weekly from MAIL\_ADDRESS attribute in Assessor's Master Property Record (MPR) file.

**OWN\_ADDR2 (String)**

Property owner mailing address, line 2  
 Field parsed weekly from MAIL\_ADDRESS attribute in Assessor's Master Property Record (MPR) file.

**OWN\_ADDR3 (String)**

Property owner mailing address, line 3  
 Field parsed weekly from MAIL\_ADDRESS attribute in Assessor's Master Property Record (MPR) file.

**OWN\_ADDR4 (String)**

Property owner mailing address, line 4  
 Field parsed weekly from MAIL\_ADDRESS attribute in Assessor's Master Property Record (MPR) file.

**OWN\_ZIP (String)**

Property owner mailing address ZIP code  
 Field parsed weekly from ZIP\_CODE attribute in Assessor's Master Property Record (MPR) file.

**LEGLDESC (String)**

Abbreviated legal description of parcel

Field updated weekly from PROP\_DESCR\_CHAR attribute in Assessor's Master Property Record (MPR) file.

**ASR\_LAND (Integer)**

Assessed land value

Field updated weekly from LAND\_VALUE attribute in Assessor's Master Property Record (MPR) file.

The Assessor's Office update this field in their system when:

1. There is a sale of the property;
2. There is an improvement to the property;
3. A calamity occurs reducing the value of the property;
4. When the annual Prop 13 valuation changes are applied, either matching the CPI or 2%, whichever is lower.

**ASR\_IMPR (Integer)**

Assessed improvement value

Field updated weekly from IMPS\_VALUE attribute in Assessor's Master Property Record (MPR) file.

The Assessor's Office update this field in their system when:

1. There is a sale of the property;
2. There is an improvement to the property;
3. A calamity occurs reducing the value of the property;
4. When the annual Prop 13 valuation changes are applied, either matching the CPI or 2%, whichever is lower.

**ASR\_TOTAL (Integer)**

Total assessed value

Field updated weekly from NET\_VALUE attribute in Assessor's Master Property Record (MPR) file.

The Assessor's Office update this field in their system when:

1. There is a sale of the property;
2. There is an improvement to the property;
3. A calamity occurs reducing the value of the property;
4. When the annual Prop 13 valuation changes are applied, either matching the CPI or 2%, whichever is lower.

**DOCTYPE (String)**

Type of document that created this parcel.

Code: Description

- 0; Unresearched
- 1; Grant deed
- 2; Quit claim
- 3; Unrecorded deed
- 4; Recorded death certificate
- 5; Unrecorded death certificate
- 6; Other types recorded document (Trustees deed)
- 7; Unknown
- 8; Recorded contract

Field updated weekly from REC\_DOC\_TYPE attribute in Assessor's Master Property Record (MPR) file.

**DOCNMBR (String)**

Document number that created this parcel

Field updated weekly from REC\_DOC\_NMBR attribute in Assessor's Master Property Record (MPR) file.

**DOCDATE (String)**

Document recording date of document that created this parcel.

Field updated weekly from REC\_DOC\_DATE attribute in Assessor's Master Property Record (MPR) file.

**ACREAGE (Double)**

Parcel 'taxable' acreage if over 0.5 acres (blank if smaller).

Field updated weekly from ACREAGE attribute in Assessor's Master Property Record (MPR) file.

For condominiums and other parcels with sub IDs, acerages are for the entire acreage of the underlying parcel.

Use recorded maps for 'legal' acreage or shape area for approximate parcel size.

**TAXSTAT (String)**

Tax status code

Code, Description

N, Nontaxable

T, Taxable

Field updated weekly from TAX\_STATUS attribute in Assessor's Master Property Record (MPR) file.

**OWNEROC (String)**

Owner occupied indicator (Y=yes or blank)

Field updated weekly from Assessor's Master Property Record (MPR) file.

**TRANUM (String)**

Tax rate area number

Field updated weekly from TAX\_RATE\_AREA attribute in Assessor's Master Property Record (MPR) file.

**ASR\_ZONE (Integer)**

Assessor Info Zone

Legacy field, irregularly updated by Assessor's Office. NUCLEUS\_ZONE\_CD represents a more detailed version of this field.

Code; Description

0; UNZONED

1; SINGLE FAMILY RESIDENTIAL

2; MINOR MULTIPLE

3; RESTRICTED MULTIPLE

4; MULTIPLE RESIDENTIAL

5; RESTRICTED COMMERCIAL

6; COMMERCIAL

7; INDUSTRIAL

8; AGRICULTURAL

9; SPECIAL AND/OR MISC.

This field is from the LAND\_USE\_ZONE attribute in Assessor's Master Property Record (MPR) file.

**SUBMAP (String)**

Subdivision map number or parcel map number

Field updated weekly from MAP\_NUMBER attribute in Assessor's Master Property Record (MPR) file.

**SITUS\_ZIP (String)**



Site address Zip Code.

Field updated weekly from NUCLEUS\_SITUS\_ZIP attribute in Assessor's Master Property Record (MPR) file.

#### **SUBNAME (String)**

Subdivision name as shown on recorded subdivision map or parcel map number

Originated with City of San Diego. Subdivisions used for Planning and Development. Updated biannually.

#### **UNITQTY (Integer)**

Number of dwelling units

Field updated weekly from UNITS attribute in Assessor's Master Property Record (MPR) file.

#### **X\_COORD (Double)**

X coordinate of approximate parcel centroid. California State Plane, Zone 6, NAD83

#### **Y\_COORD (Double)**

Y coordinate of approximate parcel centroid. California State Plane, Zone 6, NAD83

#### **MULTI (String)**

The Multi attribute is used by the Assessor's Mapping Division to indicate "base" Parcels with more than one Assessor Parcel Number (APN).

This typically happens when there are more than 99 units on said base Parcels requiring more than one APN to accommodate their individual Sub IDs.

This attribute is used when labeling these "base" parcels during the creation of Assessor Parcel Maps (APMs).

CODE, Description

Y, Yes - more than one APN

N, No - only one APN (default)

#### **SUB\_TYPE (Integer)**

Type of parcel as maintained by SanGIS. Right-of-way parcels (sub-type 5) are not published in SanGIS parcel layers. See RIGHT\_OF\_WAY layer for dedicated rights-of-way.

Code; Sub-Type

1; Regular parcel with APN number

2; Unparcelled Private Road

3; Unparcelled Government Land

4; Unparcelled Common Area

5; Right-of-Way

6; PendParcel

7; Tideland Parent Parcel

8; Parceled Right-of-Way

#### **BEDROOMS (String)**

Number of bedrooms. The number is represented by 3 digits, so 003 would be 3 bedrooms, 010 would be 10 bedrooms etc.

Field updated weekly from BEDROOMS attribute in Assessor's Property Assessment Record (PAR) file.

#### **BATHS (String)**

Number of baths represented by 3 digits, with an implied decimal one space in from the right. where 025 would be 2.5 baths, 045 would be 4.5 baths etc.

Field updated weekly from BATHS attribute in Assessor's Property Assessment Record (PAR) file.

**POOL (String)**

Parcel contains pool (Y=yes, N=No)

Field updated weekly from POOL attribute in Assessor's Property Assessment Record (PAR) file.

**PAR\_VIEW (String)**

Does the property have a view, Y = Yes; N = No.

Field updated weekly from PAR\_VIEW attribute in Assessor's Property Assessment Record (PAR) file.

**Shape (Geometry)**

Feature geometry.

**SITUS\_STRE (String)**

Site Address Street Name.

Field updated weekly from Assessor's Master Property Record (MPR) file.

**SITUS\_POST (String)**

Post direction of road, The direction following the street name and/or street suffix

Field updated weekly from Assessor's Master Property Record (MPR) file.

**SITUS\_ADDR (Integer)**

Site address number.

Field updated weekly from Assessor's Master Property Record (MPR) file.

**SITUS\_FRAC (String)**

Site address fraction (if any), e.g. 2/3 or W or A. Can be number or letter.

Field updated weekly from Assessor's Master Property Record (MPR) file.

**SITUS\_BUIL (String)**

Blank field. Part of standard set of address fields.

Field updated weekly from Assessor's Master Property Record (MPR) file.

**SITUS\_SUIT (String)**

Suite, unit, or location of business within building.

Field updated weekly from Assessor's Master Property Record (MPR) file.

**NUCLEUS\_ZO (String)**

Generalized land use zones. Field irregularly maintained by the Assessor's office. ASR\_ZONE represents a legacy version of this field.

Code; Description

00; UNZONED

10 SINGLE FAMILY RESIDENTIAL

20; MINOR MULTIPLE

21; RESTRICTED MINOR MULTIPLE

30; RESTRICTED MULTIPLE

31; RESTRICTED RESTRICTED MULTIPLE

40; MULTIPLE RESIDENTIAL

41; RESTRICTED MULTIPLE RESIDENTIAL

50; RESTRICTED COMMERCIAL

60; COMMERCIAL

70; INDUSTRIAL

80; AGRICULTURAL

90; SPECIAL AND/OR MISC.

### NUCLEUS\_US (String)

Nucleus Use Code - Description of use of property. This field provides more detailed land use information than the ASR\_LANDUSE field.

Code; Description

000; UNKNOWN

#### INFO

60; INFO PARCEL-GENERIC  
 67; INFO PARCEL-TIME SHARE  
 68; INFO PARCEL-OWNER IN SINGLE BILLED MH CO-OP  
 69; INFO PARCEL-MH SPACE IN RENTAL PARK  
 70; TIME SHARE GENERIC  
 72; TIME SHARE INDEXED

#### MANUFACTURED HOME

90; MANUFACTURED HOME IN PARK - NOT SPECIFIED  
 91; MANUFACTURED HOME IN RENTAL PARK  
 92; MH IN CONDO/SUBDIVISION PARK  
 93; MH IN PLANNED UNIT DEVELOPMENT (PUD) PARK  
 94; MANUFACTURED HOME IN CO-OP PARK  
 95; MH IN LONG TERM LEASE PARK  
 96; MH ON INDIAN RESERVATION  
 97; MH ON LEASED LAND - NOT A PARK  
 98; MANUFACTURED HOME ACCESSORIES ONLY  
 99; MH ON PRIVATE PROPERTY - NOT A PARK

#### RESIDENTIAL

100; VACANT RESIDENTIAL - GENERIC  
 110; SINGLE FAMILY RESIDENCE - GENERIC  
 111; SINGLE FAMILY RESIDENCE  
 112; SINGLE FAMILY RESIDENCE W/GRANNY FLAT  
 113; SINGLE FAMILY GATED COMMUNITY  
 114; SINGLE FAMILY ATTACHED/PUD  
 115; SINGLE FAMILY DETACHED/PUD  
 116; SINGLE FAMILY RESIDENCE W/SHARED WATER SYS  
 117; SINGLE FAMILY WITH AG BUILDINGS

#### MULTIPLE

120; DUPLEX - GENERIC  
 130; 2 - 4 UNITS - GENERIC  
 140; 5 - 15 UNITS GENERIC  
 150; 16 - 60 UNITS GENERIC  
 152; 16 - 60 UNITS SENIOR HOUSING  
 153; 16 - 60 UNITS - RESTRICTED RENTS  
 160; 61 UNITS AND UP GENERIC  
 162; 61 UNITS AND UP SENIOR HOUSING  
 163; 61 UNITS AND UP RESTRICTED HOUSING

#### CONDOMINIUMS

170; CONDOS AND OTHER RES CLASSIFICATIONS  
 171; CONDOS ATTACHED  
 172; CONDOS DETACHED  
 173; 2 UNIT PROJECT  
 174; SEPARATE SUB-IDS-PROJECT OPERATED AS LG APT

## CO-OP/MISC

- 180; CO-OP GENERIC
- 182; CO-OP ON LEASED LAND
- 190; SPECIAL-SLIVER, SMALL PARCEL
- 191; COMMON AREA, RECREATION FACILITY FOR DEVELOP
- 192; PARCEL USED FOR ACCESS (DRVWY FOR MULT PRCLS)
- 193; SLIVER LEFT OVER-PARCEL NON-BUILDABLE

## COMMERCIAL

- 200; VACANT LAND COMMERCIAL
- 209; OFFICE LABORATORY
- 210; GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES
- 211; 1 - 3 STORY OFFICE ONLY
- 212; OFFICE/RETAIL BUILDING
- 213; SINGLE TENANT STAND ALONE RETAIL BLDG
- 214; CONVENIENCE STORE (7/11, CIRCLE K, ETC)
- 215; DEPARTMENT STORE
- 216; SINGLE STORY STRIP RETAIL
- 217; COMBINATION COMMERCIAL/RESIDENTIAL BUILDING
- 218; GARDENING/NURSERY
- 219; RETAIL CONDOMINIMUM
- 220; GENERIC-4 AND MORE STORY OFFICE BUILDING
- 221; 4 AND MORE STORY OFFICE
- 222; 4 OR MORE STORY RETAIL
- 230; REGIONAL SHOPPING CENTER
- 232; FACTORY OUTLET CENTER
- 240; COMMUNITY SHOPPING CENTER
- 250; NEIGHBORHOOD SHOPPING CENTER
- 251; NEIGHBORHOOD SHOPPING CTR (ANCHOR W/DRUG/GROC)
- 252; NEIGHBORHOOD SHOP CTR (UNANCHORED W/DRUG/GROC)
- 260; HOTEL/MOTEL - GENERIC
- 261; HOTEL
- 262; RESORT HOTEL
- 263; SRO HOTEL
- 264; HOTEL CONDOMINIMUM
- 265; MOTEL - INDEPENDENT
- 266; MOTEL - CHAIN
- 267; BED AND BREAKFAST
- 270; SERVICE STATION - GENERIC
- 271; SERVICE STATION
- 272; SERVICE STATION WITH MINI-MART/RETAIL
- 273; SERVICE STATION-CAR WASH W/MINI MART/RETAIL
- 274; MINI LUBE/OIL CHANGE
- 280; GENERIC MEDICAL/DENTAL OFFICE
- 281; MEDICAL-DENTAL OFFICE
- 282; VETERINARY OFFICES
- 283; ANIMAL HOSPITAL
- 284; KENNELS
- 290; REST HOME/CONVALESCENT HOSPITAL
- 291; COMBINATION ASSISTED LIVING/SKILLED NURSING
- 292; CONVALESCENT HOSPITAL
- 293; REST HOME
- 294; RETIREMENT/INDEPENDENT LIVING
- 300; OFFICE CONDOS
- 310; GARAGE PARKING LOT/USED CAR
- 311; PARKING LOT MINIMAL IMPROVEMENTS
- 312; PARKING STRUCTURE
- 320; TRAILER PARK

321; MOBILE HOME PARK-RENTAL  
 322; RV PARK  
 330; THEATER-GENERIC  
 331; MOVIE THEATER  
 332; MOVIE THEATER - MULTIPLEX  
 333; AUDITORIUM/LIVE THEATER  
 337; DRIVE IN THEATER  
 340; BOWLING ALLEY  
 342; MISC. RECREATIONAL  
 343; GYM/FITNESS CENTER  
 344; AMUSEMENT PARK  
 345; TENNIS/SWIM CLUB  
 346; RACE TRACK  
 347; PLAYING FIELD  
 348; CASINO  
 349; HORSE FACILITIES-RIDING STABLE  
 350; GENERIC RESTAURANT/NIGHT CLUB/TAVERN  
 351; RESTAURANT - INDEPENDENT  
 352; CHAIN TYPE RESTAURANT  
 353; NIGHT CLUB  
 354; BAR/TAVERN  
 355; FAST FOOD RESTAURANT  
 360; CAR WASH  
 370; GROCERY/DRUG LARGE CHAIN GENERIC  
 371; GROCERY CHAIN  
 372; DRUG STORE CHAIN  
 373; GROCERY STORE INDEPENDENT  
 380; AUTO SALES/SERVICE AGENCY  
 381; NEW CAR DEALERSHIP  
 382; USED CAR LOT  
 390; GENERIC- RADIO STATION/BANK/MISC  
 391; RADIO/TV STATION MEDIA CENTER  
 392; BANK  
 397; ANTENNA/CELL SITE

#### INDUSTRIAL

400; VACANT INDUSTRIAL  
 410; FACTORY/LIGHT MANUFACTURING  
 411; SINGLE TENANT INDUSTRIAL  
 412; MULTI-TENANT INDUSTRIAL  
 413; INDUSTRIAL LABORATORY  
 414; R & D BUILDING  
 415; MANUFACTURING CLEAN ROOM (ELECTRONICS)  
 416; OFFICE/R & D/LIGHT MANUFACTURING (BIOTECH)  
 420; FACTORY HEAVY MANUFACTURING  
 430; WAREHOUSE-PROCESSING/STORAGE/DISTRIBUTION  
 432; MAJOR DISTRIBUTION CENTER  
 433; TANK FARM  
 440; STORAGE BULK CHEMICAL/OIL REFINERY  
 442; BULK STORAGE  
 443; LUMBERYARD  
 444; SELF-STORAGE/MINI STORAGE  
 450; NATURAL RESOURCES-MINING, EXTRACTIVE, PROCESS  
 452; LANDFILL  
 453; CEMENT/ROCK/GRAVEL PLANT  
 454; WINERY/BREWERY  
 455; PACKING COLD STORAGE  
 456; PRIVATE WATER COMPANIES

457; POWER PLANTS  
 458; OPEN STORAGE  
 460; AUTOMOTIVE REPAIR GARAGES  
 462; TRUCK TERMINAL  
 463; AUTO WRECKING YARDS  
 464; SHIPYARD, SHIP/BOAT REPAIR FACILITIES  
 465; AIRPLANE HANGAR  
 470; INDUSTRIAL CONDOS  
 490; MISC INDUSTRY/SPECIAL

#### IRRIGATED FARM

500; IRRIGATED FARM VACANT WATER AVAILABLE  
 510; CITRUS  
 520; AVOCADO  
 530; VINES  
 532; VINEYARD  
 533; VINEYARD W/WINE TASTING ROOM  
 540; TREES MISC  
 550; LIVESTOCK  
 560; POULTRY  
 570; IRRIGATED CROPS OTHER VEG., FLORAL, FEEDING  
 580; GROWING HOUSES  
 590; MISC AGRICULTURAL

#### RURAL

610; 1 - 10 ACRES RURAL LAND OTHER  
 620; 11 -40 ACRES NON-IRRIGATED  
 630; 41 - 160 ACRES NON-IRRIGATED  
 640; 161 -360 ACRES NON-IRRIGATED  
 650; 361 ACRES & UP NON-IRRIGATED

#### INSTITUTIONAL

700; INSTITUTIONAL - VACANT  
 710; CHURCH  
 720; CHURCH RECTORY, PRKG & OTHER CHURCH RELATED  
 730; CEMETERY  
 740; MAUSOLEUM  
 750; MORTUARY  
 760; PUBLIC BUILDING - SCHOOL, FIREHOUSE, LIBRARY, ETC  
 770; HOSPITAL  
 780; PRIVATE SCHOOLS & FACILITIES  
 782; PRESCHOOL AND CHILDCARE FACILITY  
 783; FRATERNITY AND SORORITY HOUSE  
 784; DORMS-PRIVATE  
 790; MISC INST  
 792; CORRECTIONAL FACILITY

#### RECREATIONAL AND GOVERNMENT

800; VACANT RECREATIONAL  
 810; MEETING HALL/GYM  
 811; MEETING HALL  
 812; AMPHITHEATER  
 813; ARENA/STADIUM  
 820; GOLF COURSE  
 823; DRIVING RANGE  
 830; MARINA DOCKS  
 840; RECREATIONAL CAMPS  
 850; NON-TAXABLE

851; MILITARY BASE  
 852; STATE PARK  
 853; COUNTY PARK  
 854; CITY PARK  
 855; NATIONAL PARK  
 856; WATER TANK SITE  
 857; INDIAN RESERVATION  
 858; NATIONAL WILDLIFE REFUGE  
 859; MISC NON-TAXABLE IMPROVEMENT  
 860; OPEN SPACE  
 861; OPEN SPACE OWNED BY AN HOA  
 862; OPEN SPACE OWNED BY A DEVELOPER  
 864; OPEN SPACE ESMT-IN FAVOR OF GOVERNMENT  
 865; LAND BANK - CREDITS BEING SOLD  
 866; MITIGATION LAND-CREDITS USED  
 867; STATE ASSESSED  
 870; AGRICULTURAL PRESERVE (NOT UNDER COVER)  
 880; AGRICULTURAL PRESERVE (UNDER COVER)  
 881; AGRICULTURAL PRESERVE WITH HOUSE  
 882; AGRICULTURAL PRESERVE AVOCADO  
 883; AGRICULTURAL PRESERVE  
 884; AGRICULTURAL PRESERVE GRAZING  
 885; VINEYARD UNDER CONTRACT  
 887; MILLS ACT (SINGLE FAM OWNER OCCUPIED)  
 888; MILLS ACT (OTHER THAN SINGL FAM OWNER OCCUPIED)  
 890; MISC/SPECIAL  
 900; VACANT TAXABLE GOVT OWNED PROPERTY  
 910; IMPROVED TAXABLE GOVT OWNED PROPERTY

Field irregularly maintained by the Assessor's Office.

This field is from the NUCLEUS\_USE\_CD attribute in Assessor's Master Property Record (MPR) file.

Note: By "Restricted" the Assessor's Office intended that there is some kind of government imposed rent or sales restriction in place (low/moderate income, seniors) that impacts the valuation process.

Field updated weekly from Assessor's Master Property Record (MPR) file.

#### **SITUS\_COMM (String)**

Site address community or post office name.

Field updated weekly from Assessor's Master Property Record (MPR) file.

#### **NUCLEUS\_SI (Integer)**

Where the parcel contains an address range, this number represents the starting, lowest, number of the range.

Field updated weekly from Assessor's Master Property Record (MPR) file.

#### **NUCLEUS\_\_1 (Integer)**

Where the parcel contains an address range, this number represents the ending, highest, number of the range.

Field updated weekly from Assessor's Master Property Record (MPR) file.

#### **NUCLEUS\_\_2 (String)**

If there is a fraction at the end of a range, e.g. 1424 - 1426 1/2

#### **OVERLAY\_JU (String)**

Overlay Jurisdiction.

Field calculated from spatial overlay of parcel centroid with JUR\_MUNICIPAL Feature Class.

Code; Jurisdiction

CB; Carlsbad

CN; Unincorporated

CO; Coronado

CV; Chula Vista

DM; Del Mar

EC; El Cajon

EN; Encinitas

ES; Escondido

IB; Imperial Beach

LG; Lemon Grove

LM; La Mesa

NC; National City

OC; Oceanside

PW; Poway

SD; San Diego

SM; San Marcos

SO; Solana Beach

ST; Santee

VS; Vista

#### **SITUS\_JURI (String)**

Situs Jurisdiction. Jurisdiction in which the property is located. Field updated weekly by query script from Tax Rate Area (TRA) number in Assessor's Master Property Record (MPR) file. The TRA consists of a 6 digit number. The first two digits are used to determine the jurisdiction code according to the following table:

TRA: CODE: DESCRIPTION

09: CB: Carlsbad

NULL: CN: County of San Diego

02: CO: Coronado

01: CV: Chula Vista

11: DM: Del Mar

03: EC: El Cajon

19: EN: Encinitas

04: ES: Escondido

14: IB: Imperial Beach

15: LG: Lemon Grove

05: LM: La Mesa

06: NC: National City

07: OC: Oceanside

17: PW: Poway

08: SD: City of San Diego

13: SM: San Marcos

18: SO: Solana Beach

16: ST: Santee

12: VS: Vista

#### **SITUS\_SUFF (String)**

Site Address Suffix or Street type (e.g. AV, BAY, CT, ST, DR)

Field updated weekly from NUCLEUS\_SITUS\_ST\_TYPE attribute in Assessor's Master Property Record (MPR) file.



**SITUS\_PRE\_ (String)**

Road Prefix Direction, The direction preceeding the street name.

Field updated weekly from NUCLEUS\_SITUS\_PRFX\_DIR attribute in Assessor's Master Property Record (MPR) file.

**YEAR\_EFFEC (String)**

The effective year the structure was built - includes last 2 digits of year. It may be updated from the actual year built to a newer year if there has been substantial remodelling.

Field updated weekly from YEAR\_EFFECTIVE attribute in Assessor's Property Assessment Record (PAR) file.

This field is not Y2K compliant so it is not possible to differentiate between structures built post-2000 and those built early 1900.

**TOTAL\_LVG\_ (Integer)**

Total living area (square feet)

Field updated weekly from TOTAL\_LVG\_AREA attribute in Assessor's Property Assessment Record (PAR) file.

The value includes square footage for both residential and commercial structures but is incomplete. Values must be less than 99999 sq ft and may not contain valid values where there are more than one structure on a parcel. The value represents contiguous square footage of a structure.

Multiple structures are frequently added together to get a total square footage, especially if they were built at the same time and are of the same quality. The appraiser may leave the field blank if it would confuse data analysis.

**ADDITION\_A (Integer)**

If there has been a building addition, this is the amount of area added. Subtracting it from the Total\_Lvg\_Area will give the original size of the structure.

Field updated weekly from ADDITION\_AREA attribute in Assessor's Property Assessment Record (PAR) file.

**GARAGE\_CON (String)**

Garage Conversion.

Code, Description

Y; Yes

N; No

Field updated weekly from GARAGE\_CONVERSION attribute in Assessor's Property Assessment Record (PAR) file.

**GARAGE\_STA (String)**

Number of garage stalls

Field updated weekly from GARAGE\_STALLS attribute in Assessor's Property Assessment Record (PAR) file.

**CARPORT\_ST (String)**

Number of carport stalls

Field updated weekly from CARPORT\_STALLS attribute in Assessor's Property Assessment Record (PAR) file.

**USABLE\_SQ\_ (String)**

This is the level pad area, in square feet, as opposed to the lot size.

Field updated weekly from USABLE\_SQ\_FEET attribute in Assessor's Property Assessment Record (PAR) file.

### **ASR\_LANDUS (Integer)**

Assessment land use code

Legacy field, irregularly maintained by the Assessors Office.

NUCLEUS\_USE\_CD represents a more detailed version of this field.

Code; Land Use Description

06; INFORMATION PARCEL- GENERIC  
 07; TIME SHARE GENERIC  
 09; MANUFACTURED HOME IN PARK - NOT SPECIFIED  
 10; VACANT RESIDENTIAL-GENERIC  
 11; SINGLE FAMILY RESIDENTIAL-GENERIC  
 12; DUPLEX-GENERIC  
 13; MULTIPLE 2 TO 4 UNITS-GENERIC  
 14; MULTIPLE 5 TO 15 UNITS-GENERIC  
 15; MULTIPLE 16 TO 60 UNITS-GENERIC  
 16; MULTIPLE 61 UNITS AND UP-GENERIC  
 17; CONDOMINIUMS AND OTHER RESIDENTAL CLASSIFICATIONS  
 18; CO-OP GENERIC  
 19; SPECIAL- SLIVER, SMALL PARCEL  
 20; VACANT LAND COMMERCIAL  
 21; GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES  
 22; GENERIC-4 AND MORE STORY OFFICE BUILDING  
 23; REGIONAL SHOPPING CENTER  
 24; COMMUNITY SHOPPING CENTER  
 25; NEIGHBORHOOD SHOPPING CENTER  
 26; HOTEL/MOTEL  
 27; SERVICE STATION-GENERIC  
 28; GENERIC-MEDICAL/DENTAL OFFICE  
 29; REST HOME/CONVALESCENT HOPITAL  
 30; OFFICE CONDOMINIUMS  
 31; GARAGE PARKING LOT/USED CAR  
 32; TRAILER PARK  
 33; THEATER-GENERIC  
 34; BOWLING ALLEY  
 35; GENERIC-RESTAURANT/NIGHT CLUB/TAVERN  
 36; CAR WASH  
 37; GROCERY/DRUG LARGE CHAIN GENERIC  
 38; AUTO SALES/SERVICE AGENCY  
 39; GENERIC-RADIO STATION /BANK/MISC  
 40; VACANT INDUSTRIAL  
 41; FACTORY/LIGHT MANUFACTURING  
 42; FACTORY/HEAVY MANUFACTURING  
 43; WAREHOUSE-PROCESSING/STORAGE/DISTRIBUTION  
 44; STORAGE BULK CHEMICAL/OIL REFINERY  
 45; NATURAL RESOURCES – MINING, EXTRACTIVE, PROCESSING  
 CEMENT/SILICA PRODUCTS, ROCK & GRAVEL  
 46; AUTOMOTIVE REPAIR GARAGES  
 47; INDUSTRIAL CONDOS  
 49; MISC INDUSTRIAL/SPECIAL LAND  
 50; IRRIGATED FARM VACANT WATER AVAILABLE  
 51; CITRUS  
 52; AVOCADO  
 53; VINES  
 54; TREES MISC (OTHER THAN CITRUS OR AVOCADO)

55; LIVESTOCK  
 56; POULTRY  
 57; IRRIGATED CROPS OTHER VEGETABLE, FLORAL, FEEDING (HAY OR SEED CROPS)  
 58; GROWING HOUSES  
 59; MISC. AGRICULTURAL  
 61; RURAL LAND OTHER  
 62; 1 – 10 ACRES NON-IRRIGATED  
 63; 41 – 160 ACRES NON-IRRIGATED  
 64; 161 – 360 ACRES NON-IRRIGATED  
 65; 361 ACRES & UP NON-IRRIGATED  
 70; INSTITUTIONAL-VACANT  
 71; CHURCH  
 72; CHURCH RECTORY, PARKING & OTHER CHURCH RELATED USE  
 73; CEMETARY  
 74; MAUSOLEUM  
 75; MORTUARY  
 76; PUBLIC BUILDING (SCHOOL, FIREHOUSE, LIBRARY, ETC)  
 77; HOSPITAL  
 76; PRIVATE SCHOOLS & FACILITIES  
 79; MISC. INSTITUTIONAL-GENERIC  
 80; VACANT RECREATIONAL  
 81; MEETING HALL, GYM - GENERIC  
 82; GOLF COURSE  
 83; MARINA DOCKS  
 84; RECREATIONAL CAMPS  
 85; NON-TAXABLE  
 86; OPEN SPACE  
 87; AGRICULTURAL PRESERVE (NOT UNDER CONTRACT)  
 88; AGRICULTURAL PRESERVE (UNDER CONTRACT)  
 89; MISCELLANEOUS/SPECIAL  
 90; VACANT TAXABLE GOVT. OWNED PROPERTY  
 91; IMPROVED TAXABLE GOVT OWNED PROPERTY

#### **QUAL\_CLASS (String)**

The first character in QUAL\_CLASS\_SHAPE represents the framing type of the structure.

A = steel

B = box

C = masonry

D = wood frame

M = manufactured

S = special

The next three characters represent the “quality” of the construction.

Potential range is from 01.0 through 10.0 with half step increments (06.5) and the decimal is to be inserted one digit in from the right. This is an aid to determining comparable property construction.

The last of the five characters represents the relative complexity of the shape of the structure. The simple four corner square or rectangle is an “A”. More complex shapes range from “B” to “D”. Complexity of the shape generally adds to construction costs.

#### **SHAPE\_STAr (Double)**

#### **SHAPE\_STLe (Double)**

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