

**NEW YORK CITY  
DEPARTMENT OF FINANCE**

**DATA DICTIONARY FOR THE RPAD MASTER FILE  
FIXED PORTION ONLY  
CD-ROM FORMAT**

**AV-KEY**      FILE KEY, To uniquely identify each record of the AV Master  
Key consists of BBLE, BORO, BLOCK, LOT & EASEMENT CODE

**AV-BBLE**                                      Length 11 alphanumeric  
Concatenation of AV\_BORO, AV\_BLOCK, AV\_LOT, AV\_EASEMENT,  
descriptions of which follow.

**AV-BORO**                                      Length 1 numeric  
BORO CODES.  
1    = MANHATTAN  
2    = BRONX  
3    = BROOKLYN  
4    = QUEENS  
5    = STATEN ISLAND

**AV-BLOCK**                                      Length 5 numeric  
VALID BLOCK RANGES BY BORO  
MANHATTAN    1    TO 2,255  
BRONX        2,260 TO 5,958  
BROOKLYN    1    TO 8,955  
QUEENS       1    TO 16,350  
STATEN ISLAND 1    TO 8,050

**AV-LOT**                                      Length 4 numeric  
UNIQUE # WITHIN BORO/BLOCK.

**AV-EASE**                                      Length 1 alpha  
IS A FIELD THAT IS USED TO DESCRIBE EASEMENT.  
SPACE    Indicates the lot has no Easement.  
'A'        Indicates the portion of the Lot that has an Air Easement  
'B'        Indicates Non-Air Rights.  
'E'        Indicates the portion of the lot that has a Land Easement  
'F' THRU 'M'    Are duplicates of 'E'.  
'N'        Indicates Non-Transit Easement  
'P'        Indicates Piers.

'R' Indicates Railroads.  
 'S' Indicates Street  
 'U' Indicates U.S. Government

**AV-SECVOL** Length 4 numeric  
 SECTION VOLUME NUMBER (2 DIGITS EACH)  
 - A Geographic subset of Boro comprised of a specific block ranges .

	<u>SEC./VOL.</u>	TO	<u>SEC./VOL.</u>
MANHATTAN	1 - 1	TO	8 - 04
BRONX	9 - 1	TO	19 - 06
BROOKLYN	1 - 1	TO	26 - 05
QUEENS	1 - 1	TO	63 - 03
STATEN ISLAND	1 - 1	TO	32 - 03

**AV-DISTRICT** Length 2 Character  
 Assessor district code

**AV-YEAR4** Length 4 Numeric  
 Four digit year of the file. For example: if the year4 = 2001  
 the current values are for the Fiscal year 2001/2002 assessments.  
 The Tentative and Final value contain the predicted values for the 2002/2003  
 fiscal year.

## MARKET VALUES

**AV-CUR-FULLVAL-LAND** Length 11 numeric (no decimals)  
 If not zero, Current year's total market value of the land

**AV-CUR-FULLVAL-TOTAL** Length 11 numeric (no decimals)  
 If not zero, Current year's total market value

**AV-NEW-FULLVAL-LAND** Length 11 numeric (no decimals)  
 If not zero, New market value of the land

**AV-NEW-FULLVAL** Length 11 numeric (no decimals)  
 If not zero, New Total Market Value of property

**AV-FULLVAL-CHGDT** Length 10 Character MM/DD/YYYY  
 Date of the latest on-line change to the  
 AV-FULLVAL or AV-FULLVAL-LAND

## **ASSESSED VALUES ( ACTUAL & TRANSITIONAL )**

Contains the Assessed Values for the current fiscal year

<b>AV-CURAVL</b>	Length 11 numeric (no decimals) Current Transitional Assessed Land Value
<b>AV-CURAVT</b>	Length 11 numeric (no decimals) Current Transitional Assessed Total Value
<b>AV-CUREXL</b>	Length 11 numeric (no decimals) Current Transitional Exempt Land Value
<b>AV-CUREXT</b>	Length 11 numeric (no decimals) Current Transitional Exempt Total Value
<b>AV-CURAVL-ACT</b>	Length 11 numeric (no decimals) Current Actual Assessed Land Value
<b>AV-CURAVT-ACT</b>	Length 11 numeric (no decimals) Current Actual Assessed Total Value
<b>AV-CUREXL-ACT</b>	Length 11 numeric (no decimals) Current Actual Exempt Land Value
<b>AV-CUREXT-ACT</b>	Length 11 numeric (no decimals) Current Actual Exempt Total Value



## FINAL ASSESSED VALUES

For the final file available May 25<sup>th</sup>  
these fields contain the Final Assessed Values for the next fiscal year beginning July 1.

For the tentative file available Jan 15<sup>th</sup>  
the Final Assessed Values will contain the same values as the Tentative Assessed Values.

**AV-FCHGDT**                      Length 10 date (mm/dd/yyyy)  
Date of the last money change occurring during the Final  
If the date contains 00/00/0000 then the final assessed values are the same as the  
tentative values

**AV-FINAL-AVL**                      Length 11 numeric (no decimals)  
Final Transitional Assessed Land Value

**AV-FINAL-AVT**                      Length 11 numeric (no decimals)  
Final Transitional Assessed Total Value

**AV-FINAL-EXL**                      Length 11 numeric (no decimals)  
Final Transitional Exempt Land Value

**AV-FINAL-EXT**                      Length 11 numeric (no decimals)  
Final Transitional Exempt Total Value

**AV-FINAL-AVL-ACT**                      Length 11 numeric (no decimals)  
Final Actual Assessed Land Value

**AV-FINAL-AVT-ACT**                      Length 11 numeric (no decimals)  
Final Actual Assessed Total Value

**AV-FINAL-EXL-ACT**                      Length 11 numeric (no decimals)  
Final Actual Exempt Land Value

**AV-FINAL-EXT-ACT**                      Length 11 numeric (no decimals)  
Final Actual Exempt Total Value



**AV-BLDGCL**                      Length 2 Character  
Building Class - See form listing a description of all codes.  
Position 1 = ALPHA & Position 2 = NUMERIC.  
There is a direct correlation between the Building Class and the Tax Class

**AV-EXMTCL**                      Length 2 Character  
Exempt Class used for fully exempt properties only.  
'X1 - X9'. See Building Class Form for a description of the codes.

**AV-OWNER**                      Length 21 Character  
The Owner's Name.

**AV-HOUSENUM-LO**              Length 12 Character  
contains the lowest house number of the property, right justified  
padded with leading zeros, except when blank

**AV-HOUSENUM-HI**              Length 12 Character  
contains the highest house number of the property  
may be identical to the house number low

**AV-STREET-NAME**              Length 20 Character  
Street name for the property

**AV-ZIP**                              Length 5 numeric (no decimals)  
Postal Zip code of the property

**AV-TOTAL-UNITS**              Length 5 numeric (no decimals)  
Total number of units in the building

**AV-RESIDENTIAL-UNITS**      Length 5 numeric (no decimals)  
Number of residential units in building

**AV-LOTFRONT-DEC**                      Length 7 Numeric (9999.99)  
                                                  Lot Frontage in feet.

**AV-LOTDEP-DEC**                      Length 7 Numeric (9999.99)  
                                                  Lot Depth in feet.

**AV-LOT-ACRE**                      Length 1 Character  
                                                  'A' if the lot is an acre in size

**AV-IRREG**                              Length 1 Character  
                                                  'I' = Irregularly shaped lot.

**AV-BLDFRONT-DEC**                      Length 7 Numeric (9999.99)  
                                                  Building Frontage in feet.

**AV-BLDDEP-DEC**                      Length 7 Numeric (9999.99)  
                                                  Lot Depth in feet.

**AV-BLD-VAR**                          Length 1 Character  
                                                  'V' If the building is irregular shaped.

  

**AV-EXT**                                  Length 2 Character  
                                                  'E' = EXTENSION  
                                                  'G' = GARAGE  
                                                  'EG' = EXTENSION AND GARAGE

**AV-STORY**                              Length 6 Numeric (999.99)  
                                                  The number of stories for the building ( # of Floors)

**AV-BLDGS**                              Length 5 Numeric (99999)  
                                                  The number of Buildings on the Property.

**AV-CORNER**                          Length 2 Character  
                                                  The code to indicate a corner lot on two streets.  
                                                  VALUES - 'NE', 'NW', 'SE', 'SW', AND 'CR'.

  

**AV-LAND-AREA**                      Length 9 numeric (no decimals)  
                                                  If not zero the Total Land Area

**AV-GROSS-SQFT**                      Length 9 numeric (no decimals)  
                                                  Gross square footage of the building

**AV-ZONING**                              Length 9 Character  
                                                  Zoning codes From NYC Department of City Planning



**AV-YRBUILT** Length 4 Numeric  
The year the building was built

**AV-YRBUILT-FLAG** Length 1 Character  
'E' = Year Built is an Estimate

**AV-YRBUILT-RANGE** Length 4 numeric  
If year built over several years, contains the last year of the range.  
Otherwise 0.

**AV-YRALT1** Length 4 numeric  
If building was altered, contains year of alteration.

**AV-YRALT1-RANGE** Length 4 Numeric  
If alteration took more than 1 year, contains last year of the alteration

**AV-YRALT2** Length 4 Numeric  
If building class was altered twice, year of second alteration

**AV-YRALT2-RANGE** Length 4 Numeric  
If 2<sup>nd</sup> alteration took more than 1 year, contains last year of the alteration

**AV-CBN** COMMUNITY PLANNING BOARD

**AV-CP-BORO** Length 1 Character  
Borough code (1-5) for the community planning board

**AV-CP-DIST** Length 2 Character  
Community planning board number

## PROPERTY STATUS CODES

**AV-LIMITATION**                    Length 1 Character  
                                          '1' = AV of property is capped due to state legislation.  
**AV-OLD-LIMITATION**            Length 1 Character  
                                          Contains the limitation flag from the prior year

### AV-STATUS-BYTES

**AV-STATUS1**                    Length 1 Character  
                                          Indicator for the Change Period of the File.  
                                          '0' = TENTATIVE  
                                          'C' = CHANGE BY NOTICE  
                                          '1' = FINAL

**AV-STATUS2**                    Length 1 Character  
                                          NOT USED AT PRESENT TIME.

**AV-NEWLOT**                    Length 1 Character  
                                          '1' = Indicates a New Lot was created during the fiscal year.  
                                          ('AV-CURRENT-VALUES' WILL BE ZERO)

**AV-DROPLLOT**                    Length 1 Character  
                                          '1' = Indicates that the lot will be dropped at the end of the fiscal year.  
                                          (FINAL VALUES WILL EQUAL ZERO).

**AV-DELCHG**                    Length 1 Character  
                                          NOT USED.

**AV-CORCHG**                    Length 1 Character  
                                          NOT USED.

**AV-NODESC**                    Length 1 Character  
                                          NOT USED.

**AV-NOAV**                    Length 1 Character  
                                          '1' = A building in progress

**AV-VALREF**                    Length 1 Character  
                                          '1' = The parcel's values are reflected in another lot.  
                                          (all values for this parcel are ZERO)  
                                          '2' - '9' = The parcel's values include value reflected from other lot(s).  
                                          The number represents the number of sending lots less 1

**AV-MBLDG**                    Length 1 Character  
                                          NOT USED.

## CONDO INFORMATION

### AV-CONDO-KEY.

**AV-CONDO-NUMBR**      Length 4 numeric  
CONDO identification number

**AV-CONDO-SUFFIX1**      Length 1 Character  
C      = Commercial unit  
R      = Residential unit  
BLANK = Entire condo is either all residential or all commercial

**AV-CONDO-SUFFIX2**      Length 1 Character  
Suffix1 Sequence Number

**AV-CONDO-SUFFIX3**      Length 1 Character  
NOT USED

**AV-CONDO-421A**      Length 1 Character  
NOT USED

**AV-COMINT-LAND**      Length 10 Numeric (.999999999)  
Land percent of common interest in the entire condo.

**AV-COMINT-BLDG**      Length 10 Numeric (.999999999)  
Building percent of common interest in the entire condo.

**AV-APTNO**      Length 5 Character  
Apartment number for condominium properties.

## APPORTIONMENT DATA

**AV-AP-KEY** Key (borough / block / lot / easement ) of the parent lot in an apportionment plus the date and time of the apportionment.

<b>AV-AP-BORO</b>	Length 1 numeric
<b>AV-AP-BLOCK</b>	Length 5 numeric
<b>AV-AP-LOT</b>	Length 4 numeric
<b>AV-AP-EASE</b>	Length 1 Character
<b>AV-AP-DATE</b>	Length 10 Character MM/DD/YYYY
	date of the most recent apportionment.
<b>AV-AP-TIME</b>	Length 6 Numeric 6
	Time stamp of the most recent apportionment

## PROTEST INFORMATION

**AV-PROTEST** Length 3 Character

Protest code:

1 <sup>st</sup> character	1 = form TC101 (generally for class 2 and 4)
	5 = form TC105 (reuc)
	6 = form TC106 (reclass)
	8 = form TC108 (class 1)
	9 = form TC109 (condos)

2<sup>nd</sup> character numeric indicating duplicates  
3<sup>rd</sup> character not used at this time.

**AV-ATTORNEY-GROUP** Length 3 numeric  
Protest Attorney identification number

**AV-APPLICANT** Length 1 Character  
1-7 indicates the type of applicant applying for a tax commission reduction

**AV-AVPROTEST2** Length 3 Character  
same codes as the protest indicator  
indicates a second protest on the property

**AV-ATTORNEY-GROUP2** Length 3 numeric  
Protest Attorney identification number

**AV-APPLICANT2** Length 1 Character  
1-7 indicates the type of applicant applying for a tax commission reduction

**AV-OLD-PROTEST** Length 3 Character  
same codes as the protest indicator

**AV-OLD-ATTORNEY-GROUP** Length 3 numeric  
Protest Attorney identification number

**AV-OLD-APPLICANT** Length 1 Character  
1-7 indicates the type of applicant applying for a tax commission reduction

