

# Property Assessment Data Dictionary

## ALLEGHENY COUNTY OFFICE OF PROPERTY ASSESSMENT

Field Name	Data Type and Length	Field Description	Example 1	Example 2	Additional Data Details
<b>PARID</b>	A30	Parcel Identification Number	0023S00162000000	1468J00244000000	A 16 character unique identifier for the parcel.
<b>PROPERTYHOUSENUM</b>	NBR(10)	Property Location House Number	514	69	House Number for the physical location of property; may be zero or blank.
<b>PROPERTYFRACTION</b>	A6	Property Location House Number Fraction	1/2	-73	Continued House Number information for the physical location of property, such as 1/2, the house number ending range, or a letter.
<b>PROPERTYADDRESS</b>	A80	Property Location Street Name	E OHIO ST	STROUSS RD	Street name for the physical location of the property, including directional indicators and suffixes.
<b>PROPERTYCITY</b>	A50	Property Location City Name	PITTSBURGH	IMPERIAL	City where the property is physically located.
<b>PROPERTYSTATE</b>	A50	Property Location State Name	PA	PA	State where the property is physically located.
<b>PROPERTYUNIT</b>	A30	Property Location Unit Number			Unit numbers for the property, such as condo units (e.g. 1, 3C, 115A, B13, etc.).
<b>PROPERTYZIP</b>	A10	Property Location Zip code, first 5 digits	15212	15126	Zip Code where the property is physically located.
<b>MUNICODE</b>	A5	Municipality Code (Tax District)	123	910	Municipality number associated with specified parcel.
<b>MUNIDESC</b>	A50	Municipality Name	23rd Ward - PITTSBURGH	Findlay	Municipality name associated with specified parcel.
<b>SCHOOLCODE</b>	A30	School District Code	47	43	School district number associated with specified parcel.
<b>SCHOOLDESC</b>	A50	School District Name	City Of Pittsburgh	West Allegheny	School district name associated with specified parcel.
<b>LEGAL1</b>	A60	Legal Description 1	LOT 14.72X110.13 E OHIO ST BET JAMES & MIDDLE S	74 ALD	Line 1 of parcel legal description from the Deed.

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<b>LEGAL2</b>	A60	Legal Description 2	T	43.5656 ALD	Line 2 continuation of parcel legal description from the Deed.
<b>LEGAL3</b>	A60	Legal Description 3	3 STY BRK HSE 514	94 ALD	Line 3 continuation of parcel legal description from the Deed.
<b>NEIGHCODE</b>	A8	Neighborhood Number	51C51	91004	The ID number for the valuation neighborhood containing this parcel. Valuation neighborhoods were delineated as part of the 2013 reassessment. A valuation neighborhood is a geographic area exhibiting a high degree of homogeneity in economic amenities, land use, economic trends, and property characteristics such as quality, age, and condition.
<b>NEIGHDESC</b>	A50	Neighborhood Name	PITTSBURGH URBAN	91004	The name associated with the valuation neighborhood number, if a name exists.
<b>TAXCODE</b>	A1	Tax Status	E	T	Tax Status indicates whether or not real estate taxes apply to a parcel's assessment. Parcels may be Taxable (must pay local taxes), Exempt (pay no taxes), or PURTA [Public Utility Realty Tax Act (if taxes are paid, they are paid into a state fund rather than to local taxing bodies)]. Values: 'E', 'T' or 'P'.
<b>TAXDESC</b>	A50	Tax Status Description	10 - Exempt	20 - Taxable	Description for Tax Status codes: '10 - Exempt', '20 - Taxable' or '12 - Public Utility Realty Tax - PURTA'.
<b>TAXSUBCODE</b>	A1	Tax Sub Code (applies to PURTA only)	T	E	Tax Sub Code applies only to parcels having the PURTA tax status. Public Utilities may not have to pay taxes (E - Exempt) or they may have to pay taxes into a state fund (T - Taxable).
<b>TAXSUBCODE_DESC</b>	A50	Tax Sub Code Description	PURTA – Taxable	PURTA - Exempt	Values: E - 'PURTA - Exempt', T - 'PURTA Taxable' or null.
<b>OWNERCODE</b>	A3	Owner Type Code 1	20	11	Numeric code categorizes owner as individuals ('REGULAR') vs corporations ('CORPORATION').
<b>OWNERDESC</b>	A50	Owner Description	CORPORATION	REGULAR-ETAL	Descriptions for numeric owner codes, e.g. individuals ('REGULAR') vs corporations ('CORPORATION').

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<b>CLASS</b>	A2	Class	C	R	Broad self-explanatory categories for describing the general use of a parcel. Categories: R - RESIDENTIAL, U - UTILITIES, I - INDUSTRIAL, C - COMMERCIAL, O - OTHER, G - GOVERNMENT, F - AGRICULTURAL.
<b>CLASSDESC</b>	A50	Class Description	COMMERCIAL	RESIDENTIAL	Broad self-explanatory categories for describing the general use of a parcel. Categories: R - RESIDENTIAL, U - UTILITIES, I - INDUSTRIAL, C - COMMERCIAL, O - OTHER, G - GOVERNMENT, F - AGRICULTURAL.
<b>USECODE</b>	A4	Land Use Code	404	20	More detailed than class, these categories further describe the primary use of the parcel. There are about 200 self-explanatory categories.
<b>USEDESC</b>	A50	Land Use Code Description	RETL/APT'S OVER	TWO FAMILY	More detailed than class, these categories further describe the primary use of the parcel. There are about 200 self-explanatory categories.
<b>LOTAREA</b>	number	Sum of Area of Land	1621	9215797	Total square footage of land.
<b>HOMESTEADFLAG</b>	A6	Homestead Flag		HOM	A property owner may apply for a homestead reduction on their primary residence. If granted (indicated by 'HOM') the owner will receive a standard reduction on their assessment for County taxes under Act 50. They may also receive a variable reduction on their school taxes under Act 1.
<b>CLEANGREEN</b>	A3	Clean and Green Flag		Y	This field indicates that a parcel is receiving a reduction in their assessment due to the state's Clean and Green preferential assessment program.
<b>FARMSTEADFLAG</b>	A6	Farmstead Flag		FRM	A property owner may apply for a farmstead reduction if their primary residence is a farm with at least 10 contiguous acres. If granted (indicated by 'FRM') the owner will receive a

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					standard reduction on their assessment for County taxes under Act 50.
<b>ABATEMENTFLAG</b>	A6	Abatement Flag		Y	This field indicates that a parcel is receiving a reduction in their County assessment due to a County-approved incentive program. Specific programs and amounts vary according to the County resolutions and ordinances in effect at the time. Consult the Office of Property Assessments web page to see the current types of Abatements. Abatements have been available to residential property owners as incentives for new construction and for building improvements. Abatements for commercial properties have been available for local economic revitalization programs. Values: 'Y' or null.
<b>RECORDDATE</b>	A10	Record Date	10262012	12232011	Date the sale was recorded in the Department of Real Estate (mm/dd/yyyy).
<b>SALEDATE</b>	A10	Sale Date	10262012	12232011	Date the sale occurred (mm/dd/yyyy).
<b>SALEPRICE</b>	number	Sale Price	12129	1	Amount paid for the sale (also called the consideration).
<b>SALECODE</b>	A2	Sale Validity Code	2	3	A subjective categorization (code) as to whether or not the sale price was representative of current market value. These categorizations are subject to change as sales are reviewed by the Office of Property Assessments or during a reassessment. A full explanation is available in the Sale Validation Codes Details section of the Property Sale Transaction Data Dictionary on the WPRDC portal.
<b>SALEDESC</b>	A50	Sale Validity Code Description	CITY TREASURER	LOVE&AFFECTION	A subjective categorization (description) as to whether or not the sale price was representative of current market value. These categorizations are subject to change as sales

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					are reviewed by the Office of Property Assessments or during a reassessment. A full explanation is available in the Sale Validation Codes Details section of the Property Sale Transaction Data Dictionary on the WPRDC portal.
<b>DEEDBOOK</b>	A8	Book Number	TR13	14772	Cross-reference to the physical book number where the deed is on file in the Department of Real Estate.
<b>DEEDPAGE</b>	A8	Page Number	475	341	Page within the specified deed book corresponding to the first page of this physical deed.
<b>PREVSALEDATE</b>	A10	Previous Sale Date	11141980	2172004	Date the previous sale occurred (mm/dd/yyyy).
<b>PREVSALEPRICE</b>	number	Previous Sale Price	12500	1	Amount paid for the previous sale.
<b>PREVSALEDATE2</b>	A10	Previous Sale Date 2		9261984	Date the 2nd previous sale occurred (mm/dd/yyyy).
<b>PREVSALEPRICE2</b>	number	Previous Sale Price 2		76600	Amount paid for the 2nd previous sale.
<b>CHANGENOTICEADDRESS1</b>	A100	Change Notice Full Address 1	414 GRANT ST RM 200	69 STROUSS RD	Address of owner of the property.
<b>CHANGENOTICEADDRESS2</b>	A100	Change Notice Full Address 2	CITY-COUNTY BUILDING		Address of owner of the property.
<b>CHANGENOTICEADDRESS3</b>	A100	Change Notice Full Address 3	PITTSBURGH PA	IMPERIAL PA	Address of owner of the property.
<b>CHANGENOTICEADDRESS4</b>	A100	Change Notice Full Address 4	15219	15126	Address of owner of the property.
<b>COUNTYBUILDING</b>	number	County Assessed Value for Building	81,700	139,300	The assessed property value of the building for county tax purposes. This amount reflects the remaining assessment after any preferential assessments (such as Clean and Green) or county reductions (such as homesteads or other abatements) have been deducted from the base year market values.
<b>COUNTYLAND</b>	number	County Assessed Value for Land	53,000	114,700	The assessed property value of the land for county tax purposes. This amount reflects the remaining assessment after any preferential

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					assessments (such as Clean and Green) or county reductions (such as homesteads or other abatements) have been deducted from the base year market values.
<b>COUNTYTOTAL</b>	number	County Assessed Value Total	134,700	254,000	The assessed property value (land and building together) for county tax purposes. This amount reflects the remaining assessment after any preferential assessments (such as Clean and Green) or county reductions (such as homesteads or other abatements) have been deducted from the base year market values.
<b>COUNTYEXEMPTBLDG</b>	number	County Exempt Building Amount	0	150,000	The amount of assessment reduction granted on a building by the County (for county taxes only) under incentive programs for new construction, building improvements or local economic revitalization.
<b>LOCALBUILDING</b>	number	Local Assessed Value for Building	81,700	307,300	The assessed property value of the building for local tax purposes (for schools and municipalities). This amount reflects the remaining assessment after preferential assessments (such as Clean and Green) have been deducted from the base year market values. This value is often higher than the county assessed value since county-only incentives (such as homesteads) have not been deducted.
<b>LOCALLAND</b>	number	Local Assessed Value for Land	53,000	114,700	The assessed property value of the land for local tax purposes (for schools and municipalities). This amount reflects the remaining assessment after preferential assessments (such as Clean and Green) have been deducted from the base year market values. This value is often higher than the county assessed value since county-only incentives (such as homesteads) have not been deducted.

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<b>LOCALTOTAL</b>	number	Local Assessed Value Total	134,700	422,000	The assessed property value (land and building together) for local tax purposes (for schools and municipalities). This amount reflects the remaining assessment after preferential assessments (such as Clean and Green) have been deducted from the base year market values. This value is often higher than the county assessed value since county-only incentives (such as homesteads) have not been deducted.
<b>FAIRMARKETBUILDING</b>	number	Fair Market Building Value	81,700	307,300	The base year appraised fair market value of the building. This value has had no reductions, not even Clean and Green preferential assessment reduction. Allegheny County currently uses a base year of 2012.
<b>FAIRMARKETLAND</b>	number	Fair Market Land Value	53,000	316,200	The base year appraised fair market value of the land. This value has had no reductions, not even Clean and Green preferential assessment reduction. Allegheny County currently uses a base year of 2012.
<b>FAIRMARKETTOTAL</b>	number	Fair Market Total Value	134,700	623,500	The base year appraised fair market value of land and building together. This value has had no reductions, not even Clean and Green preferential assessment reduction. Allegheny County currently uses a base year of 2012.
<b>STYLE</b>	A2	Dwelling - Architectural Style	9	M1	The building style.
<b>STYLEDESC</b>	A50	Dwelling - Architectural Style Description	TOWNHOUSE	MANUFACTURED	Description for building style.
<b>STORIES</b>	A3	Dwelling - Number of Stories	2	1	Refers to the story height of the main dwelling. Attics are not included. A fractional story height (e.g. 1.5) denotes an upper story where part of the living space is less than full height due to a sloped roof or dormers.
<b>YEARBLT</b>	number	Dwelling - Year Built	1980	1979	The original date of construction.

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<b>EXTERIORFINISH</b>	A2	Dwelling - Exterior Wall code	1	2	The exterior wall type.
<b>EXTFINISH_DESC</b>	A50	Dwelling - Exterior Wall Description	Frame	Brick	Description of building material used for exterior walls.
<b>ROOF</b>	A20	Dwelling - Roof	1	3	The roofing material type.
<b>ROOFDESC</b>	A50	Dwelling - Roof Description	SHINGLE	METAL	Description of roofing material.
<b>BASEMENT</b>	A1	Dwelling - Basement	5	2	This code describes the basement under the main part of the dwelling, and categorizes its size in relation to the main dwelling. 1. NONE - there is no basement. 2. SLAB/PIERS - indicates slab or pier construction. 3. CRAWL - indicates crawl space to 1/4 basement area. 4. PART - indicates basement is between 1/4 and 3/4 of the main dwelling area. 5. FULL - indicates 3/4 to full basement area.
<b>BASEMENTDESC</b>	A50	Dwelling - Basement Description	Full	Slab/Piers	Description of basement type, if one exists.
<b>GRADE</b>	A3	Dwelling - Grade	C	D+	Grade refers to quality of construction: A, X, XX - Have superior materials and workmanship and are typically custom designed or historic homes. B - Construction has above average construction and may exceed code. C - Is the standard, construction meets code, and is typical of current materials and methods. D - Construction is adequate, but below average with minimal features. E - Construction lacks some basics and may be a "camp" or seasonal structure. Pluses and minuses may be used.



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<b>GRADEDESC</b>	A50	Dwelling - Grade Description	AVERAGE	BELOW AVERAGE +	Grade refers to quality of construction: A, X, XX - Have superior materials and workmanship and are typically custom designed or historic homes. B - Construction has above average construction and may exceed code. C - Is the standard, construction meets code, and is typical of current materials and methods. D - Construction is adequate, but below average with minimal features. E - Construction lacks some basics and may be a "camp" or seasonal structure. Pluses and minuses may be used.
<b>CONDITION</b>	A2	Dwelling - Condition	3	5	Code for the overall physical condition or state of repair of a structure, relative to its age. Indicated by number and description: 1- Excellent - Outstanding maintenance. 7- Very good - High degree of upkeep. 2- Good - Above ordinary maintenance. 3- Average - Ordinary maintenance, shows normal wear and tear. 4- Fair - Sound but with noticeable deferred maintenance. 5- Poor - Structural deterioration caused by significant and chronic deferred maintenance. 8- Very poor - Barely livable. 6- Unsound - Not suitable for habitation.
<b>CONDITIONDESC</b>	A50	Dwelling - Condition Description	AVERAGE	POOR	Description for the overall physical condition or state of repair of a structure, relative to its age. Indicated by number and description: 1- Excellent - Outstanding maintenance. 7- Very good - High degree of upkeep. 2- Good - Above ordinary maintenance. 3- Average - Ordinary maintenance, shows

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					<p>normal wear and tear.</p> <p>4- Fair - Sound but with noticeable deferred maintenance.</p> <p>5- Poor - Structural deterioration caused by significant and chronic deferred maintenance.</p> <p>8- Very poor - Barely livable.</p> <p>6- Unsound - Not suitable for habitation.</p>
<b>CDU</b>	A2	Dwelling - CDU	AV	PR	<p>CDU is a composite rating for structures measuring Condition (physical condition relative to age), Desirability (location, style), and Utility (functional obsolescence of layout or design).</p> <p>Proper neighborhood delineation compensates for most Desirability and Utility issues, leaving Condition the most influential factor in CDU. CDU will be null for vacant land.</p> <p>Excellent - Perfect condition, very attractive and highly desirable.</p> <p>Very good - Slight deterioration, but still quite attractive and desirable.</p> <p>Good - Minor visible deterioration, slightly less attractive and desirable, but still useful.</p> <p>Average - Normal wear and tear, average utility and desirability.</p> <p>Fair - Usable but marked deterioration. Somewhat unattractive and undesirable.</p> <p>Poor - Obvious deterioration, definitely undesirable.</p> <p>Very poor - Extremely undesirable and barely usable.</p> <p>Unsound - Unfit for use.</p>
<b>CDUDESC</b>	A50	Dwelling - CDU Description	AVERAGE	POOR	<p>CDU is a composite rating for structures measuring Condition (physical condition relative to age), Desirability (location, style), and Utility (functional obsolescence of layout or design).</p>

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					<p>Proper neighborhood delineation compensates for most Desirability and Utility issues, leaving Condition the most influential factor in CDU. CDU will be null for vacant land.</p> <p>Excellent - Perfect condition, very attractive and highly desirable.</p> <p>Very good - Slight deterioration, but still quite attractive and desirable.</p> <p>Good - Minor visible deterioration, slightly less attractive and desirable, but still useful.</p> <p>Average - Normal wear and tear, average utility and desirability.</p> <p>Fair - Usable but marked deterioration.</p> <p>Somewhat unattractive and undesirable.</p> <p>Poor - Obvious deterioration, definitely undesirable.</p> <p>Very poor - Extremely undesirable and barely usable.</p> <p>Unsound - Unfit for use.</p>
<b>TOTALROOMS</b>	number	Dwelling - Total Rooms	7	4	Total number of rooms in the main dwelling. This includes rec rooms and FBLA (Finished Basement Living Area). This count is for descriptive purposes only and does not affect assessed value.
<b>BEDROOMS</b>	number	Dwelling - Bedrooms	3	2	The total number of separate rooms designed to be used as bedrooms. If a room was designed to be a bedroom but is being utilized for some other purpose, such as a den, it is to be included in this count. This is for descriptive purposes only and does not affect value.
<b>FULLBATHS</b>	number	Dwelling - Full Baths	1	2	A full bath has a toilet, sink and bathing facility (shower or tub).
<b>HALFBATHS</b>	number	Dwelling - Half Baths	1	0	A half bath has a toilet and sink only.
<b>HEATINGCOOLING</b>	A1	Dwelling - Heating Cooling	2	B	Code for the type of Heating / Cooling system.
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<b>HEATINGCOOLINGDESC</b>	A50	Dwelling - Heating Cooling Description	Central Heat	Electric Heat with AC	Description for the type Heating / Cooling system.
<b>FIREPLACES</b>	number	Dwelling - Number of Wood burning Fireplaces Stacks	0	1	The number of wood-burning fireplace chimneys/vents. This need not equal the number of working fireplaces in the dwelling. This number excludes roof stacks built for bathroom venting, natural gas outlets, etc.
<b>BSMTGARAGE</b>	A1	Dwelling - Integral Basement Garage (Number of Cars)	2	0	The number of vehicle spaces available in a garage that is basement level and comprises a portion of the main dwelling's basement. This does not include detached or attached abovegrade garages.
<b>FINISHEDLIVINGAREA</b>	number	Dwelling - Total Square Feet of Living Area	766	660	Finished living area, as measured from the outside of the structure.
<b>CARDNUMBER</b>	number	Dwelling - Building (card) Number	2	1	For parcels having more than one building only one building is shown. This field contains the number of the building being shown (which is usually the main dwelling).
<b>ALT_ID</b>	A30	Alternate Parcel Identification Number		9910X00529000000	In tax year 2007, parcel ID numbers within certain municipalities were converted to conform to Allegheny County's standard naming convention for parcel IDs. For affected parcels, this field shows the old parcel ID that was in use for tax years 2006 and prior.
<b>TAXYEAR</b>	number	The current certified tax year	2012	2015	The applicable year for which real estate taxes would apply for the parcel. Allegheny County currently assesses value based on how the parcel stood as of Jan 1 of that year. This need not correspond to a calendar year.
<b>ASOFDATE</b>	date	The run date of this file	01-Mar-13	19-Jun-15	The run date of this file.