

## MapPLUTO\_21v1\_clipped

### Shapefile



### Tags

Tax Lot, Parcels, DTM, PLUTO, MapPLUTO, boundaries

### Summary

MapPLUTO contains extensive land use and geographic data at the tax lot level. MapPLUTO has over seventy data fields containing three basic types of data: tax lot characteristics, building characteristics, and geographic/political/administrative districts. This version is clipped to the shoreline and does not contain lots completely or partially underwater.

### Description

This dataset represents a compilation of data from various government agencies throughout the City of New York. The underlying geography is derived from the Tax Lot Polygon feature class that is part of the Department of Finance's Digital Tax Map (DTM). The tax lots have been clipped to the shoreline, as defined by NYCMAP planimetric features. The attribute information is from the Department of City Planning's PLUTO data. The attribute data pertains to tax lot and building characteristics and geographic, political and administrative information for each tax lot in New York City. The Tax Lot Polygon feature class and PLUTO are derived from different sources. As a result, some PLUTO records do not have a corresponding tax lot in the Tax Lot polygon feature class at the time of release. These records are included in a separate non-geographic PLUTO Only table. There are a number of reasons why there can be a tax lot in PLUTO that does not match the DTM; the most common reason is that the various source files are maintained by different departments and divisions with varying update cycles and criteria for adding and removing records. The attribute definitions for the PLUTO Only table are the same as those for MapPLUTO. DCP Mapping Lots includes some features that are not on the tax maps. They have been added by DCP for cartographic purposes. They include street center 'malls', traffic islands and some built streets through parks. These features have very few associated attributes. To report problems, please open a GitHub issue or email [DCPOpendata@planning.nyc.gov](mailto:DCPOpendata@planning.nyc.gov).

#### DATES OF INPUT DATASETS:

- Department of City Planning - E-Designations: 2/5/2021
- Department of City Planning - Zoning Map Index: 7/31/2019
- Department of City Planning - NYC City Owned and Leased Properties: 11/15/2020
- Department of City Planning - NYC GIS Zoning Features: 2/5/2021
- Department of City Planning - Political and Administrative Districts: 11/17/2020

- Department of City Planning - Geosupport version 20D: 11/17/2020
- Department of Finance - Digital Tax Map: 1/30/2021
- Department of Finance - Mass Appraisal System (CAMA): 2/10/2021
- Department of Finance - Property Tax System (PTS): 2/6/2021
- Landmarks Preservation Commission - Historic Districts: 2/4/2021
- Landmarks Preservation Commission - Individual Landmarks: 2/4/2021
- Department of Information Telecommunications & Technology - Building Footprints: 2/10/2021
- Department of Parks and Recreation - GreenThumb Garden Info: 1/4/2021

## Credits

NYC Department of City Planning, Information Technology Division

## Use limitations

MapPLUTO is being provided by the Department of City Planning (DCP) on DCP's website for informational purposes only. DCP does not warranty the completeness, accuracy, content, or fitness for any particular purpose or use of MapPLUTO, nor are any such warranties to be implied or inferred with respect to MapPLUTO as furnished on the website. DCP and the City are not liable for any deficiencies in the completeness, accuracy, content, or fitness for any particular purpose or use of MapPLUTO, or applications utilizing MapPLUTO, provided by any third party.

## Extent

**West** -74.257326    **East** -73.699384  
**North** 40.915477    **South** 40.495793

## Scale Range

**Maximum (zoomed in)** 1:5,000  
**Minimum (zoomed out)** 1:150,000,000

## ArcGIS Metadata ►

### Topics and Keywords ►

\* CONTENT TYPE    Downloadable Data

*Hide Topics and Keywords ▲*

### Citation ►

TITLE MapPLUTO\_21v1\_clipped

PRESENTATION FORMATS \* digital map

[Hide Citation ▲](#)

## Resource Details ►

DATASET LANGUAGES \* English (UNITED STATES)

SPATIAL REPRESENTATION TYPE \* vector

\* PROCESSING ENVIRONMENT Version 6.2 (Build 9200) ; Esri ArcGIS 10.6.0.8321

### CREDITS

NYC Department of City Planning, Information Technology Division

### ARCGIS ITEM PROPERTIES

\* NAME MapPLUTO

\* SIZE 131.101

\* LOCATION Withheld

\* ACCESS PROTOCOL Local Area Network

[Hide Resource Details ▲](#)

## Extents ►

### EXTENT

#### GEOGRAPHIC EXTENT

##### BOUNDING RECTANGLE

EXTENT TYPE Extent used for searching

\* WEST LONGITUDE -74.257326

\* EAST LONGITUDE -73.699384

\* NORTH LATITUDE 40.915477

\* SOUTH LATITUDE 40.495793

\* EXTENT CONTAINS THE RESOURCE Yes

### EXTENT IN THE ITEM'S COORDINATE SYSTEM

\* WEST LONGITUDE 913128.926360

\* EAST LONGITUDE 1067335.951262

\* SOUTH LATITUDE 120048.985949

\* NORTH LATITUDE 272811.183065

\* EXTENT CONTAINS THE RESOURCE Yes

[Hide Extents ▲](#)

## Resource Constraints ►

### CONSTRAINTS

#### LIMITATIONS OF USE

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[Hide Resource Constraints ▲](#)

## Spatial Reference ►

### ARCGIS COORDINATE SYSTEM

- \* TYPE Projected
- \* GEOGRAPHIC COORDINATE REFERENCE GCS\_North\_American\_1983
- \* PROJECTION NAD\_1983\_StatePlane\_New\_York\_Long\_Island\_FIPS\_3104\_Feet
- \* COORDINATE REFERENCE DETAILS

#### PROJECTED COORDINATE SYSTEM

WELL-KNOWN IDENTIFIER 102718  
 X ORIGIN -120039300  
 Y ORIGIN -96540300  
 XY SCALE 37212589.015695661  
 Z ORIGIN -100000  
 Z SCALE 10000  
 M ORIGIN -100000  
 M SCALE 10000  
 XY TOLERANCE 0.0032808333333333331  
 Z TOLERANCE 0.001  
 M TOLERANCE 0.001  
 HIGH PRECISION true  
 LATEST WELL-KNOWN IDENTIFIER 2263  
 WELL-KNOWN TEXT PROJCS  
 ["NAD\_1983\_StatePlane\_New\_York\_Long\_Island\_FIPS\_3104\_Feet",GEOGCS  
 ["GCS\_North\_American\_1983",DATUM["D\_North\_American\_1983",SPHEROID  
 ["GRS\_1980",6378137.0,298.257222101]],PRIMEM["Greenwich",0.0],UNIT  
 ["Degree",0.0174532925199433]],PROJECTION["Lambert\_Conformal\_Conic"],PARAMETER  
 ["False\_Easting",984250.0],PARAMETER["False\_Northing",0.0],PARAMETER  
 ["Central\_Meridian",-74.0],PARAMETER  
 ["Standard\_Parallel\_1",40.66666666666666],PARAMETER  
 ["Standard\_Parallel\_2",41.03333333333333],PARAMETER  
 ["Latitude\_Of\_Origin",40.16666666666666],UNIT  
 ["Foot\_US",0.3048006096012192],AUTHORITY["EPSG",2263]]

#### REFERENCE SYSTEM IDENTIFIER

- \* VALUE 2263
- \* CODESPACE EPSG
- \* VERSION 5.3(9.0.0)

[Hide Spatial Reference ▲](#)

## Spatial Data Properties ►

### VECTOR ►

- \* LEVEL OF TOPOLOGY FOR THIS DATASET geometry only

#### GEOMETRIC OBJECTS

FEATURE CLASS NAME MapPLUTO  
 \* OBJECT TYPE composite  
 \* OBJECT COUNT 857225

[Hide Vector ▲](#)

### ARCGIS FEATURE CLASS PROPERTIES ►

FEATURE CLASS NAME MapPLUTO

- \* FEATURE TYPE Simple
- \* GEOMETRY TYPE Polygon
- \* HAS TOPOLOGY FALSE
- \* FEATURE COUNT 857225
- \* SPATIAL INDEX FALSE
- \* LINEAR REFERENCING FALSE

*Hide ArcGIS Feature Class Properties ▲*

*Hide Spatial Data Properties ▲*

## **Geoprocessing history ►**

PROCESS  
DAT

INCLUDE IN LINEAGE WHEN EXPORTING METADATA No

*Hide Geoprocessing history ▲*

## Distribution ►

DISTRIBUTION FORMAT

\* NAME Shapefile

TRANSFER OPTIONS

\* TRANSFER SIZE 131.101

*Hide Distribution ▲*

## Fields ►

DETAILS FOR OBJECT MapPLUTO ►

\* TYPE Feature Class

\* ROW COUNT 857225

FIELD FID ►

\* ALIAS FID

\* DATA TYPE OID

\* WIDTH 4

\* PRECISION 0

\* SCALE 0

\* FIELD DESCRIPTION

Internal feature number.

\* DESCRIPTION SOURCE

Esri

\* DESCRIPTION OF VALUES

Sequential unique whole numbers that are automatically generated.

*Hide Field FID ▲*

FIELD Shape ►

\* ALIAS Shape

\* DATA TYPE Geometry

\* WIDTH 0

\* PRECISION 0

\* SCALE 0

FIELD DESCRIPTION

Feature geometry.

DESCRIPTION SOURCE

ESRI

DESCRIPTION OF VALUES

Coordinates defining the features.

*Hide Field Shape ▲*

FIELD Borough ►

- \* ALIAS Borough
- \* DATA TYPE String
- \* WIDTH 2
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The borough in which the tax lot is located. Two portions of the city, Marble Hill and Rikers Island, are each legally located in one borough but are serviced by different boroughs. The BOROUGH codes associated with these areas are the boroughs they are legally located in. Specifically, Marble Hill is serviced by the Bronx but is legally located in Manhattan and has a Manhattan BOROUGH code. Rikers Island has a Bronx BOROUGH code because it is legally located in the Bronx although it is serviced by Queens.

DESCRIPTION SOURCE

Department of City Planning based on data from: Department of Finance - Property Tax System (PTS)

LIST OF VALUES

VALUE	BX
DESCRIPTION	Bronx
VALUE	BK
DESCRIPTION	Brooklyn
VALUE	MN
DESCRIPTION	Manhattan
VALUE	QN
DESCRIPTION	Queens
VALUE	SI
DESCRIPTION	Staten Island

*Hide Field Borough ▲*

FIELD Block ►

- \* ALIAS Block
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

FIELD DESCRIPTION

The tax block in which the tax lot is located. This field contains a one to five-digit tax

block number. Each tax block is unique within a borough (see BOROUGH).

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

DESCRIPTION OF VALUES

Coordinates defining the features.

*Hide Field Block ▲*

FIELD Lot ►

- \* ALIAS Lot
- \* DATA TYPE Integer
- \* WIDTH 5
- \* PRECISION 5
- \* SCALE 0

FIELD DESCRIPTION

The number of the tax lot. This field contains a one to four-digit tax lot number. Each tax lot is unique within a tax block (see BLOCK).

Special Handling for condominiums:

In a condominium complex, each condominium unit is a separate tax lot and has its own lot number. In a residential condominium, the condominium units are generally the individual apartments; in a commercial condominium, the units might be floors in an office building, individual retail shops, or blocks of office space. These unit lot numbers have values between 1001 - 6999.

Each unit tax lot has an associated billing lot number, with values between 7501 - 7599. Lots in a condominium complex on the same block will have the same billing lot number. To max condominium information more compatible with parcel information, the Department of City Planning aggregates condominium unit tax lot information to the billing lot. For example, if a residential condominium building contains 20 units, the Department of Finance will assign 20 unit lot numbers and each of these lot numbers will have the same billing lot number. PLUTO will contain one record with the billing lot number and RESIDENTIAL UNITS will be set to 20.

If the Department of Finance has not yet assigned a billing lot number to the condominium complex, PLUTO uses the lowest unit lot number within the complex.

Note on MapPLUTO: The Department of Finance Digital Tax Map (DTM) contains the geography of the base lot for condominiums. The base lot is also called the "Formerly Known As" or FKA lot. For most condominium complexes, there is one base lot per billing lot. In using the DTM to create MapPLUTO, DCP replaces the base lot number with the billing lot number. If there is more than one base lot with the same billing lot number, DCP merges the base lots to create a geography for the billing lot.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

*Hide Field Lot ▲*

FIELD CD ►

- \* ALIAS CD
- \* DATA TYPE Integer



- \* WIDTH 5
- \* PRECISION 5
- \* SCALE 0

#### FIELD DESCRIPTION

The community district (CD) or joint interest area (JIA) for the tax lot. The city is divided into 59 community districts and 12 joint interest areas, which are large parks or airports that are not considered part of any community district.

This field consists of three digits, the first of which is the borough code (see BORO CODE). The second and third digits are the community district or joint interest area number, whichever is applicable.

Two portions of the city, Marble Hill and Rikers Island, are legally located in one borough, but serviced by a different borough. The COMMUNITY DISTRICT associated with these areas is the community district by which they are serviced.

Marble Hill is legally located in Manhattan, but is serviced by the Bronx and is divided between community districts 207 and 208. Rikers Island is legally located in the Bronx, but is serviced by Queens and is part of community district 401.

COMMUNITY DISTRICT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, COMMUNITY DISTRICT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

#### DESCRIPTION SOURCE

Department of City Planning – Geosupport System; Department of City Planning – Administrative District Base Map files

#### LIST OF VALUES

VALUE 101-112

DESCRIPTION Manhattan Community Districts

VALUE 164

DESCRIPTION Central Park (JIA)

VALUE 201-212

DESCRIPTION Bronx Community Districts

VALUE 226

DESCRIPTION Van Cortlandt Park (JIA)

VALUE 227

DESCRIPTION Bronx Park (JIA)

VALUE 228

DESCRIPTION Pelham Bay Park (JIA)

VALUE 301-318

DESCRIPTION Brooklyn Community Districts

VALUE 355

DESCRIPTION Prospect Park (JIA)

VALUE 356

DESCRIPTION Brooklyn Gateway National Recreation Area (JIA)

VALUE 401-414

DESCRIPTION Queens Community Districts

VALUE 480  
DESCRIPTION LaGuardia Airport (JIA)

VALUE 481  
DESCRIPTION Flushing Meadow / Corona Park (JIA)

VALUE 482  
DESCRIPTION Forest Park (JIA)

VALUE 483  
DESCRIPTION JFK International Airport (JIA)

VALUE 484  
DESCRIPTION Queens Gateway National Recreation Area (JIA)

VALUE 501-503  
DESCRIPTION Staten Island Community Districts

VALUE 595  
DESCRIPTION Staten Island Gateway National Recreation Area (JIA)

*Hide Field CD ▲*

FIELD CT2010 ►

- \* ALIAS CT2010
- \* DATA TYPE String
- \* WIDTH 7
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The 2010 US census tract in which the tax lot is located. This field contains a one to four-digit census tract number, sometimes with a decimal point and a two-digit suffix.

2010 census tracts are geographic areas defined by the U.S. Census Bureau for the 2010 Census. Census tracts are comprised of census blocks. If a tax lot is split by a census tract boundary, only one census tract is retained.

Each census tract is unique within a borough (see Borough).

Examples:

Census Tract 203.01

Census Tract 23

CENSUS TRACT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, CENSUS TRACT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

*Hide Field CT2010 ▲*

FIELD CB2010 ►

- \* ALIAS CB2010

- \* DATA TYPE String
- \* WIDTH 5
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

The 2010 census block in which the tax lot is located.

This field contains a four-digit census block number and, when applicable, a one-character alphabetic suffix.

2010 census blocks are the smallest geographic areas defined by the U.S. Census Bureau. If a tax lot is split by a census block boundary, only one census block is retained.

Each census block number is unique within a census tract (see CENSUS TRACT).

Examples:

Census Block 101A

Census Block 102

CENSUS BLOCK contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, CENSUS BLOCK is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

#### DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

*Hide Field CB2010 ▲*

#### FIELD SchoolDist ►

- \* ALIAS SchoolDist
- \* DATA TYPE String
- \* WIDTH 3
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

The school district in which the tax lot is located.

This field contains a two-digit school district number, which is preceded with a zero when the district number is one digit.

The city is divided up into 34 school districts. Those districts are then divided into smaller zones which determine the area served by local schools. Each district has its own superintendent and receives guidance from a Community District Education Council made up of parents and local representatives.

SCHOOL DISTRICT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, SCHOOL DISTRICT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

If a tax lot is split by a school district boundary, only one school district is retained.

#### DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

#### LIST OF VALUES

VALUE 1-6, 10  
DESCRIPTION Manhattan School Districts

VALUE 7-12  
DESCRIPTION Bronx School District

VALUE 13-23, 32  
DESCRIPTION Brooklyn School District

VALUE 24-30  
DESCRIPTION Queens School District

VALUE 31  
DESCRIPTION Staten Island School District

*Hide Field SchoolDist ▲*

#### FIELD Council ►

- \* ALIAS Council
- \* DATA TYPE Integer
- \* WIDTH 5
- \* PRECISION 5
- \* SCALE 0

#### FIELD DESCRIPTION

The city council district in which the tax lot is located.

This field contains a two-digit city council district number, which is preceded with a zero when the district number is one digit.

There are currently 51 city council districts in the City, which serve as political districts for the legislative branch of city government. If a tax lot is split by a city council district boundary, only one city council district is retained.

CITY COUNCIL DISTRICT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, CITY COUNCIL DISTRICT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

#### DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

*Hide Field Council ▲*

#### FIELD ZipCode ►

- \* ALIAS ZipCode
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

#### FIELD DESCRIPTION

A ZIP code that is valid for one of the addresses assigned to the tax lot.

Note that a tax lot may have multiple addresses and these addresses may not have the same ZIP code. A building with entrances on two streets may have a different ZIP code for each street address. ZIP CODE may not be valid for the street address in ADDRESS.

If a tax lot does not have an ADDRESS or the ADDRESS contains a street name without a house number, ZIP CODE will be blank.

#### DESCRIPTION SOURCE

Department of City Planning – Geosupport System

*Hide Field ZipCode ▲*

#### FIELD FireComp ►

- \* ALIAS FireComp
- \* DATA TYPE String
- \* WIDTH 4
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

The fire company that services the tax lot.

This field consists of four characters, the first of which is an alphabetic code identifying the type of fire company, where E stands for Engine, L stands for Ladder and Q stands for Squad. The type code is followed by a one to three- digit fire company number which is preceded with leading zeros if the company number is less than three digits.

FIRE COMPANY contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, FIRE COMPANY is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

#### DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning – Administrative District Base Map files

#### LIST OF VALUES

VALUE 001, 003-010, 014-016, 021-024, 026, 028, 033-035, 037, 039, 040, 044, 047,053-055, 058, 059, 065, 067, 069, 074, 076, 080, 084, 091, 093, 095

DESCRIPTION Manhattan Fire Company District - Engine

VALUE 001-016, 018, 020-026, 028, 030, 034-036, 040, 043, 045

DESCRIPTION Manhattan Fire Company District - Ladder

VALUE 038, 042, 043, 045, 046, 048, 050, 052, 060, 062-064, 066, 068, 070-073, 075, 079, 081-083, 088, 089, 090, 092, 094, 096, 097

DESCRIPTION Bronx Fire Company Districts - Engine

VALUE 017, 019, 027, 029, 031-033, 037-039, 041, 042, 044, 046-056, 058, 059, 061

DESCRIPTION Bronx Fire Company Districts - Ladder

VALUE 201, 202, 205-207, 210, 211, 214, 216-222, 224-231, 233-243, 245-250, 253-255, 257, 271, 276, 277, 279-284, 290, 309, 310, 318, 321, 323, 330, 332

DESCRIPTION Brooklyn Fire Company Districts - Engine

VALUE 101-114, 118-120, 122-124, 131, 132, 146-149, 153, 156, 157, 159, 161, 166, 168-170, 172, 174-176

DESCRIPTION Brooklyn Fire Company District - Ladder

VALUE 251, 258-260, 262-266, 268, 273-275, 285-287, 289, 291-295, 297-299, 301-308, 311-317, 319, 320, 324-326, 328, 329, 331

DESCRIPTION Queens Fire Company Districts - Engine

VALUE 115-117, 121, 125-130, 133-138, 140, 142-144, 150-152, 154, 155, 158, 160, 162-165, 167, 173  
 DESCRIPTION Queens Fire Company Districts - Ladder

VALUE 151- 168  
 DESCRIPTION Staten Island Fire Company Districts - Engine

VALUE 077-087  
 DESCRIPTION Staten Island Fire Company Districts - Ladder

*Hide Field FireComp ▲*

FIELD PolicePrct ►

- \* ALIAS PolicePrct
- \* DATA TYPE Integer
- \* WIDTH 5
- \* PRECISION 5
- \* SCALE 0

FIELD DESCRIPTION

The police precinct in which the tax lot is located.

This field contains a three-digit police precinct number which is preceded with leading zeros if the precinct number has less than three digits.

POLICE PRECINCT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, POLICE PRECINCT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

If a tax lot is split by a police precinct boundary, only one police precinct is retained.

DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

LIST OF VALUES

VALUE 001, 005-007, 009, 010, 013, 014, 017, 018  
 DESCRIPTION Manhattan - South Police Precincts

VALUE 019, 020, 023-026, 028, 030, 032-034  
 DESCRIPTION Manhattan - North Police Precincts

VALUE 040-049, 052  
 DESCRIPTION Bronx - Police Precincts

VALUE 050  
 DESCRIPTION Bronx - Marble Hill Police Precincts

VALUE 060-063, 066-072, 078  
 DESCRIPTION Brooklyn - South Police Precincts

VALUE 076  
 DESCRIPTION Brooklyn - South Piers Police Precincts

VALUE 073, 075, 077, 079, 081, 083, 088, 090, 094  
 DESCRIPTION Brooklyn - North Police Precincts

VALUE 084

DESCRIPTION Brooklyn - North Piers Police Precincts

VALUE 100-113, 115

DESCRIPTION Queens - Police Precincts

VALUE 1114

DESCRIPTION Queens - Roosevelt Island Police Precincts

VALUE 120, 122, 123

DESCRIPTION Staten Island - Police Precincts

*Hide Field PolicePrct ▲*

FIELD HealthCent ►

\* ALIAS HealthCent

\* DATA TYPE Integer

\* WIDTH 5

\* PRECISION 5

\* SCALE 0

*Hide Field HealthCent ▲*

FIELD HealthArea ►

\* ALIAS HealthArea

\* DATA TYPE Integer

\* WIDTH 5

\* PRECISION 5

\* SCALE 0

FIELD DESCRIPTION

The health area in which the tax lot is located.

Health areas were originally created in the 1920s for the purpose of reporting and statistical analysis of public health data. They were based on census tracts and created to be areas of equal population. Health areas are contained within health center districts.

This field contains a four-digit health area number, which is preceded with leading zeros when the health area is less than four digits. There is an implied decimal point after the first two digits. If a tax lot is split by a health area boundary, only one health area is retained.

HEALTH AREA contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, HEALTH AREA is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

LIST OF VALUES

VALUE 0110-2100, 2310-2600, 2810, 2820, 3110-5000, 5200,5300, 5500-6800, 7400, 7600-7800, 8000-9100

DESCRIPTION Manhattan

VALUE 0100-4500, 4700-4800

DESCRIPTION Bronx

VALUE 0110-3900  
DESCRIPTION Queens

VALUE 0100-5020, 5200-9120, 9300  
DESCRIPTION Brooklyn

VALUE 0100-0800, 0910, 0920  
DESCRIPTION Staten Island

*Hide Field HealthArea ▲*

FIELD SanitBoro ►

- \* ALIAS Sanitboro
- \* DATA TYPE String
- \* WIDTH 2
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The borough of the sanitation district that services the tax lot.

SANITATION DISTRICT BORO contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, SANITATION DISTRICT BORO is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

LIST OF VALUES

VALUE 1  
DESCRIPTION Manhattan

VALUE 2  
DESCRIPTION Bronx

VALUE 3  
DESCRIPTION Brooklyn

VALUE 4  
DESCRIPTION Queens

VALUE 5  
DESCRIPTION Staten Island

*Hide Field SanitBoro ▲*

FIELD SanitDistr ►

- \* ALIAS SanitDistr
- \* DATA TYPE String
- \* WIDTH 2
- \* PRECISION 0
- \* SCALE 0

*Hide Field SanitDistr ▲*



## FIELD SanitSub ►

- \* ALIAS SanitSub
- \* DATA TYPE String
- \* WIDTH 2
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The subsection of the sanitation district that services the tax lot.

SANITATION SUBSECTION contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, SANITATION SUBSECTION is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

## DESCRIPTION SOURCE

Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

*Hide Field SanitSub ▲*

## FIELD Address ►

- \* ALIAS Address
- \* DATA TYPE String
- \* WIDTH 39
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

An address for the tax lot.

Tax lots may be assigned a single house number on a street, a range of house numbers on a street, or addresses on multiple streets. ADDRESS contains the address in PTS, using the low number when there is a range of house numbers. Some tax lots, such as vacant lots or parks, have only a street name and no house number.

The general format is house number or low house number, if there is a house number range, and a space followed by a street name

A complete list of the addresses assigned to a tax lot is available through Geosupport or by downloading the Property Address Directory (PAD) from Bytes of the Big Apple™.

Most house numbers in Queens contain a hyphen.

## DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

*Hide Field Address ▲*

## FIELD ZoneDist1 ►

- \* ALIAS ZoneDist1
- \* DATA TYPE String
- \* WIDTH 9
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The zoning district classification of the tax lot. Under the Zoning Resolution, the map of New York City is generally apportioned into three basic zoning district categories:

Residence (R), Commercial (C) and Manufacturing (M), which are further divided into a range of individual zoning districts, denoted by different number and letter combinations. In general, the higher the number immediately following the first letter (R, C or M), the higher the density or intensity of land use permitted.

If the tax lot is divided by a zoning boundary line, ZONING DISTRICT 1 represents the zoning district classification occupying the greatest percentage of the tax lot's area. Only zoning districts that cover at least 10% of a tax lot's area are included.

For example: Tax lot 98 is divided by a zoning boundary line into part A and part B. Part A, the largest portion of the lot, is in a commercial zoning district, while part B is in a residential zoning district. ZONING DISTRICT 1 will contain the commercial zoning district associated with part A.

Tax lots that intersect with areas designated in NYC Zoning Districts as PARK, BALL FIELD, PLAYGROUND, and PUBLIC SPACE are assigned a single value of PARK in PLUTO. The NYC Zoning Districts do not constitute a definitive list of parks in the city. Lots designated as PARK should not be used to calculate the amount of open space in an area.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

#### DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

#### LIST OF VALUES

VALUE R1-1 - R10H

DESCRIPTION Residential Districts

VALUE C1-6 - C8-4

DESCRIPTION Commercial Districts

VALUE M1-1 - M3-2

DESCRIPTION Manufacturing Districts

VALUE BPC

DESCRIPTION Battery Park City

VALUE PARK

DESCRIPTION Area designated as PARK, BALL FIELD, PLAYGROUND and PUBLIC SPACE in NYC Zoning Districts

VALUE M1-1/R5 - M1-6/R10

DESCRIPTION Mixed Manufacturing & Residential Districts

[Hide Field ZoneDist1 ▲](#)

#### FIELD ZoneDist2 ►

\* ALIAS ZoneDist2

\* DATA TYPE String

\* WIDTH 9

\* PRECISION 0

\* SCALE 0

#### FIELD DESCRIPTION

If the tax lot is divided by zoning boundary lines, ZONING DISTRICT 2 represents the zoning classification occupying the second greatest percentage of the tax lot's area. Only zoning districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not divided by a zoning boundary line, the field is blank.

For example: Tax lot 98 is divided by a zoning boundary line into part A and part B. Part A, the larger portion of the lot, is in a commercial zoning district, while part B is in a residential zoning district. ZONING DISTRICT 2 will contain the residential zoning district associated with part B.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

#### DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

#### LIST OF VALUES

VALUE Same as ZoneDist1

[Hide Field ZoneDist2 ▲](#)

#### FIELD ZoneDist3 ►

- \* ALIAS ZoneDist3
- \* DATA TYPE String
- \* WIDTH 9
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

If the tax lot is divided by zoning boundary lines, ZONING DISTRICT 3 represents the zoning classification occupying the third greatest percentage of the tax lot's area. Only zoning districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not split between three zoning districts, the field is blank.

For example: Tax lot 98 is divided by zoning boundary lines into three sections - part A, part B and part C. Part A represents the largest portion of the lot, part B is the second largest portion of the lot, and part C covers the smallest portion of the tax lot. ZONING DISTRICT 3 will contain the zoning associated with part C.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

#### DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

#### LIST OF VALUES

VALUE Same as ZoneDist1

[Hide Field ZoneDist3 ▲](#)

#### FIELD ZoneDist4 ►

- \* ALIAS ZoneDist4
- \* DATA TYPE String
- \* WIDTH 9
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

If the tax lot is divided by zoning boundary lines, ZONING DISTRICT 4 represents the zoning classification occupying the fourth greatest percentage of the tax lot's area. Only zoning districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not split between four zoning districts, the field is blank.

For example: Tax lot 98 is divided by zoning boundary lines into four sections - part A,

part B, part C and part D. Part A represents the largest portion of the lot, part B is the second largest portion of the lot, part C represents the third largest portion of the lot, and part D covers the smallest portion of the tax lot. ZONING DISTRICT 4 will contain the zoning associated with part D.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

#### DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

#### LIST OF VALUES

VALUE Same as ZoneDist1

[Hide Field ZoneDist4 ▲](#)

#### FIELD Overlay1 ►

- \* ALIAS Overlay1
- \* DATA TYPE String
- \* WIDTH 4
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

The commercial overlay assigned to the tax lot. A commercial overlay is a C1 or C2 zoning district mapped within residential zoning districts to serve local retail needs (grocery stores, dry cleaners, restaurants, for example).

If more than one commercial overlay exists on the tax lot, COMMERCIAL OVERLAY 1 represents the commercial overlay occupying the greatest percentage of the lot area. The commercial overlay district must either cover at least 10% of a tax lot's area or at least 50% of the commercial overlay district must be contained within the tax lot.

If the tax lot is does not contain a commercial overlay, the field is blank.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

#### DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

[Hide Field Overlay1 ▲](#)

#### FIELD Overlay2 ►

- \* ALIAS Overlay2
- \* DATA TYPE String
- \* WIDTH 4
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

A commercial overlay assigned to the tax lot.

If the tax lot has more than one commercial overlays, COMMERCIAL OVERLAY 2 represents the commercial overlay occupying the second largest percentage of the tax lot's area. The commercial overlay district must either cover at least 10% of a tax lot's area or at least 50% of the commercial overlay district must be contained within the tax lot.

If the tax lot is not divided by two commercial overlays the field is blank.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

## DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

[Hide Field Overlay2 ▲](#)

## FIELD SPDist1 ►

- \* ALIAS SPDist1
- \* DATA TYPE String
- \* WIDTH 12
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The special purpose district assigned to the tax lot. The regulations for special purpose districts are designed to supplement and modify the underlying zoning in order to respond to distinctive neighborhoods with particular issues and goals. Only special purpose districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not in a special purpose district, the field is blank.

If more than one special purpose district exists on the tax lot, SPECIAL PURPOSE DISTRICT 1 represents the special purpose district occupying the greatest percentage of the lot area.

There are two exceptions:

- In the area of Manhattan covered by both the Special Midtown District and the Special Clinton District, SPECIAL PURPOSE DISTRICT 1 is "CL" and SPECIAL PURPOSE DISTRICT 2 is "MiD".
- In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, SPECIAL PURPOSE DISTRICT 1 is "MiD" and SPECIAL PURPOSE DISTRICT 2 is "TA".

See Appendix A for valid values.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

## DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

## LIST OF VALUES

VALUE 125th

DESCRIPTION Special 125th Street District

VALUE 125th/TA

DESCRIPTION Special 125th Street District/Transit Land Use District

VALUE BPC

DESCRIPTION Special Battery Park City District

VALUE BR

DESCRIPTION Special Bay Ridge District

VALUE C

DESCRIPTION Special Grand Concourse Preservation District

VALUE CD

DESCRIPTION Special City Island District

VALUE	CI
DESCRIPTION	Special Coney Island District
VALUE	CL
DESCRIPTION	Special Clinton District
VALUE	CO
DESCRIPTION	Special Coney Island Mixed Use District
VALUE	CP
DESCRIPTION	Special College Point District
VALUE	CR
DESCRIPTION	Special Coastal Risk District
VALUE	DB
DESCRIPTION	Special Downtown Brooklyn District
VALUE	DFR
DESCRIPTION	Special Downtown Far Rockaway District
VALUE	DJ
DESCRIPTION	Special Downtown Jamaica District
VALUE	EC-1
DESCRIPTION	Special Enhanced Commercial District 1 (Fourth Avenue, BK)
VALUE	EC-2
DESCRIPTION	Special Enhanced Commercial District 2 (Columbus and Amsterdam Avenue)
VALUE	EC-3
DESCRIPTION	Special Enhanced Commercial District 3 (Broadway, MN)
VALUE	EC-4
DESCRIPTION	Special Enhanced Commercial District 4 (Bedford Stuyvesant)
VALUE	EC-5
DESCRIPTION	Special Enhanced Commercial District 5 (BK)
VALUE	EC-6
DESCRIPTION	Special Enhanced Commercial District 6 (BK)
VALUE	EHC
DESCRIPTION	East Harlem Corridors
VALUE	EHC/TA
DESCRIPTION	East Harlem Corridors/Transit Land Use District
VALUE	FH
DESCRIPTION	Special Forest Hills District
VALUE	GC
DESCRIPTION	Special Garment Center District
VALUE	GI
DESCRIPTION	Special Governors Island District
VALUE	HP
DESCRIPTION	Special Hunts Point District

VALUE HRP  
DESCRIPTION Special Hudson River Park District

VALUE HRW  
DESCRIPTION Special Harlem River Waterfront District

VALUE HS  
DESCRIPTION Special Hillside Preservation District

VALUE HSQ  
DESCRIPTION Special Hudson Square District

VALUE HY  
DESCRIPTION Special Hudson Yards District

VALUE IN  
DESCRIPTION Special Inwood District

VALUE J  
DESCRIPTION Jerome Corridor District

VALUE L  
DESCRIPTION Special Lincoln Square District

VALUE LC  
DESCRIPTION Special Limited Commercial District

VALUE LI  
DESCRIPTION Special Little Italy District

VALUE LIC  
DESCRIPTION Special Long Island City Mixed Use District

VALUE LM  
DESCRIPTION Special Lower Manhattan District

VALUE MiD  
DESCRIPTION Special Midtown District

VALUE MMU  
DESCRIPTION Special Manhattanville Mixed Use District

VALUE MP  
DESCRIPTION Special Madison Avenue Preservation District

VALUE MX-1  
DESCRIPTION Special Mixed Use District-1 Port Morris (BX)

VALUE MX-2  
DESCRIPTION Special Mixed Use District-2 Dumbo (BK)

VALUE MX-4  
DESCRIPTION Special Mixed Use District-4 Flushing/Bedford (BK)

VALUE MX-5  
DESCRIPTION Special Mixed Use District-5 Red Hook (BK)

VALUE MX-6

DESCRIPTION Special Mixed Use District-6 Hudson Square (MN)

VALUE MX-7

DESCRIPTION Special Mixed Use District-7 Morrisania (BX)

VALUE MX-8

DESCRIPTION Special Mixed Use District-8 Greenpoint Williamsburg(BK)

VALUE MX-9

DESCRIPTION Special Mixed Use District-9 Northern Hunters Point Waterfront (QN)

VALUE MX-10

DESCRIPTION Special Mixed Use District-10 Atlantic and Howard Avenues (BK)

VALUE MX-11

DESCRIPTION Special Mixed Use District - 11 Gowanus (BK)

VALUE MX-12

DESCRIPTION Special Mixed Use District-12 Borough Park (BK)

VALUE MX-13

DESCRIPTION Special Mixed Use District-13 Lower Concourse (BX)

VALUE MX-14

DESCRIPTION Special Mixed Use District-14 Third Avenue /Tremont Avenue (BX)

VALUE MX-15

DESCRIPTION Special Mixed Use District - 15 West Harlem (MN)

VALUE MX-16

DESCRIPTION Special Mixed Use District - 16 Ocean Hill/East New York (BK)

VALUE MX-17

DESCRIPTION Special Mixed Use District - 17

VALUE NA-1

DESCRIPTION Special Natural Area District-1

VALUE NA-2

DESCRIPTION Special Natural Area District-2

VALUE NA-3

DESCRIPTION Special Natural Area District-3

VALUE NA-4

DESCRIPTION Special Fort Totten Natural Area District-4

VALUE OP

DESCRIPTION Special Ocean Parkway District

VALUE PC

DESCRIPTION Special Planned Community Preservation District

VALUE PI

DESCRIPTION Special Park Improvement District

VALUE SB

DESCRIPTION Special Sheepshead Bay District



VALUE	SG
DESCRIPTION	Special St. George District
VALUE	SHP
DESCRIPTION	Special Southern Hunters Point District
VALUE	SRD
DESCRIPTION	Special South Richmond Development District
VALUE	SRI
DESCRIPTION	Special Southern Roosevelt Island District
VALUE	SV-1
DESCRIPTION	Special Scenic View District
VALUE	SW
DESCRIPTION	Special Stapleton Waterfront District
VALUE	TA
DESCRIPTION	Special Transit Land Use District
VALUE	TMU
DESCRIPTION	Special Tribeca Mixed Use District
VALUE	U
DESCRIPTION	Special United Nations Development District
VALUE	US
DESCRIPTION	Special Union Square District
VALUE	WCh
DESCRIPTION	Special West Chelsea District
VALUE	WP
DESCRIPTION	Special Willets Point District
VALUE	MX-18
DESCRIPTION	Special Mixed Use District-18

[Hide Field SPDist1 ▲](#)

FIELD **SPDist2** ►

- \* ALIAS SPDist2
- \* DATA TYPE String
- \* WIDTH 12
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The special purpose district assigned to the tax lot. The regulations for special purpose districts are designed to supplement and modify the underlying zoning in order to respond to distinctive neighborhoods with particular issues and goals. Only special purpose districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not divided by at least two special purpose districts, the field is blank.

If more than one special purpose district exists on the tax lot, SPECIAL PURPOSE DISTRICT 2 represents the special purpose district occupying the second greatest percentage of the lot area.

There are two exceptions:

- In the area of Manhattan covered by both the Special Midtown District and the Special Clinton District, SPECIAL PURPOSE DISTRICT 1 is "CL" and SPECIAL PURPOSE DISTRICT 2 is "MiD".
- In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, SPECIAL PURPOSE DISTRICT 1 is "MiD" and SPECIAL PURPOSE DISTRICT 2 is "TA".

See Appendix A for valid values.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

#### DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

#### LIST OF VALUES

VALUE Same as SPDist1

*Hide Field SPDist2 ▲*

#### FIELD SPDist3 ►

- \* ALIAS SPDist3
- \* DATA TYPE String
- \* WIDTH 12
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

The special purpose district assigned to the tax lot. The regulations for special purpose districts are designed to supplement and modify the underlying zoning in order to respond to distinctive neighborhoods with particular issues and goals. Only special purpose districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not divided by at least three special purpose districts, the field is blank.

If the tax lot has more than two special purpose districts, SPECIAL PURPOSE DISTRICT 3 represents the special purpose district occupying the smallest percentage of the lot area.

See Appendix A for valid values.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

#### DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

#### LIST OF VALUES

VALUE Same as SPDist1

*Hide Field SPDist3 ▲*

#### FIELD SplitZone ►

- \* ALIAS SplitZone
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

A code indicating whether the tax lot is split between multiple zoning features. The split

boundary indicator is equal to "Y" if the tax lot has a value for ZONING DISTRICT 2, COMMERCIAL OVERLAY 2, or SPECIAL DISTRICT BOUNDARY 2.

#### DESCRIPTION SOURCE

Department of City Planning NYC GIS Zoning Features

#### LIST OF VALUES

VALUE Y

DESCRIPTION Lot is split.

VALUE N

DESCRIPTION Lot is not split.

VALUE (blank)

DESCRIPTION Unknown

*Hide Field SplitZone ▲*

#### FIELD BldgClass ►

\* ALIAS BldgClass

\* DATA TYPE String

\* WIDTH 2

\* PRECISION 0

\* SCALE 0

#### FIELD DESCRIPTION

A code describing the major use of structures on the tax lot.

Except as described below, BUILDING CLASS is taken from PTS without modification.

For condominiums, PTS contains the building class for each unit lot. When merging this data into a single record for the billing lot, DCP creates several mixed-use building classes (RC, RD, RI, RM, RX, and RZ). These are assigned as follows:

- If all unit lots have the same building class, that building class is used for the billing lot.
- PTS building class types are grouped as follows:
  - o Commercial - R5, R7, R8, RA, RB, RH, and RK
  - o Residential - R1, R2, R3, R4, R6, and RR
  - o Mixed commercial and residential - R9
  - o Industrial/warehouse - RW
- If the unit lots are a mixture of commercial building types, BUILDING CLASS = RC.
- If the unit lots are a mixture of residential building types, BUILDING CLASS = RD.
- If the unit lots are a mixture of commercial and residential building types, BUILDING CLASS = RM.
- If the unit lots are a mixture of commercial and industrial/warehouse building types, BUILDING CLASS = RI.
- If the unit lots are a mixture of commercial, residential, and industrial/warehouse building types, BUILDING CLASS = RX.
- If the unit lots are a mixture of residential and industrial/warehouse building types, BUILDING CLASS = RZ.
- When unit lots with a building class of RG (Indoor Parking), RP (Outdoor Parking), RS (Non-Business Storage Space), or RT (Terraces/Gardens/Cabanas) have the same billing lot as another building class, their building class is ignored. For example, if the billing lot has unit lots with a building class of R4 (Residential Unit in Elevator Bldg) and RG (Indoor Parking), BUILDING CLASS = R4.

Q0 is assigned by DCP to tax lots with an PTS building class starting with "V" that are identified in the NYC GIS Zoning Database as PARK, BALL FIELD, PLAYGROUND, or PUBLIC SPACE.

PTS contains two building classes for some tax lots, with one of the building classes being Z7 (Easement). BUILDING CLASS is only set to Z7 when it is the only PTS building class for the tax lot.

See Appendix C - Building Class Codes for valid values

#### DESCRIPTION SOURCE

Department of City Planning based on data from: Department of Finance - Property Tax System (PTS)

#### LIST OF VALUES

VALUE A

DESCRIPTION One Family Dwellings

VALUE A0

DESCRIPTION Cape Cod

VALUE A1

DESCRIPTION Two Story Detached (Small or Moderate Size, With or Without Attic)

VALUE A2

DESCRIPTION One Story (Permanent Living Quarters)

VALUE A3

DESCRIPTION Large Suburban Residence

VALUE A4

DESCRIPTION City Residence

VALUE A5

DESCRIPTION Attached or Semi-Detached

VALUE A6

DESCRIPTION Summer Cottages

VALUE A7

DESCRIPTION Mansion Type or Town House

VALUE A8

DESCRIPTION Bungalow Colony / Land Coop Owned

VALUE A9

DESCRIPTION Miscellaneous

VALUE B

DESCRIPTION Two Family Dwellings

VALUE B1

DESCRIPTION Brick

VALUE B2

DESCRIPTION Frame

VALUE B3

DESCRIPTION Converted (From One Family)

VALUE B9

DESCRIPTION Miscellaneous

VALUE C	
DESCRIPTION	Walk Up Apartments
VALUE C0	
DESCRIPTION	Three Families
VALUE C1	
DESCRIPTION	Over Six Families Without Stores
VALUE C2	
DESCRIPTION	Five to Six Families
VALUE C3	
DESCRIPTION	Four Families
VALUE C4	
DESCRIPTION	Old Law Tenements
VALUE C5	
DESCRIPTION	Converted Dwelling or Rooming House
VALUE C6	
DESCRIPTION	Cooperative
VALUE C7	
DESCRIPTION	Over Six Families with Stores
VALUE C8	
DESCRIPTION	Co-op Conversion from Loft / Warehouse
VALUE C9	
DESCRIPTION	Garden Apartments
VALUE CM	
DESCRIPTION	Mobile Homes/Trailer Parks
VALUE D	
DESCRIPTION	Elevator Apartments
VALUE D0	
DESCRIPTION	Co-op Conversion from Loft / Warehouse
VALUE D1	
DESCRIPTION	Semi-fireproof (Without Stores)
VALUE D2	
DESCRIPTION	Artists in Residence
VALUE D3	
DESCRIPTION	Fireproof (Standard Construction Without Stores)
VALUE D4	
DESCRIPTION	Cooperatives (Other Than Condominiums)
VALUE D5	
DESCRIPTION	Converted
VALUE D6	

DESCRIPTION Fireproof - With Stores  
 VALUE D7  
 DESCRIPTION Semi- Fireproof With Stores  
 VALUE D8  
 DESCRIPTION Luxury Type  
 VALUE D9  
 DESCRIPTION Miscellaneous  
 VALUE E  
 DESCRIPTION Warehouses  
 VALUE E1  
 DESCRIPTION Fireproof  
 VALUE E2  
 DESCRIPTION Contractors Warehouse  
 VALUE E3  
 DESCRIPTION Semi-Fireproof  
 VALUE E4  
 DESCRIPTION Frame, Metal  
 VALUE E6  
 DESCRIPTION Governmental Warehouses  
 VALUE E7  
 DESCRIPTION Warehouse, Self Storage  
 VALUE E9  
 DESCRIPTION Miscellaneous  
 VALUE F  
 DESCRIPTION Factory and Industrial Buildings  
 VALUE F1  
 DESCRIPTION Heavy Manufacturing (Fireproof)  
 VALUE F2  
 DESCRIPTION Special Construction (Printing Plant, etc., Fireproof)  
 VALUE F4  
 DESCRIPTION Semi-Fireproof  
 VALUE F5  
 DESCRIPTION Light Manufacturing  
 VALUE F8  
 DESCRIPTION Tank Farms  
 VALUE F9  
 DESCRIPTION Miscellaneous  
 VALUE G  
 DESCRIPTION Garages and Gasoline Stations

VALUE	G0
DESCRIPTION	Residential Tax Class 1 Garage
VALUE	G1
DESCRIPTION	All Parking Garages
VALUE	G2
DESCRIPTION	Auto Body/Collision or Auto Repair
VALUE	G3
DESCRIPTION	Gas Station with Retail Store
VALUE	G4
DESCRIPTION	Gas Station with Service/Auto Repair
VALUE	G5
DESCRIPTION	Gas Station only with/without Small Kiosk
VALUE	G6
DESCRIPTION	Licensed Parking Lot
VALUE	G7
DESCRIPTION	Unlicensed Parking Lot
VALUE	G8
DESCRIPTION	Garage with Showroom
VALUE	G9
DESCRIPTION	Miscellaneous
VALUE	GU
DESCRIPTION	Car Sales/Rental without Showroom
VALUE	GW
DESCRIPTION	Car Wash or Lubritorium Facility
VALUE	H
DESCRIPTION	Hotels
VALUE	H1
DESCRIPTION	Luxury Type
VALUE	H2
DESCRIPTION	Full Service Hotel
VALUE	H3
DESCRIPTION	Limited Service - Many Affiliated with National Chain
VALUE	H4
DESCRIPTION	Motels
VALUE	H5
DESCRIPTION	Private Club, Luxury Type
VALUE	H6
DESCRIPTION	Apartment Hotels
VALUE	H7
DESCRIPTION	Apartment Hotels- Co-Op Owned

VALUE	H8
DESCRIPTION	Dormitories
VALUE	H9
DESCRIPTION	Miscellaneous
VALUE	HB
DESCRIPTION	Boutique 10-100 Rooms, with Luxury Facilities, Themed, Stylish, with Full Service Accommodations
VALUE	HH
DESCRIPTION	Hostel-Bed Rental in Dorm Like Setting with Shared Rooms and Bathrooms
VALUE	HR
DESCRIPTION	SRO-1 or 2 People Housed in Individual Rooms in Multiple Dwelling Affordable Housing
VALUE	HS
DESCRIPTION	Extended Stay/Suite Amenities Similar to Apt., Typically Charge Weekly Rates and Less Expensive than Full Service Hotel
VALUE	I
DESCRIPTION	Hospitals and Health
VALUE	I1
DESCRIPTION	Hospitals, Sanitariums, Mental Institutions
VALUE	I2
DESCRIPTION	Infirmary
VALUE	I3
DESCRIPTION	Dispensary
VALUE	I4
DESCRIPTION	Staff Facilities
VALUE	I5
DESCRIPTION	Health Center, Child Center, Clinic
VALUE	I6
DESCRIPTION	Nursing Homes
VALUE	I7
DESCRIPTION	Adult Care Facilities
VALUE	I9
DESCRIPTION	Miscellaneous
VALUE	J
DESCRIPTION	Theaters
VALUE	J1
DESCRIPTION	Art Type (Seating Capacity Under 400 Seats)
VALUE	J2
DESCRIPTION	Art Type (Seating Capacity over 400 seats)
VALUE	J3



DESCRIPTION	Motion Picture Theater with Balcony
VALUE	J4
DESCRIPTION	Legitimate Theaters (Theater Sole Use of Building)
VALUE	J5
DESCRIPTION	Theatre in Mixed Use Building
VALUE	J6
DESCRIPTION	T.V. Studio
VALUE	J7
DESCRIPTION	Off-Broadway Type
VALUE	J8
DESCRIPTION	Multiplex Picture Theatre
VALUE	J9
DESCRIPTION	Miscellaneous
VALUE	K
DESCRIPTION	Store Buildings (Taxpayers Included)
VALUE	K1
DESCRIPTION	One Story Retail Building
VALUE	K2
DESCRIPTION	Multi-Story Retail Building
VALUE	K3
DESCRIPTION	Department Stores, Multi - Story
VALUE	K4
DESCRIPTION	Predominant Retail with Other Uses
VALUE	K5
DESCRIPTION	Stand Alone Food Establishment
VALUE	K6
DESCRIPTION	Shopping Centers With or Without Parking
VALUE	K7
DESCRIPTION	Banking Facilities with or Without Parking
VALUE	K8
DESCRIPTION	Big Box Retail Not Affixed and Standing On Own Lot with Parking
VALUE	K9
DESCRIPTION	Miscellaneous
VALUE	L
DESCRIPTION	Loft Buildings
VALUE	L1
DESCRIPTION	Over Eight Stores (Mid-Manhattan Type)
VALUE	L2
DESCRIPTION	Fireproof and Storage Type (Without Stores)

VALUE	L3
DESCRIPTION	Semi-Fireproof
VALUE	L8
DESCRIPTION	With Retail Stores (Other than Type 1)
VALUE	L9
DESCRIPTION	Miscellaneous
VALUE	M
DESCRIPTION	Churches, Synagogues, Etc.
VALUE	M1
DESCRIPTION	Church, Synagogue, Chapel
VALUE	M2
DESCRIPTION	Mission House (Non-Residential)
VALUE	M3
DESCRIPTION	Parsonage, Rectory
VALUE	M4
DESCRIPTION	Convents
VALUE	M9
DESCRIPTION	Miscellaneous
VALUE	N
DESCRIPTION	Asylums and Homes
VALUE	N1
DESCRIPTION	Asylums
VALUE	N2
DESCRIPTION	Homes for Indigent Children, Aged, Homeless
VALUE	N3
DESCRIPTION	Orphanages
VALUE	N4
DESCRIPTION	Detention House For Wayward Girls
VALUE	N9
DESCRIPTION	Miscellaneous
VALUE	O
DESCRIPTION	Office Buildings
VALUE	O1
DESCRIPTION	Office Only - 1 Story
VALUE	O2
DESCRIPTION	Office Only - 2 to 6 Stories
VALUE	O3
DESCRIPTION	Office Only - 7 to 9 Stories
VALUE	O4
DESCRIPTION	Office Only or Office with Comm - 20 Stories or More

VALUE	O5
DESCRIPTION	Office with Comm - 1 to 6 Stories
VALUE	O6
DESCRIPTION	Office with Comm - 7 to 19 Stories
VALUE	O7
DESCRIPTION	Professional Buildings/Stand Alone Funeral Homes
VALUE	O8
DESCRIPTION	Office with Apartments Only (No Comm)
VALUE	O9
DESCRIPTION	Miscellaneous and Old Style Bank Bldgs
VALUE	P
DESCRIPTION	Places of Public Assembly (Indoor) and Cultural
VALUE	P1
DESCRIPTION	Concert Halls
VALUE	P2
DESCRIPTION	Lodge Rooms
VALUE	P3
DESCRIPTION	YWCA, YMCA, YWHA, YMHA, PAL
VALUE	P4
DESCRIPTION	Beach Club
VALUE	P5
DESCRIPTION	Community Center
VALUE	P6
DESCRIPTION	Amusement Places, Bathhouses, Boat Houses
VALUE	P7
DESCRIPTION	Museum
VALUE	P8
DESCRIPTION	Library
VALUE	P9
DESCRIPTION	Miscellaneous Including Riding Academies and Stables
VALUE	Q
DESCRIPTION	Outdoor Recreation Facilities
VALUE	Q0
DESCRIPTION	Open Space
VALUE	Q1
DESCRIPTION	Parks/Recreation Facilities
VALUE	Q2
DESCRIPTION	Playgrounds
VALUE	Q3

DESCRIPTION	Outdoor Pools
VALUE Q4	
DESCRIPTION	Beaches
VALUE Q5	
DESCRIPTION	Golf Courses
VALUE Q6	
DESCRIPTION	Stadium, Race Tracks, Baseball Fields
VALUE Q7	
DESCRIPTION	Tennis Courts
VALUE Q8	
DESCRIPTION	Marinas / Yacht Clubs
VALUE Q9	
DESCRIPTION	Miscellaneous
VALUE R	
DESCRIPTION	Condominiums
VALUE R0	
DESCRIPTION	Condo Billing Lot
VALUE R1	
DESCRIPTION	Residential Unit in 2-10 Unit Bldg
VALUE R2	
DESCRIPTION	Residential Unit in Walk-Up Bldg
VALUE R3	
DESCRIPTION	Residential Unit in 1-3 Story Bldg
VALUE R4	
DESCRIPTION	Residential Unit in Elevator Bldg
VALUE R5	
DESCRIPTION	Miscellaneous Commercial
VALUE R6	
DESCRIPTION	Residential Unit of 1-3 Unit Bldg-Orig Class 1
VALUE R7	
DESCRIPTION	Commercial Unit of 1-3 Units Bldg-Orig Class 1
VALUE R8	
DESCRIPTION	Commercial Unit of 2-10 Unit Bldg
VALUE R9	
DESCRIPTION	Co-op within a Condominium
VALUE RA	
DESCRIPTION	Cultural, Medical, Educational, etc
VALUE RB	
DESCRIPTION	Office Space

VALUE RC	
DESCRIPTION	Commercial Building (Mixed Commercial Condo Building Classification Codes)
VALUE RD	
DESCRIPTION	Residential Building (Mixed Residential Condo Building Classification Codes)
VALUE RG	
DESCRIPTION	Indoor Parking
VALUE RH	
DESCRIPTION	Hotel, Boatel
VALUE RI	
DESCRIPTION	Mixed Warehouse, Factory, Industrial, Commercial
VALUE RK	
DESCRIPTION	Retail Space
VALUE RM	
DESCRIPTION	Mixed Residential & Commercial Building (Mixed Residential & Commercial Condo Building Classification Codes)
VALUE RP	
DESCRIPTION	Outdoor Parking
VALUE RR	
DESCRIPTION	Condominium Rental
VALUE RS	
DESCRIPTION	Non-Business Storage Space
VALUE RT	
DESCRIPTION	Terraces/Gardens/Cabanas
VALUE RW	
DESCRIPTION	Warehouse,Factory,Industrial
VALUE RX	
DESCRIPTION	Mixed Residential, Commercial, Industrial
VALUE RZ	
DESCRIPTION	Mixed Residential, Warehouse
VALUE S	
DESCRIPTION	Residence -Multiple Use
VALUE S0	
DESCRIPTION	Primarily One Family with Two Stores or Offices
VALUE S1	
DESCRIPTION	Primarily One Family with One Store or Office
VALUE S2	
DESCRIPTION	Primarily Two Family with One Store or Office
VALUE S3	
DESCRIPTION	Primarily Three Family with One Store or Office
VALUE S4	

DESCRIPTION	Primarily Four Family with One Store or Office
VALUE S5	
DESCRIPTION	Primarily Five to Six Family with One Store or Office
VALUE S9	
DESCRIPTION	Single or Multiple Dwelling with Stores or Offices
VALUE T	
DESCRIPTION	Transportation Facilities (Assessed in ORE)
VALUE T1	
DESCRIPTION	Airports, Air Fields, Terminals
VALUE T2	
DESCRIPTION	Piers, Docks, Bulkheads
VALUE T9	
DESCRIPTION	Miscellaneous
VALUE U	
DESCRIPTION	Utility Bureau Properties
VALUE U0	
DESCRIPTION	Utility Company Land and Buildings
VALUE U1	
DESCRIPTION	Bridges, Tunnels, Highways
VALUE U2	
DESCRIPTION	Electric Utilities, Gas
VALUE U3	
DESCRIPTION	Ceiling R.R.
VALUE U4	
DESCRIPTION	Telephone Utilities
VALUE U5	
DESCRIPTION	Communications Facilities (Other than Telephone)
VALUE U6	
DESCRIPTION	Railroad, Private Ownership
VALUE U7	
DESCRIPTION	Transportation, Public Ownership
VALUE U8	
DESCRIPTION	Revocable Consents
VALUE U9	
DESCRIPTION	Miscellaneous
VALUE V	
DESCRIPTION	Vacant Land
VALUE V0	
DESCRIPTION	Zoned Residential; Not Manhattan

VALUE	V1
DESCRIPTION	Zoned Commercial or Manhattan Residential
VALUE	V2
DESCRIPTION	Zoned Commercial Adjacent to Class 1 Dwelling; Not Manhattan
VALUE	V3
DESCRIPTION	Zoned Primarily Residential; Not Manhattan
VALUE	V4
DESCRIPTION	Police or Fire Department
VALUE	V5
DESCRIPTION	School Site or Yard
VALUE	V6
DESCRIPTION	Library, Hospitals, or Museums
VALUE	V7
DESCRIPTION	Port Authority of NY and NJ
VALUE	V8
DESCRIPTION	State & US
VALUE	V9
DESCRIPTION	Miscellaneous
VALUE	W
DESCRIPTION	Educational Structures
VALUE	W1
DESCRIPTION	Public Elementary Junior and Senior High Schools
VALUE	W2
DESCRIPTION	Parochial Schools, Yeshivas
VALUE	W3
DESCRIPTION	Schools or Academies
VALUE	W4
DESCRIPTION	Training Schools
VALUE	W5
DESCRIPTION	City University
VALUE	W6
DESCRIPTION	Other Colleges and Universities
VALUE	W7
DESCRIPTION	Theological Seminaries
VALUE	W8
DESCRIPTION	Other Private Schools
VALUE	W9
DESCRIPTION	Miscellaneous
VALUE	Y
DESCRIPTION	Selected Government Installations (Excluding Office Buildings, Training Schools,

Academic, Garages, Warehouses, Piers, Air Fields, Vacant Land, Vacant Sites, and Land Under Water and Easements)

VALUE Y1

DESCRIPTION Fire Department

VALUE Y2

DESCRIPTION Police Department

VALUE Y3

DESCRIPTION Prisons, Jails, Houses of Detention

VALUE Y4

DESCRIPTION Military and Naval

VALUE Y5

DESCRIPTION Department of Real Estate

VALUE Y6

DESCRIPTION Department of Sanitation

VALUE Y7

DESCRIPTION Department of Ports and Terminals

VALUE Y8

DESCRIPTION Department of Public Works

VALUE Y9

DESCRIPTION Department of Environmental Protection

VALUE Z

DESCRIPTION Miscellaneous

VALUE Z0

DESCRIPTION Tennis Court, Pool, Shed, etc

VALUE Z1

DESCRIPTION Court House

VALUE Z2

DESCRIPTION Public Parking Areas

VALUE Z3

DESCRIPTION Post Office

VALUE Z4

DESCRIPTION Foreign Governments

VALUE Z5

DESCRIPTION United Nations

VALUE Z6

DESCRIPTION Land Under Water

VALUE Z7

DESCRIPTION Easements

VALUE Z8

DESCRIPTION Cemeteries



VALUE Z9  
DESCRIPTION Other

VALUE QG  
DESCRIPTION Community Gardens

*Hide Field BldgClass ▲*

FIELD LandUse ►

\* ALIAS LandUse  
\* DATA TYPE String  
\* WIDTH 2  
\* PRECISION 0  
\* SCALE 0

FIELD DESCRIPTION

A code for the tax lot's land use category.

The Department of City Planning has created 11 land use categories and assigns each BUILDING CLASS to the most appropriate land use category.

DESCRIPTION SOURCE

Department of City Planning

LIST OF VALUES

VALUE 01  
DESCRIPTION One & Two Family Buildings

VALUE 02  
DESCRIPTION Multi - Family Walk- Up Buildings

VALUE 03  
DESCRIPTION Multi - Family Elevator Buildings

VALUE 04  
DESCRIPTION Mixed Residential and Commercial Buildings

VALUE 05  
DESCRIPTION Commercial and Office Buildings

VALUE 06  
DESCRIPTION Industrial and Manufacturing

VALUE 07  
DESCRIPTION Transportation and Utility

VALUE 08  
DESCRIPTION Public Facilities and Institutions

VALUE 09  
DESCRIPTION Open Space and Outdoor Recreation

VALUE 10  
DESCRIPTION Parking Facilities

VALUE 11  
DESCRIPTION Vacant Land

[Hide Field LandUse ▲](#)

**FIELD Easements ▶**

- \* ALIAS Easements
- \* DATA TYPE Integer
- \* WIDTH 5
- \* PRECISION 5
- \* SCALE 0

**FIELD DESCRIPTION**

The number of unique easements on the tax lot.

PTS contains a record for each easement. NUMBER OF EASEMENTS is calculated by counting the number of unique PTS easement records for the tax lot.

If the number of easements is zero, the tax lot has no easements.

**DESCRIPTION SOURCE**

Department of City Planning - based on data from: Department of Finance – Property Tax System (PTS)

[Hide Field Easements ▲](#)

**FIELD OwnerType ▶**

- \* ALIAS OwnerType
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

**FIELD DESCRIPTION**

A code indicating type of ownership for the tax lot.

Only one data source is used per tax lot.

The COLP file, which contains more accurate and specific type of city ownership data than PTS, is used when data is available for that lot. Codes C, M, O, P are derived from COLP.

If the tax lot is not in COLP, PTS is checked to see if the lot's EXEMPT TOTAL VALUE equals its ASSESSED TOTAL VALUE. If the two values are the same, the lot is given a code of X. Otherwise the tax lot is not given any TYPE OF OWNERSHIP CODE.

OWNER NAME should be referenced to verify type of ownership, particularly when it's important to distinguish between state, federal, and public authority ownership.

**DESCRIPTION SOURCE**

Department of City Planning - City Owned and Leased Properties (COLP); Department of Finance - Property Tax System (PTS)

**LIST OF VALUES**

VALUE C

DESCRIPTION City Ownership

VALUE M

DESCRIPTION Mixed City and Private Ownership

VALUE O

DESCRIPTION Other - Owned by either a public authority or the state or federal government

VALUE P  
DESCRIPTION Private Ownership

VALUE X  
DESCRIPTION Fully tax-exempt property that may be owned by the city, state, or federal government; a public authority; or a private institution

VALUE blank  
DESCRIPTION Unknown (Usually Private Ownership)

*Hide Field OwnerType ▲*

FIELD OwnerName ►

\* ALIAS OwnerName  
\* DATA TYPE String  
\* WIDTH 85  
\* PRECISION 0  
\* SCALE 0

FIELD DESCRIPTION

The name of the owner of the tax lot.

For publicly owned tax lots, owner names have been normalized. For example, "NYC PARKS", "PARKS DEPARTMENT", and "PARKS AND RECREATION (GENERAL)" have been changed to "NYC DEPARTMENT OF PARKS AND RECREATION".

If OWNER NAME is normalized, DCPEdited is set to "1".

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

*Hide Field OwnerName ▲*

FIELD LotArea ►

\* ALIAS LotArea  
\* DATA TYPE Integer  
\* WIDTH 10  
\* PRECISION 10  
\* SCALE 0

FIELD DESCRIPTION

Total area of the tax lot, expressed in square feet rounded to the nearest integer.

LOT AREA contains street beds when the tax lot contains "paper streets" i.e., street mapped but not built.

If the tax lot is not an irregularly shaped lot (see IRREGULAR LOT CODE) the Department of Finance calculates the LOT AREA by multiplying the LOT FRONTAGE by the LOT DEPTH. If the tax lot is irregularly shaped, DOF calculates the LOT AREA from the Digital Tax Map.

If PTS contains a zero value for LOT AREA, this field is changed to show the area of the tax lot's geometric shape in the Digital Tax Map and DCPEdited is set to "1".

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

*Hide Field LotArea ▲*

## FIELD BldgArea ►

- \* ALIAS BldgArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

## FIELD DESCRIPTION

The total gross area in square feet, except for condominium measurements which come from the Condo Declaration and are net square footage not gross.

TOTAL BUILDING FLOOR AREA is populated in the following order of preference:

1. Gross floor area from PTS
2. Gross floor area from CAMA
3. Calculated from the PTS building dimensions and number of stories for the primary building on the lot. TOTAL BUILDING FLOOR AREA calculated by this method will not include floor area for any other buildings on the lot.
4. TOTAL BUILDING FLOOR AREA is set to zero if the building class starts with "V" and the number of buildings is zero.

See TOTAL BUILDING FLOOR AREA SOURCE CODE to determine which method was used.

If TOTAL BUILDING FLOOR AREA SOURCE CODE has a value of 2 (PTS) or 7 (CAMA), the TOTAL BUILDING FLOOR AREA is based on gross building area, also known as total gross square feet. For these data sources, the TOTAL BUILDING FLOOR AREA is for all of the structures on the tax lot, including stairwells, halls, elevator shafts, attics and extensions such as attached garages. Measurements are based on exterior dimensions and take into account setbacks.

If the TOTAL BUILDING FLOOR AREA SOURCE CODE field has a value of 5, the floor area was calculated from the DOF Property Tax System (PTS) using the building dimensions and number of stories for ONLY the largest structure on the tax lot.

In all cases, this is a rough estimate of the gross building floor area and does not necessarily take into account all the criteria for calculating floor area as defined in section 12-10 of the Zoning Resolution.

Roof areas used for parking/garden/playground are not included in the floor area.

If TOTAL BUILDING FLOOR AREA SOURCE CODE is 2, TOTAL BUILDING FLOOR AREA contains the common area for condominiums.

If FLOOR AREA, TOTAL BUILDING SOURCE CODE is 7, TOTAL BUILDING FLOOR AREA does not include below grade finished basements.

If the basement in a one, two or three family structure is above grade and finished, its square footage is included in TOTAL BUILDING FLOOR AREA.

A TOTAL BUILDING FLOOR AREA of zero can mean it is either not available or not applicable. If NUMBER OF BUILDINGS is greater than zero, then a TOTAL BUILDING FLOOR AREA of zero means it is not available. If NUMBER OF BUILDINGS is zero, then a TOTAL BUILDING FLOOR AREA of zero means it is not applicable.

## DESCRIPTION SOURCE

Department of City Planning based on data from: Department of Finance - Property Tax System (PTS); Department of Finance - Mass Appraisal System (CAMA)

*Hide Field BldgArea ▲*

**FIELD ComArea** ▶

- \* ALIAS ComArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

**FIELD DESCRIPTION**

An estimate of the exterior dimensions of the portion of the structure(s) allocated for commercial use.

Value is taken from PTS, if available. When calculated from PTS data, COMMERCIAL FLOOR AREA is the sum of floor areas for office, retail, garage, storage, factory, and other uses. If these fields are not populated in PTS, the value is taken from CAMA.

Originally square footage came from sketches, but, for both new construction and alterations, it now comes from site visits.

Basement square footage may be included in COMMERCIAL FLOOR AREA if the commercial buildings meets two of the three following criteria:

- Finished
- Active
- Publicly accessible

For condominiums, COMMERCIAL FLOOR AREA is the sum of the commercial floor area for condominium lots with the same billing lot. COMMERCIAL FLOOR AREA does not contain the condominium's common area.

A COMMERCIAL FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

**DESCRIPTION SOURCE**

Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

*Hide Field ComArea* ▲

**FIELD ResArea** ▶

- \* ALIAS ResArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

**FIELD DESCRIPTION**

An estimate of the exterior dimensions of the portion of the structure(s) allocated for residential use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

For condominiums, RESIDENTIAL FLOOR AREA is the sum of the residential floor area for condominium lots with the same billing lot. RESIDENTIAL FLOOR AREA does not contain the condominium's common area.

A RESIDENTIAL FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

*Hide Field ResArea ▲*

FIELD OfficeArea ►

- \* ALIAS OfficeArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

FIELD DESCRIPTION

An estimate of the exterior dimensions of the portion of the structure(s) allocated for office use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

An OFFICE FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

*Hide Field OfficeArea ▲*

FIELD RetailArea ►

- \* ALIAS RetailArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

FIELD DESCRIPTION

An estimate of the exterior dimensions of the portion of the structure(s) allocated for retail use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

A RETAIL FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR

AREA.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

[Hide Field RetailArea ▲](#)

FIELD [GarageArea ▶](#)

- \* ALIAS GarageArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

FIELD DESCRIPTION

An estimate of the exterior dimensions of the portion of the structure(s) allocated for garage use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

A GARAGE FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

[Hide Field GarageArea ▲](#)

FIELD [StrgeArea ▶](#)

- \* ALIAS StrgeArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

FIELD DESCRIPTION

An estimate of the exterior dimensions of the portion of the structure(s) allocated for storage or loft purposes.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

A STORAGE FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

[Hide Field StrgeArea ▲](#)

FIELD **FactoryArea** ►

- \* ALIAS FactoryArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

FIELD DESCRIPTION

An estimate of the exterior dimensions of the portion of the structure(s) allocated for factory, warehouse or loft use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

A FACTORY FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

[Hide Field FactoryArea ▲](#)

FIELD **OtherArea** ►

- \* ALIAS OtherArea
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

FIELD DESCRIPTION

An estimate of the exterior dimensions of the portion of the structure(s) allocated for other than commercial, residential, office, retail, garage, storage, or factory use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

An OTHER FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

[Hide Field OtherArea ▲](#)



FIELD [AreaSource](#) ▶

- \* ALIAS AreaSource
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

A code indicating the methodology used to determine the tax lot's TOTAL BUILDING FLOOR AREA (BldgArea)

Only one source is used per tax lot.

## DESCRIPTION SOURCE

Department of City Planning

## LIST OF VALUES

VALUE 0

DESCRIPTION Not Available

VALUE 2

DESCRIPTION Department of Finance's Property Tax System (PTS)

VALUE 4

DESCRIPTION BUILDING CLASS starts with "V" and NUMBER OF BUILDINGS is 0. TOTAL BUILDING FLOOR AREA is 0.

VALUE 5

DESCRIPTION Calculated from PTS building dimensions and NUMBER OF FLOORS for primary building only.

VALUE 7

DESCRIPTION Department of Finance's Mass Appraisal System (CAMA)

[Hide Field AreaSource](#) ▲

FIELD [NumBldgs](#) ▶

- \* ALIAS NumBldgs
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

## FIELD DESCRIPTION

The number of buildings on the tax lot.

The number of buildings on a lot is calculated by taking the Building Identification Number (BIN) for every building in DoITT's Building Footprints dataset, running Geosupport function BN to get the BBL associated with that BIN, and summing the number of buildings per tax lot.

## DESCRIPTION SOURCE

Department of City Planning based on: Department of City Planning - GeoSupport System; Department of Finance - Property Tax System (PTS)

[Hide Field NumBldgs](#) ▲

FIELD [NumFloors](#) ▶

- \* ALIAS NumFloors
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The number of full and partial stories starting from the ground floor, for the tallest building on the tax lot.

Above ground basements are not included in the NUMBER OF FLOORS.

A roof used for parking, farming, playground, etc. is not included in NUMBER OF FLOORS.

If the NUMBER OF FLOORS is zero and the NUMBER OF BUILDINGS is greater than zero, then NUMBER OF FLOORS is not available for the tax lot.

If the NUMBER OF FLOORS is zero and the NUMBER OF BUILDINGS is zero, then NUMBER OF FLOORS is not applicable for the tax lot.

## DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field NumFloors ▲](#)

## FIELD UnitsRes ►

- \* ALIAS UnitsRes
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

## FIELD DESCRIPTION

The sum of residential units in all buildings on the tax lot.

If there are no residential units in the tax lot, this field will be zero.

Hotels/motels, nursing homes and SROs do not have residential units, but boarding houses do. Basement units for building superintendents are counted as a residential unit.

An update to residential units is triggered by the issuance of a Department of Buildings permit.

## DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field UnitsRes ▲](#)

## FIELD UnitsTotal ►

- \* ALIAS UnitsTotal
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

## FIELD DESCRIPTION

The sum of residential and non-residential (offices, retail stores, etc.) units for all buildings on the tax lot.

The count of non-residential units is sometimes not available if the building contains residential units.

Non-residential units are units with a separate use. If a building has 25 different offices it would be counted as 1 unit because they have the same use.

Updates to residential and non-residential units are triggered by the issuance of a Department of Buildings permit.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field UnitsTotal ▲](#)

FIELD [LotFront ▶](#)

- \* ALIAS LotFront
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The tax lot's frontage measured in feet.

NOTE: It appears that if a lot fronts on more than one street, the PTS building address often determines which side of the lot used for calculating lot frontage.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field LotFront ▲](#)

FIELD [LotDepth ▶](#)

- \* ALIAS LotDepth
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The tax lot's depth measured in feet.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field LotDepth ▲](#)

FIELD [BldgFront ▶](#)

- \* ALIAS BldgFront
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The building's frontage along the street measured in feet.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field BldgFront ▲](#)

## FIELD BldgDepth ►

- \* ALIAS BldgDepth
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The building's depth, which is the effective perpendicular distance, measured in feet.

## DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

*Hide Field BldgDepth ▲*

## FIELD EXT ►

- \* ALIAS Ext
- \* DATA TYPE String
- \* WIDTH 2
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

A code identifying whether there is an extension on the lot or a garage other than the primary structure.

## DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

## LIST OF VALUES

VALUE E	DESCRIPTION Extension
VALUE G	DESCRIPTION Garage
VALUE EG	DESCRIPTION Extension and garage
VALUE N	DESCRIPTION None

*Hide Field EXT ▲*

## FIELD ProxCode ►

- \* ALIAS ProxCode
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

A code describing the physical relationship of the building to neighboring buildings. If there are multiple buildings on the lot, CAMA data for building number 1 is used.

## DESCRIPTION SOURCE

Department of Finance - Mass Appraisal System (CAMA)

## LIST OF VALUES

VALUE 0  
DESCRIPTION Not Available

VALUE 1  
DESCRIPTION Detached

VALUE 2  
DESCRIPTION Semi-Attached

VALUE 3  
DESCRIPTION Attached

*Hide Field ProxCode ▲*

FIELD IrrLotCode ►

\* ALIAS IrrLotCode  
\* DATA TYPE String  
\* WIDTH 1  
\* PRECISION 0  
\* SCALE 0

FIELD DESCRIPTION

A code indicating whether the tax lot is irregularly shaped.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

LIST OF VALUES

VALUE Y  
DESCRIPTION Yes, an irregularly shaped lot

VALUE N  
DESCRIPTION No, not an irregularly shaped lot

VALUE blank  
DESCRIPTION Unknown

*Hide Field IrrLotCode ▲*

FIELD LotType ►

\* ALIAS LotType  
\* DATA TYPE String  
\* WIDTH 1  
\* PRECISION 0  
\* SCALE 0

FIELD DESCRIPTION

A code indicating the location of the tax lot in relationship to another tax lot and/or the water.

CAMA may contain multiple lot types for a tax lot. For instance, a lot may be both a corner lot and waterfront lot. DCP assigns LOT TYPE by taking the lowest CAMA lot type for the tax lot, with the exception of LOT TYPE 5, which is only assigned if the lot has no other lot types in CAMA.

DESCRIPTION SOURCE

Department of Finance - Mass Appraisal System (CAMA)

LIST OF VALUES

VALUE 0  
DESCRIPTION Unknown

VALUE 1  
DESCRIPTION Block Assemblage - A tax lot which encompasses an entire block.

VALUE 2  
DESCRIPTION Waterfront - A tax lot bordering on a body of water. Waterfront lots may contain a small amount of submerged land.

VALUE 3  
DESCRIPTION Corner - A tax lot bordering on two intersecting streets

VALUE 4  
DESCRIPTION Through - A tax lot which connects two streets, with frontage on both streets. Note that a lot with two frontages is not necessarily a through lot. For example, an L-shaped lot with two frontages would be coded as an Inside Lot (5).

VALUE 5  
DESCRIPTION Inside - A tax lot with frontage on only one street. This value comes from CAMA, but is only assigned in PLUTO if CAMA has no other lot types for the tax lot.

VALUE 6  
DESCRIPTION Interior Lot - A tax lot that has no street frontage.

VALUE 7  
DESCRIPTION Island Lot - A tax lot that is entirely surrounded by water.

VALUE 8  
DESCRIPTION Alley Lot - A tax lot that is too narrow to accommodate a building. The lot is usually 12 feet or less in width.

VALUE 9  
DESCRIPTION Submerged Land Lot - A tax lot that is totally or almost completely submerged.

[Hide Field LotType ▲](#)

FIELD BsmtCode ►

- \* ALIAS BsmtCode
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

A code describing the building's basement.

This information is available for one, two or three family structures.

This information may also be available for commercial buildings if two of the following three criteria are met:

- Finished
- Active
- Publicly accessible

A value may exist for other types of property, but the data is not verified by DOF.

Basements in brownstones, high ranches, split-levels and attached row houses are considered above grade.

A fully exposed basement garage door does not, in itself, satisfy the criteria for above grade.

A cellar is below a basement and not habitable.

#### DESCRIPTION SOURCE

Department of City Planning - based on data from: Department of Finance - Mass Appraisal System (CAMA)

#### LIST OF VALUES

VALUE 0

DESCRIPTION None/No Basement

VALUE 1

DESCRIPTION Above grade full basement - the basement is 75% or more of the area of the first floor and the basement walls are at least 4 feet high on at least two sides.

VALUE 2

DESCRIPTION Below grade full basement - The basement is 75% or more of the area of the first floor and the basement walls are fully submerged or are less than 4 feet on at least three sides.

VALUE 3

DESCRIPTION Above grade partial basement - The basement is between 25% and 75% of the area of the first floor and the basement walls are at least 4 feet high on at least two sides.

VALUE 4

DESCRIPTION Below grade partial basement - The basement is between 25% and 75% of the area of the first floor and the basement walls are fully submerged or are less than 4 feet on at least three sides.

VALUE 5

DESCRIPTION Unknown

[Hide Field BsmtCode ▲](#)

#### FIELD AssessLand ►

\* ALIAS AssessLand

\* DATA TYPE Double

\* WIDTH 19

\* PRECISION 0

\* SCALE 0

#### FIELD DESCRIPTION

The assessed land value for the tax lot.

The Department of Finance calculates the assessed value by multiplying the tax lot's estimated full market land value, determined as if vacant and unimproved, by a uniform percentage for the property's tax class.

Assessed and exempt values are updated twice a year. Tentative values are released in mid-January and final values are released around May 25. If the date on source file (PTS), as reported in the Readme file, is between January 15 and May 25, ASSESSED LAND VALUE is from the tentative roll for the tax year starting in July. Otherwise, ASSESSED LAND VALUE is from the final roll.

#### DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field AssessLand ▲](#)

FIELD [AssessTot ▶](#)

- \* ALIAS AssessTot
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The assessed total value for the tax lot.

The Department of Finance calculates the assessed value by multiplying the tax lot's estimated full market value by a uniform percentage for the property's tax class.

Property value is assessed as of January 5th. If a new building is not completed by April 14th, the assessed building value is 0 and the Building Class reverts to Vacant.

Assessed and exempt values are updated twice a year. Tentative values are released in mid-January and final values are released around May 25. If the date on source file (PTS), as reported in the Readme file, is between January 15 and May 25, ASSESSED LAND VALUE is from the tentative roll for the tax year starting in July. Otherwise, ASSESSED LAND VALUE is from the final roll.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field AssessTot ▲](#)

FIELD [ExemptTot ▶](#)

- \* ALIAS ExemptTot
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The exempt total value, which is determined differently for each exemption program, is the dollar amount related to that portion of the tax lot that has received an exemption.

Assessed and exempt values are updated twice a year. Tentative values are released in mid-January and final values are released around May 25. If the date on source file (PTS), as reported in the Readme file, is between January 15 and May 25, EXEMPT TOTAL VALUE is from the tentative roll for the tax year starting in July. Otherwise, EXEMPT TOTAL VALUE is from the final roll.

Note that New York State typically releases STAR exempt values right after the tentative roll is released. EXEMPT TOTAL VALUE will change to reflect these values after they are received.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field ExemptTot ▲](#)

FIELD [YearBuilt ▶](#)

- \* ALIAS YearBuilt
- \* DATA TYPE Integer



- \* WIDTH 5
- \* PRECISION 5
- \* SCALE 0

## FIELD DESCRIPTION

The year construction of the building was completed.

YEAR BUILT comes from Department of Buildings permits.

In general, YEAR BUILT is accurate for the decade, but not necessarily for the specific year. Between 1910 and 1985, the majority of YEAR BUILT values are in years ending in 5 or 0. A large number of structures built between 1800s and early 1900s have a YEAR BUILT between 1899 and 1901.

## DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

*Hide Field YearBuilt ▲*

## FIELD YearAlter1 ►

- \* ALIAS YearAlter1
- \* DATA TYPE Integer
- \* WIDTH 5
- \* PRECISION 5
- \* SCALE 0

## FIELD DESCRIPTION

If a building has only been altered once, YEAR ALTERED 1 is the date that alteration began.

If a building has been altered more than once, YEAR ALTERED 1 is the year of the second most recent alteration.

The Department of Finance defines alterations as modifications to the structure that, according to the assessor, change the value of the real property.

The date comes from Department of Buildings permits and may either be the actual date or an estimate.

## DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

*Hide Field YearAlter1 ▲*

## FIELD YearAlter2 ►

- \* ALIAS YearAlter2
- \* DATA TYPE Integer
- \* WIDTH 5
- \* PRECISION 5
- \* SCALE 0

## FIELD DESCRIPTION

If a building has only been altered once, this field is blank.

If a building has been altered more than once, YEAR ALTERED 2 is the year that the most recent alteration began.

The Department of Finance defines alterations as modifications to the structure that, according to the assessor, change the value of the real property.

The date comes from Department of Buildings permits and may either be the actual date or an estimate.

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field YearAlter2 ▲](#)

FIELD HistDist ►

- \* ALIAS HistDist
- \* DATA TYPE String
- \* WIDTH 66
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The name of the Historic District that the tax lot is within. Historic Districts are designated by the New York City Landmarks Preservation Commission.

DESCRIPTION SOURCE

Landmarks Preservation Commission Historic Districts dataset

[Hide Field HistDist ▲](#)

FIELD Landmark ►

- \* ALIAS Landmark
- \* DATA TYPE String
- \* WIDTH 150
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

This value indicates whether the lot contains an individual landmark building, an interior landmark building, or both.

DESCRIPTION SOURCE

Landmarks Preservation Commission Individual Landmarks dataset

[Hide Field Landmark ▲](#)

FIELD BuiltFAR ►

- \* ALIAS BuiltFAR
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The BUILT FLOOR AREA RATIO is the total building floor area divided by the area of the tax lot.

This is an estimate by City Planning based on rough building area and lot area measurements provided by the Department of Finance. BUILT FLOOR AREA RATIO is calculated using the TOTAL BUILDING FLOOR AREA and the LOT AREA.

DESCRIPTION SOURCE

Department of City Planning – based on data from: Department of Finance - Property Tax System (PTS)

[Hide Field BuiltFAR ▲](#)

**FIELD ResidFAR ►**

- \* ALIAS ResidFAR
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

**FIELD DESCRIPTION**

The maximum allowable residential floor area ratio, based on the zoning district classification occupying the greatest percentage of the tax lot's area as reported in ZoneDist1. If the lot is assigned to more than one zoning district and ZoneDist1 does not allow residential uses, MAXIMUM ALLOWABLE RESIDENTIAL FAR is based on ZoneDist2, ZoneDist3 or ZoneDist4, in that order.

The maximum allowable residential floor area ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades, or other amenities.

For R2X, R3, R4, and C3 zoning districts, ResidFAR does not include the attic allowance, under which the FAR may be increased by up to 20% for the inclusion of space beneath a pitched roof.

For properties zoned R6, R7, R7-1, R8 or R9 the maximum allowable floor area reflects the maximum achievable floor area under ideal conditions.

The maximum allowable floor area does not reflect Voluntary Inclusionary Housing or Mandatory Inclusionary Housing Program floor area. See Appendix F and Section 23-154, paragraphs (b) and (d) of the Zoning Resolution.

For properties in special mixed use districts, PLUTO uses the wide street maximum allowable floor area ratio. Since the maximum allowable floor area ratio in mixed use special districts is actually determined by whether the property is located on a wide street or a narrow

**DESCRIPTION SOURCE**

Department of City Planning Zoning Division

[Hide Field ResidFAR ▲](#)

**FIELD CommFAR ►**

- \* ALIAS CommFAR
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

**FIELD DESCRIPTION**

The maximum allowable commercial floor area ratio, based on the zoning district classification occupying the greatest percentage of the tax lot's area as reported in ZoneDist1. If the lot is assigned to more than one zoning district and ZoneDist1 does not allow commercial uses, MAXIMUM ALLOWABLE COMMERCIAL FAR is based on ZoneDist2, ZoneDist3 or ZoneDist4, in that order.

The maximum allowable commercial floor area ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades, or other amenities.

Users should consult Section 43-12 of the Zoning Resolution for more information.

## DESCRIPTION SOURCE

Department of City Planning Zoning Division

[Hide Field CommFAR ▲](#)

## FIELD FacilFAR ►

- \* ALIAS FacilFAR
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The maximum allowable community facility floor area ratio, based on the zoning district classification occupying the greatest percentage of the tax lot's area as reported in ZoneDist1. If the lot is assigned to more than one zoning district and ZoneDist1 does not allow community facility uses, MAXIMUM ALLOWABLE COMMUNITY FACILITY FAR is based on ZoneDist2, ZoneDist3 or ZoneDist4, in that order.

The maximum allowable community facility floor area ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades, or other amenities.

Users should consult Section 24-11 of the Zoning Resolution for more information.

## DESCRIPTION SOURCE

Department of City Planning Zoning Division

[Hide Field FacilFAR ▲](#)

## FIELD BoroCode ►

- \* ALIAS BoroCode
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

## FIELD DESCRIPTION

The borough in which the tax lot is located.

Two portions of the city, Marble Hill and Rikers Island, are legally located in one borough but are serviced by a different borough. The BORO CODEs associated with these areas are the boroughs in which they are legally located.

Marble Hill is serviced by the Bronx, but is legally located in Manhattan and has a BORO CODE of 1. Rikers Island is serviced by Queens, but is legally located in the Bronx and has a BORO CODE of 2.

## DESCRIPTION SOURCE

Department of City Planning based on data from: Department of Finance - Property Tax System (PTS)

## LIST OF VALUES

VALUE 1  
DESCRIPTION Manhattan

VALUE 2  
DESCRIPTION Bronx

VALUE 3  
DESCRIPTION Brooklyn

VALUE 4  
DESCRIPTION Queens

VALUE 5  
DESCRIPTION Staten Island

[Hide Field BoroCode ▲](#)

FIELD BBL ►

- \* ALIAS BBL
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

A concatenation of the borough code, tax block and tax lot.

This field consists of the borough code followed by the tax block followed by the tax lot. The borough code is one numeric digit. The tax block is one to five numeric digits, preceded with leading zeros when the block is less than five digits. The tax lot is one to four digits and is preceded with leading zeros when the lot is less than four digits.

For condominiums, the BBL is for the billing lot. See TAX LOT for more information on how condominiums are handled.

Examples:

Manhattan Borough Code 1, Tax Block 16, Tax Lot 100 would be stored as 1000160100.  
Brooklyn Borough Code 3, Tax Block 15828, Tax Lot 7501 would be stored as 3158287501.

DESCRIPTION SOURCE

Department of City Planning - based on data from: Department of Finance - Property Tax System (PTS)

[Hide Field BBL ▲](#)

FIELD CondoNo ►

- \* ALIAS CondoNo
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

FIELD DESCRIPTION

The condominium number assigned to the complex.

Condominium numbers are unique within a borough (see BOROUGH).

DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field CondoNo ▲](#)

FIELD Tract2010 ►

- \* ALIAS Tract2010
- \* DATA TYPE String
- \* WIDTH 7
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

This field contains a one to four-digit census tract number and a two-digit suffix. There is an implied decimal point between the census tract number and the suffix. The census tract number is preceded with leading zeros when the tract is less than four digits. If the tract has no suffix, CENSUS TRACT 2 contains 4 characters.

2010 census tracts are geographic areas defined by the U.S. Census Bureau for the 2010 Census.

Examples:

Census Tract 203.01 would be stored as 020301

Census Tract 23 would be stored as 0023

#### DESCRIPTION SOURCE

Department of City Planning – Geosupport System

[Hide Field Tract2010 ▲](#)

#### FIELD XCoord ►

- \* ALIAS XCoord
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

#### FIELD DESCRIPTION

The X coordinate of the XY coordinate pair which depicts the approximate location of the lot.

The XY coordinates are expressed in the New York-Long Island State Plane coordinate system.

#### DESCRIPTION SOURCE

Department of City Planning- Geosupport System

[Hide Field XCoord ▲](#)

#### FIELD YCoord ►

- \* ALIAS YCoord
- \* DATA TYPE Integer
- \* WIDTH 10
- \* PRECISION 10
- \* SCALE 0

#### FIELD DESCRIPTION

The Y coordinate of the XY coordinate pair which depicts the approximate location of the lot.

The XY coordinates are expressed in the New York-Long Island State Plane coordinate system.

#### DESCRIPTION SOURCE

Department of City Planning - Geosupport System

[Hide Field YCoord ▲](#)

FIELD **ZoneMap** ►

- \* ALIAS ZoneMap
- \* DATA TYPE String
- \* WIDTH 3
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The Department of City Planning Zoning Map Number associated with the tax lot's X and Y Coordinates. If the tax lot is on the border of two or more zoning maps, ZONING MAP # is the zoning map covering the greatest area.

DESCRIPTION SOURCE

Department of City Planning Georeferenced NYC Zoning Maps

[Hide Field ZoneMap ▲](#)

FIELD **ZMCode** ►

- \* ALIAS ZMCode
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

A code (Y) identifies a tax lot on the border of two or more zoning maps.

DESCRIPTION SOURCE

Department of City Planning Georeferenced NYC Zoning Maps

[Hide Field ZMCode ▲](#)

FIELD **Sanborn** ►

- \* ALIAS Sanborn
- \* DATA TYPE String
- \* WIDTH 8
- \* PRECISION 0
- \* SCALE 0

FIELD DESCRIPTION

The Sanborn Map Company map number associated with the tax block and lot.

SANBORN MAP # format is Borough Code/Volume Number/Page Number, where Borough Code is 1 (Manhattan), 2 (Bronx), 3 (Brooklyn), 4 (Queens), or 5 (Staten Island)

For example: the SANBORN MAP # associated with tax block 154, tax lot 23 in Manhattan is 1/01S/020.

DESCRIPTION SOURCE

Department of City Planning - Geosupport System

[Hide Field Sanborn ▲](#)

FIELD **TaxMap** ►

- \* ALIAS TaxMap
- \* DATA TYPE String
- \* WIDTH 5
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The Department of Finance paper tax map volume number associated with the tax block and lot.

The first character of the Tax Map # is the Borough Code – 1 (Manhattan), 2 (Bronx), 3 (Brooklyn), 4 (Queens), or 5 (Staten Island). The second and third characters are the Section Number and the fourth and fifth characters are the Volume Number.

NOTE: The Department of Finance no longer updates their paper tax maps.

## DESCRIPTION SOURCE

Department of City Planning - Geosupport System

[Hide Field TaxMap ▲](#)

## FIELD EDesigNum ►

- \* ALIAS EDesigNum
- \* DATA TYPE String
- \* WIDTH 5
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The (E) designation number assigned to the tax lot. An (E) designation provides notice of the presence of an environmental requirement pertaining to potential hazardous materials contamination, high ambient noise levels or air emission concerns on a particular tax lot.

Note that a tax lot may have more than one (E) designation. See the source file for all designations on the lot.

## DESCRIPTION SOURCE

Department of City Planning - E - Designation File

[Hide Field EDesigNum ▲](#)

## FIELD APPBBL ►

- \* ALIAS APPBBL
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The originating BBL (borough, block and lot) from the apportionment prior to the merge, split or property's conversion to a condominium.

APPORTIONMENT BBL is only available for mergers, splits, and conversions since 1984.

## DESCRIPTION SOURCE

Department of Finance - Property Tax System (PTS)

[Hide Field APPBBL ▲](#)



## FIELD APPDate ►

- \* ALIAS APPDate
- \* DATA TYPE String
- \* WIDTH 10
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

The date of the apportionment.

The data is in the format MM/DD/YYYY, where MM is a two-digit month, DD is the two-digit day, and YYYY is the four-digit year.

## DESCRIPTION SOURCE

Department of City Planning - based on data from: Department of Finance - Property Tax System (PTS)

*Hide Field APPDate ▲*

## FIELD PLUTOMapID ►

- \* ALIAS PLUTOMapID
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

## FIELD DESCRIPTION

A code indicating whether the tax lot is in the PLUTO file, the MapPLUTO file with water areas included, and/or the MapPLUTO file that is clipped to the shoreline.

Because the Digital Tax Map (DTM) and the PTS Master File are not updated at the same time, they are slightly out-of-sync. There will be lots in PTS that are not in the DTM and vice versa. In addition, some lots are wholly underwater and are not included in the version of MapPLUTO that is clipped to the shoreline.

The lot geographies in MapPLUTO (with water areas included) are created from the DTM. City Planning modifies the DTM for condominium lots to show the billing tax lot in MapPLUTO, rather than the base tax lot. If there is more than one base tax lot with the same billing lot, the base tax lots are merged into a single feature and assigned to the billing lot. See LOT for more information on condominium lots.

MapPLUTO (clipped to shoreline) is created by clipping the full MapPLUTO using DOF's Shoreline File.

## DESCRIPTION SOURCE

Department of City Planning - PLUTO Data File; Department of City Planning - MapPLUTO (water areas included); Department of City Planning - MapPLUTO (clipped to shoreline); Department of Finance - Digital Tax Map; Department of Finance - Shoreline File; Department of Finance - Property Tax System (PTS)

## LIST OF VALUES

VALUE 1

DESCRIPTION Lot is in PLUTO and both versions of MapPLUTO

DESCRIPTION Lot is in PLUTO only.

VALUE 2

DESCRIPTION Lot is in both versions of MapPLUTO, but not in PLUTO

VALUE 3

VALUE 4

DESCRIPTION Lot is in PLUTO and MapPLUTO (with water areas included), but not in the clipped version of MapPLUTO. Tax lot is completely under water.

DESCRIPTION Lot is in MapPLUTO (with water areas included), but not in the clipped version of MapPLUTO or in PLUTO. Tax lot is completely under water.

VALUE 5

[Hide Field PLUTOMapID ▲](#)

#### FIELD Version ►

- \* ALIAS Version
- \* DATA TYPE String
- \* WIDTH 6
- \* PRECISION 0
- \* SCALE 0

#### FIELD DESCRIPTION

The version number for this release of PLUTO.

The Version Number is in the format YYv#.# where:  
 "YY" is the last two digits of the year;  
 "v" stands for version;  
 "#" is the release number for that year; and  
 ".#" indicates an amendment to the original release, if applicable.

#### DESCRIPTION SOURCE

Department of City Planning

[Hide Field Version ▲](#)

#### FIELD FIRM07\_FL ▲

- \* ALIAS FIRM07\_FL
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

[Hide Field FIRM07\\_FL ▲](#)

#### FIELD PFIRM15\_FL ►

- \* ALIAS PFIRM15\_FL
- \* DATA TYPE String
- \* WIDTH 1
- \* PRECISION 0
- \* SCALE 0

[Hide Field PFIRM15\\_FL ▲](#)

#### FIELD LtdHeight ►

- \* ALIAS LtdHeight
- \* DATA TYPE String
- \* WIDTH 5
- \* PRECISION 0
- \* SCALE 0

**FIELD DESCRIPTION**

The limited height district assigned to the tax lot. A limited height district is superimposed on an area designated as an historic district by the Landmarks Preservation Commission.

See Appendix B for valid values.

**DESCRIPTION SOURCE**

Department of City Planning NYC GIS Zoning Features

**LIST OF VALUES**

**VALUE** LH-1

**DESCRIPTION** Limited Height District No. 1 (Gramercy Park/Brooklyn Heights/Cobble Hill)

**VALUE** LH-1A

**DESCRIPTION** Limited Height District No. 1A (Upper East Side)

**VALUE** LH-2

**DESCRIPTION** Limited Height District No. 2

**VALUE** LH-3

**DESCRIPTION** Limited Height District No. 3

*Hide Field LtdHeight ▲*

**FIELD DCPEdited ►**

\* **ALIAS** DCPEdited

\* **DATA TYPE** String

\* **WIDTH** 3

\* **PRECISION** 0

\* **SCALE** 0

**FIELD DESCRIPTION**

.Flag indicating that City Planning has applied a correction to the record.

Flag set to "1" if City Planning has made a change to any field values for this tax lot. To see which field(s) were changed, refer to the PLUTO\_change\_file\_YYv#. #.csv, where YYv#. # is the version number. The change file contains the BBL; field name; old and new values; and the reason that the field was changed

*Hide Field DCPEdited ▲*

**FIELD Latitude ►**

\* **ALIAS** Latitude

\* **DATA TYPE** Double

\* **WIDTH** 19

\* **PRECISION** 0

\* **SCALE** 0

*Hide Field Latitude ▲*

**FIELD Longitude ►**

\* **ALIAS** Longitude

\* **DATA TYPE** Double

\* **WIDTH** 19

\* **PRECISION** 0

\* **SCALE** 0

[Hide Field Longitude ▲](#)

**FIELD Notes ▶**

- \* ALIAS Notes
- \* DATA TYPE String
- \* WIDTH 20
- \* PRECISION 0
- \* SCALE 0

[Hide Field Notes ▲](#)

**FIELD Shape\_Leng ▶**

- \* ALIAS Shape\_Leng
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

[Hide Field Shape\\_Leng ▲](#)

**FIELD Shape\_Area ▶**

- \* ALIAS Shape\_Area
- \* DATA TYPE Double
- \* WIDTH 19
- \* PRECISION 0
- \* SCALE 0

**FIELD DESCRIPTION**

Area of feature in internal units squared.

**DESCRIPTION SOURCE**

Esri

**DESCRIPTION OF VALUES**

Positive real numbers that are automatically generated.

[Hide Field Shape\\_Area ▲](#)

[Hide Details for object MapPLUTO ▲](#)

[Hide Fields ▲](#)

**Metadata Details ▶**

- \* METADATA LANGUAGE English (UNITED STATES)

SCOPE OF THE DATA DESCRIBED BY THE METADATA dataset

SCOPE NAME \* dataset

- \* LAST UPDATE 2021-02-26

ARCGIS METADATA PROPERTIES

METADATA FORMAT ArcGIS 1.0  
STANDARD OR PROFILE USED TO EDIT METADATA FGDC

LAST MODIFIED IN ARCGIS FOR THE ITEM 2021-02-26 13:54:23

AUTOMATIC UPDATES  
LAST UPDATE 2021-02-26 13:54:23

*Hide Metadata Details ▲*

## Thumbnail and Enclosures ►

THUMBNAIL  
THUMBNAIL TYPE JPG

*Hide Thumbnail and Enclosures ▲*

## FGDC Metadata (read-only) ▼