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INTRODUCTION AND OVERVIEW

The PLUTO Data Dictionary defines the fields in the PLUTO system in order of the field's position in the data file.

The Data Dictionary contains the following:

- **Field Name:**

Two types of Field Names are included - external and internal field names.

The external Field Name is the common name of the field.

The internal Field Name, which appears in parenthesis, is the name of the field as defined in PLUTO.

- **Format:**

The Format is divided into two parts:

- Type of field; and
- Size of the field.

There are two different types of fields - alphanumeric and numeric.

Alphanumeric fields can contain any combination of alphabetic letters (i.e., A-Z), numbers (i.e., 0-9), national characters (e.g., @ \$ #) or special characters (e.g., blank, / ' () * & + - =).

Numeric fields only contain numbers (0-9).

The size of the field is the maximum number of digits (for numeric fields) or characters (for alphanumeric fields) in the field.

- **Data Source:**

The Data Source identifies the city agency and computer file or system the field was obtained or derived from.

- **Description:**

The Description includes a brief explanation of the field; and where pertinent, all codes and decodes or pertinent value ranges and examples.

Four appendices are also included in the Data Dictionary. **Appendix A: Missing Geographic Data** quantifies the number of tax lots missing geographic descriptors. **Appendix B: Special Purpose and Limited Height Districts** lists all of the Special Purpose and Limited Height Districts and their District Symbols. All of the building classes are listed in **Appendix C: Building Class Codes**. The Land Use Categories and the Building Classes that comprise them are listed in **Appendix D: Land Use Categories**.

Field Name: **BOROUGH (Borough)**

Format: Alphanumeric - 2 characters

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File

Description: The borough that the tax lot is located in.

This field contains a two character borough code.

| CODES | DECODES |
|-------|---------------|
| BX | Bronx |
| BK | Brooklyn |
| MN | Manhattan |
| QN | Queens |
| SI | Staten Island |

NOTE: 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.

Field Name: **TAX BLOCK (Block)**

Format: Numeric - 5 digits (99999)

Data Source: Department of Finance - RPAD Master File

Description: The tax block that the tax lot is located in.

This field contains a one to five digit tax block number which is preceded with leading blanks when the tax block is less than five digits.

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

Examples:

Tax Block 609 would be stored as `609`, where is a blank
Tax Block 15828 would be stored as `15828`

Field Name: TAX LOT (Lot)

Format: Numeric - 4 digits (9999)

Data Source: Department of City Planning based on data from:
Department of Finance - RPAD Master File

Description: The number of the tax lot.

This field contains a one to four digit tax lot number which is preceded with leading blanks when the tax lot is less than four digits.

Each tax lot is unique within a tax block (see TAX BLOCK).

Examples:

Tax Lot 96 would be stored as `bb96`, where `b` is a blank

Tax Lot 1101 would be stored as `1101`

NOTES: Each unit in a building that is a condominium is defined by the Department of Finance as a separate tax lot. To make condominium information more compatible with parcel information, the Department of City Planning aggregated condominium unit tax lot information so that each condominium complex within a tax block is represented by only one tax lot record. A condominium complex is defined as one or more structures or properties under the auspices of the same condominium association. The Department of City Planning then assigned the condominium billing tax lot number to the condominium complex tax lot record. If the Department of Finance had not yet assigned a billing tax lot number to the condominium complex then the lowest tax lot number within the condominium complex was used.

For MapPLUTO: The Department of Finance Digital Tax Map uses the Formerly Known As (FKA) Tax Lot number for condominiums. The Department of City Planning has modified the DOF Digital Tax Map replacing the FKA with the condominium billing tax lot number.

Often the Tax Lot number can tell you the type of tax lot. The following table identifies some of these tax lot numbering conventions. Of course there are exceptions to each convention.

| TAX LOT NUMBER | TYPE OF LOT |
|----------------|--------------------------|
| 1-999 | Traditional Tax Lots |
| 1001-6999 | Condominium Unit Lots |
| 7501-7599 | Condominium Billing Lots |
| 8000-8899 | Subterranean Tax lots |
| 8900-8999 | DTM Dummy Tax Lots |
| 9000-9899 | Air Rights Tax Lots |

NOTES: The Air Rights Tax Lot goes with the base Tax Lot

or Donating Tax Lot. For example: If Tax Lot 32 has Air Rights, those Air Rights would be identified as 9032.

When the structure is built the Air Rights Tax Lot is retired.

Property owners do not have to create an Air Rights Tax Lot to transfer development rights.

Field Name: COMMUNITY DISTRICT (CD)

Format: Numeric - 3 digits (999)

Data Source: Department of City Planning - based on data from:
 Department of Finance – Digital Tax Map (DTM) modified by DCP
 Department of City Planning – CD Layer in ArcGIS for the DTM
 Department of City Planning – Geosupport System
 Department of Finance - RPAD Master File

Description: The community district (CD) or joint interest area (JIA) that the tax lot is located in, or partially located in.

The Department of City Planning – CD Layer for the DTM is used as the source when it identifies a community district for a tax lot. If a tax lot is split among more than one community district then PLUTO uses the CD which contains the greatest percentage of lot area. If the Department of City Planning – CD Layer for the DTM does not identify a community district, the district is obtained from the Department of City Planning Geosupport System. If the community district is not available from the Geosupport System the DOF-RPAD Master file is used.

Only one data source is used per tax lot.

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

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

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

There are 59 community districts and 12 joint interest areas in the City. The JIA are areas, such as parks and airports, not contained within any single CD.

Valid CD and JIA numbers and JIA names are:

| BOROUGH | CD | JIA NO | JIA NAME |
|---------------|---------|--------|---|
| Manhattan | 101-112 | 164 | Central Park |
| Bronx | 201-212 | 226 | Van Cortlandt Park |
| | | 227 | Bronx Park |
| | | 228 | Pelham Bay Park |
| Brooklyn | 301-318 | 355 | Prospect Park |
| | | 356 | Gateway National Recreation Area in Brooklyn |
| Queens | 401-414 | 480 | LaGuardia Airport |
| | | 481 | Flushing Meadow/Corona Park |
| | | 482 | Forest Park |
| | | 483 | JFK International Airport |
| | | 484 | Gateway National Recreation Area in Queens |
| Staten Island | 501-503 | 595 | Gateway National Recreation Area in Staten Island |

NOTE: Two portions of the city, Marble Hill and Rikers Island, are legally located in one borough and are each serviced by different boroughs. The COMMUNITY DISTRICT codes associated with these areas are the community districts they are serviced by.

Specifically, Marble Hill is legally located in Manhattan but is serviced by the Bronx and has Bronx COMMUNITY DISTRICT codes of 207 or 208.

Rikers Island has a Queens COMMUNITY DISTRICT code of 401 since it is serviced by Queens even though it is legally located in the Bronx.

Field Name: CENSUS TRACT (CT2010)

Format: Alphanumeric - 7 characters, including a decimal point

Data Source: Department of City Planning - Geosupport System

Description: The 2010 census tract that the tax lot is located in.

This field contains a one to four digit census tract number, a decimal point and a two digit suffix. The census tract number is preceded with leading blanks when the census tract number is less than four digits. If there is no census tract suffix, there is no decimal point and the census tract number is followed by three blanks.

If a tax lot is split by a census tract boundary, only one census tract is

retained.

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

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

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

Examples:

Census Tract 203.01 would be stored as `203.01`, where is a blank
 Census Tract 23 would be stored as `23` , where is a blank

Field Name: CENSUS BLOCK (CB2010)

Format: Alphanumeric - 5 characters

Data Source: Department of City Planning - Geosupport System

Description: The 2010 census block that the tax lot is located in.

This field contains a four digit census block number and, when applicable, a one position alphabetic suffix. If there is no suffix, the census block number is followed by a blank.

If a tax lot is split by a census block boundary, only one census block is retained.

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

2010 census blocks are the smallest geographic areas reported on by the U.S. Census Bureau for the 2010 census.

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

Examples:

Census Block 101A would be stored as `101A`
 Census Block 102 would be stored as `102` , where is a blank

Field Name: SCHOOL DISTRICT (SchoolDist)

Format: Alphanumeric - 2 characters

Data Source: Department of City Planning - Geosupport System

Description: The community school district that the tax lot is located in.

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

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

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

The valid community school districts for each borough are:

| CODES | BOROUGH |
|-----------|---------------|
| 1-6, 10 | Manhattan |
| 7-12 | Bronx |
| 13-23, 32 | Brooklyn |
| 24-30 | Queens |
| 31 | Staten Island |

Field Name: CITY COUNCIL DISTRICT (Council)

Format: Numeric - 2 digits (99)

Data Source: Department of City Planning - Geosupport System

Description: The city council district that the tax lot is located in.

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

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

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

There are currently 51 city council districts in the City, which serve as administrative districts for the legislative branch of city government.

The valid city council districts for each borough are:

| CODES | BOROUGH |
|--------------|---------------|
| 1-10 | Manhattan |
| 8, 11-18, 22 | Bronx |
| 33-48 | Brooklyn |
| 19-32, 34 | Queens |
| 49-51 | Staten Island |

Field Name: ZIP CODE (ZipCode)

Format: Alphanumeric - 5 characters

Data Source: Department of City Planning - based on data from:
 Department of City Planning - Geosupport System
 Department of Finance - RPAD Master File

Description: The zip code that the tax lot is located in.

Only one data source is used per tax lot.

The zip code is obtained from the Department of City Planning Geosupport System. If the zip code is not available from Geosupport, the DOF-RPAD Master file is used.

If a tax lot is split by a zip code boundary, only one zip code is retained.

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

Field Name: FIRE COMPANY (FireComp)

Format: Alphanumeric - 4 characters

Data Source: Department of City Planning - Geosupport System

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.

If a tax lot is split by a fire company boundary, only one fire company is retained.

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

The valid codes and code ranges for each borough are:

| TYPE OF COMPANY | CODES | BOROUGH |
|-----------------|---|---------------|
| Engine | 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, 081, 084, 091, 093, 095, 260 | Manhattan |
| Ladder | 001-016, 018, 020-026, 028, 030, 034-036, 040, 043, 045 | |
| SQuad | 018 | |
| Engine | 038, 042, 043, 045, 046, 048, 050, 052, 060, 062-064, 066, 068, 070-073, 075, 079, 081-083, 088-090, 092, 094, 096, 097, 263 | Bronx |
| Ladder | 017, 019, 027, 029, 031-033, 037-039, 041, 042, 044, 046-056, 058, 059, 061 | |
| SQuad | 041, 061 | |
| Engine | 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 | Brooklyn |
| Ladder | 101-114, 118-120, 122-124, 131, 132, 146-149, 153, 156, 157, 159, 161, 166, 168-170, 172, 174-176 | |
| SQuad | 001, 252 | |
| Engine | 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 | Queens |
| Ladder | 115-117, 121, 125-130, 133-138, 140, 142-144, 150-152, 154, 155, 158, 160, 162-165, 167, 173 | |
| SQuad | 270, 288 | |
| Engine | 151-168 | Staten Island |
| Ladder | 077-087 | |

Field Name: POLICE PRECINCT (PolicePrct)

Format: Numeric - 3 digits (999)

Data Source: Department of City Planning - Geosupport System

Description: The police precinct the tax lot is located in.

This field contains a three digit police precinct number which is preceded with

leading zeros when the precinct is less than three digits.

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

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

Valid codes and code ranges for each borough are:

| CODES | DECODES |
|--|--|
| 040-049, 052 050 | Bronx Bronx-Marble Hill |
| 060-063, 066-072, 078 076 073, 075, 077, 079, 081, 083, 088, 090, 094 084 | Brooklyn-South Brooklyn-South Piers Brooklyn-North Brooklyn-North Piers |
| 001, 005-007, 009, 010, 013, 014, 017, 018 019, 020, 022-026, 028, 030, 032-034 | Manhattan-South Manhattan-North |
| 100-113, 115 114 | Queens Queens – Roosevelt Island |
| 120, 121, 122, 123 | Staten Island |

Field Name: HEALTH CENTER DISTRICT (Health Center District)

Format: Numeric - 2 digits (99)

Data Source: Department of City Planning - Geosupport System

Description: The health center district that the tax lot is located in.

This field contains a two digit health district number.

| CODES | BOROUGH |
|-------|---------------|
| 11-17 | Manhattan |
| 21-26 | Bronx |
| 30-39 | Brooklyn |
| 41-46 | Queens |
| 51 | Staten Island |

Field Name: HEALTH AREA (HealthArea)
Format: Numeric - 4 digits (9999)
Data Source: Department of City Planning - Geosupport System
Description: The health area that the tax lot is located in.

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.

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography. Health areas are administrative districts comprised of aggregates of census tracts, which are used by the Health Department for statistical data collection. If a tax lot is split by a health area boundary, only one health area is retained. Valid codes and code ranges for each borough are:

| CODES | BOROUGH |
|--|---------------|
| 0110-2100, 2310-2600, 2810, 2820, 3110-5000, 5200, 5300, 5500-6800, 7400, 7600-7800, 8000-9100 | Manhattan |
| 0100-4500, 4700-4800 | Bronx |
| 0100-5020, 5200-9120, 9300 | Brooklyn |
| 0110-3900 | Queens |
| 0100-0800, 0910, 0920 | Staten Island |

Field Name: SANITATION DISTRICT BORO (SanitBoro)
Format: Numeric - 1 digit
Data Source: Department of City Planning - Geosupport System
Description: The Boro of the Sanitation District that services the tax lot.

| CODES | BOROUGH |
|-------|---------------|
| 1 | Manhattan |
| 2 | Bronx |
| 3 | Brooklyn |
| 4 | Queens |
| 5 | Staten Island |

Field Name: SANITATION DISTRICT NUMBER (SanitDist)

Format: Numeric – 2 digits

Data Source: Department of City Planning - Geosupport System

Description: The Sanitation District that services the tax lot.

Field Name: SANITATION SUBSECTION (SanitSub)

Format: Alphanumeric – 2 characters

Data Source: Department of City Planning - Geosupport System

Description: The Subsection of the Sanitation District that services the tax lot.

Field Name: ADDRESS (Address)

Format: Alphanumeric - 28 characters

Data Source: Department of Finance - RPAD Master File

Description: An address for the tax lot.

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. Queens house numbers contain a hyphen. Some tax lots, such as vacant lots or parks, have only a street name and no house number.

Field Name: ZONING DISTRICT 1 (ZoneDist1)

Format: Alphanumeric - 9 characters

Data Source: Department of City Planning NYC Zoning Districts

Description: The zoning district classification of the tax lot. 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 SPACES have been 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.

| Abbreviation | Description |
|--------------------|--|
| R1-1 - R10H | Residential Districts |
| C1-6 - C8-4 | Commercial Districts |
| M1-1 – M3-2 | Manufacturing Districts |
| M1-1/R5 – M1-6/R10 | Mixed Manufacturing & Residential Districts |
| BPC | Battery Park City |
| PARK | Areas designated as PARK, BALL FIELD, PLAYGROUND and PUBLIC SPACES in NYC Zoning Districts New York State P |

Field Name: ZONING DISTRICT 2 (ZoneDist2)

Format: Alphanumeric - 9 characters

Data Source: Department of City Planning NYC Zoning Districts

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.

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.

Field Name: ZONING DISTRICT 3 (ZoneDist3)

Format: Alphanumeric - 9 characters

Data Source: Department of City Planning NYC Zoning Districts

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.

If the tax lot is not divided by into three zoning boundary line, 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 then ZONING DISTRICT 3 will contain the zoning associated with Part C.

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

Field Name: ZONING DISTRICT 4 (ZoneDist4)

Format: Alphanumeric - 9 characters

Data Source: Department of City Planning NYC Zoning Districts

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.

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

For example: If 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 then ZONING DISTRICT 4 will contain the zoning associated with Part D.

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

Field Name: COMMERCIAL OVERLAY 1 (Overlay1)

Format: Alphanumeric - 4 characters

Data Source: Department of City Planning NYC Commercial Overlay Districts

Description: The commercial overlay assigned to the tax lot. 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.

Valid Commercial Overlay values:

C1-1 C1-2 C1-3 C1-4 C1-5
C2-1 C2-2 C2-3 C2-4 C2-5

Field Name: **COMMERCIAL OVERLAY 2 (Overlay2)**

Format: Alphanumeric - 4 characters

Data Source: Department of City Planning NYC Commercial Overlay Districts

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.

Field Name: **SPECIAL PURPOSE DISTRICT 1 (SPDist1)**

Format: Alphanumeric - 12 characters

Data Source: Department of City Planning NYC Special Purpose Districts

Description: The special purpose district assigned to the tax lot.
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 District 1 is "CL" and Special District 2 is "MiD".

- In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, Special District 1 is “MiD” and Special District 2 is “TA”.

See Appendix B for valid values.

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

Field Name: SPECIAL PURPOSE DISTRICT 2 (SPDist2)

Format: Alphanumeric - 12 characters

Data Source: Department of City Planning NYC Special Purpose Districts

Description: The special purpose district assigned to the tax lot.

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 District 1 is “CL” and Special District 2 is “MiD”.
- In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, Special District 1 is “MiD” and Special District 2 is “TA”.

See Appendix B for valid values.

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

Field Name: SPECIAL PURPOSE DISTRICT 3 (SPDist3)

Format: Alphanumeric - 12 characters

Data Source: Department of City Planning NYC Special Purpose Districts

Description: The special purpose district assigned to the tax lot.

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 B for valid values.

Field Name: LIMITED HEIGHT DISTRICT (LtdHeight)
Format: Alphanumeric - 5 characters
Data Source: Department of City Planning NYC Limited Height Districts
Description: The limited height district assigned to the tax lot.
 See Appendix B for valid values.

Field Name: SPLIT BOUNDARY INDICATOR (SplitZone)
Format: Alphanumeric - 1 character
Data Source: Department of City Planning Zoning Tax Lot Database
Description: A code indicating whether the tax lot is split by one or more zoning district boundary lines. The split boundary indicator is equal to “Y” if the tax lot is divided by a zoning district, commercial overlay, or special district boundary. The tax lot may be split between two or more districts or it may have only one district that does not cover the entire tax lot.

| CODES | DECODES |
|--------------|---------------------|
| Y | Yes, a Split Lot |
| N | No, not a Split Lot |
| <i>blank</i> | Unknown |

Field Name: BUILDING CLASS (BldgClass)
Format: Alphanumeric - 2 characters
Data Source: Department of City Planning - based on data from:
 Department of Finance - RPAD Master File
Description: A code describing the major use of structures on the tax lot.

Building Classes were developed and are assigned by the Department of Finance with the exception of Q0 and the mixed use condominium building classes that were developed by the Department of City Planning (DCP). Q0

was assigned by DCP to government owned tax lots zoned as either Park, ParkNYS or PARKUS that are predominantly used as open space. The mixed use condominium building classes were assigned by DCP to condominiums that contain a mix of residential and commercial units or more than one type of residential or commercial unit

NOTES: If there are multiple uses or buildings on a tax lot, the building class describes the use with the greatest square footage on the tax lot. Several building classes describe mixed use buildings (combinations of residential and office or retail uses).

A tax lot changes from a vacant to non-vacant building class:

- With the issuance of Selected Department of Buildings Permits including New Building, Demolitions; and Alterations where there are changes to use, square footage, type and the neighborhood where the permit is issued;
- When the Assessors sees change in the field; and
- Feedback from the public.

Demolition is not enough to change a Building Class but the presence of wall studs is.

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

See *Appendix C - Building Class Codes* for codes and decodes.

Field Name: LAND USE CATEGORY (LandUse)

Format: Alphanumeric - 2 characters

Data Source: Department of City Planning - based on data from:
 Department of Finance - RPAD Master File
 NYC Zoning Resolution Zoning Maps
 Department of Parks and Recreation - Property Maps
 New York State Office of Parks, Recreation and Historic Preservation - List of Properties

Description: A code for the tax lot's land use category, modified for display of parks, New York City Department of Parks and Recreation properties and New York State Office of Parks, Recreation and Historic Preservation properties in the appropriate category on land use maps.

A tax lot's land use category is derived from the lot's building class (see BUILDING CLASS). The Department of City Planning assigned building classes to the most appropriate land use category. Park properties were identified using data sources other than the DOF Building Classes and, where

appropriate, were classified with a Land Use Category of *09-Open Space and Outdoor Recreation*, regardless of the tax lot's building class.

Appendix D - Land Use Categories details the relationship of building classes to land use categories.

| CODES | DECODES |
|-------|--|
| 01 | One & Two Family Buildings |
| 02 | Multi-Family Walk-Up Buildings |
| 03 | Multi-Family Elevator Buildings |
| 04 | Mixed Residential & Commercial Buildings |
| 05 | Commercial & Office Buildings |
| 06 | Industrial & Manufacturing |
| 07 | Transportation & Utility |
| 08 | Public Facilities & Institutions |
| 09 | Open Space & Outdoor Recreation |
| 10 | Parking Facilities |
| 11 | Vacant Land |

Field Name: **EASEMENTS, NUMBER OF (Easements)**

Format: Numeric - 2 digits (99)

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File

Description: The number of easements on the tax lot.

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

Field Name: **OWNERSHIP, TYPE OF OWNERSHIP CODE (OwnerType)**

Format: Alphanumeric - 1 character

Data Source: Department of City Planning - based on data from:
Department of Citywide Administrative Services - IPIS
Department of Finance - RPAD Master File

Description: A code indicating type of ownership for the tax lot.

Only one data source is used per tax lot.

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

If the tax lot is not on the IPIS file then the RPAD file was checked to see if the lot's Total Exempt Value equaled its Total Assessed 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.

It is recommended that OWNERSHIP, OWNER NAME be referenced to verify type of ownership, specifically when state and federal government and public authority ownership is important.

| CODES | DECODES |
|--------------|--|
| C | City Ownership |
| M | Mixed City & Private Ownership |
| O | Other – Public Authority, State or Federal Ownership |
| P | Private Ownership – Either the tax lot has started an “in rem” action or it was once city owned. |
| X | Mixed (Excludes property with a C, M, O, or P ownership code). Fully tax exempt property that could be owned by the city, state, or federal government; a public authority; or a private institution |
| <i>blank</i> | Unknown (Usually Private Ownership) |

Field Name: **OWNERSHIP, OWNER NAME (OwnerName)**

Format: Alphanumeric - 21 characters

Data Source: Department of Finance - RPAD Master File

Description: The name of the owner of the tax lot.

Field Name: **LOT AREA (LotArea)**

Format: Numeric - 9 digits (999999999)

Data Source: Department of Finance - RPAD Master File

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 (LOT, IRREGULAR CODE) the Department of Finance derives the Lot Area by multiplying the Lot Frontage by the Lot Depth. If the tax lot is irregularly shaped Finance manually calculates the Lot Area from the Tax Maps.

If the LOT AREA is zero, data is not available for the tax lot.

Field Name: FLOOR AREA, TOTAL BUILDING (BldgArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File
Department of Finance - Mass Appraisal System

Description: The total gross area in square feet.

Only one data source is used per tax lot (See FLOOR AREA, TOTAL BUILDING SOURCE CODE) except for condo measurements which come from the Condo Declaration and are net square footage not gross.

If FLOOR AREA, TOTAL BUILDING SOURCE CODE field has a code of 2 or 7, the TOTAL BUILDING FLOOR AREA is based on gross building area also known as total gross square feet. The TOTAL 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 does take into account setbacks.

If the FLOOR AREA, TOTAL BUILDING SOURCE CODE field has a value of 5, the floor area was calculated from the DOF RPAD Master File using the building dimensions and number of stories for ONLY the largest structure on the tax lot.

NOTES: 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.

If a roof is used for parking/garden/playground the square footage is not included in the Floor Area.

The two main things that trigger an update is the issuance of a Department of Buildings permit and a request from the owner to update the data.

The sum of COMMERCIAL and RESIDENTIAL FLOOR AREA does not always equal TOTAL BUILDING FLOOR AREA.

If the FLOOR AREA, TOTAL BUILDING SOURCE CODE is 2, the TOTAL BUILDING FLOOR AREA contains the Common Area for condominiums

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

If the basement in a one, two or three family structure is Above Grade and Finished then the square footage is added to 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.

Field Name: FLOOR AREA, COMMERCIAL (ComArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of City Planning - based on data from:
Department of Finance - Mass Appraisal System

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

NOTES: Originally Square Footage came from sketches but for both New Construction & Alterations it comes from site visits.

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

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

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

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

COMMERCIAL FLOOR AREA does not contain a condominium's Common Area.

Field Name: FLOOR AREA, RESIDENTIAL (ResArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of City Planning - based on data from:
Department of Finance - Mass Appraisal System

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

NOTES: An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

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

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

RESIDENTIAL FLOOR AREA does not contain a condominium's Common Area

Field Name: FLOOR AREA, OFFICE (OfficeArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - Mass Appraisal System

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

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

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

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

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

Field Name: FLOOR AREA, RETAIL (RetailArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - Mass Appraisal System

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

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

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

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

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

Field Name: FLOOR AREA, GARAGE (GarageArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - Mass Appraisal System

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

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

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

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

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

Field Name: FLOOR AREA, STORAGE (StrgeArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - Mass Appraisal System

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

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

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

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

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

Field Name: FLOOR AREA, FACTORY (FactoryArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - Mass Appraisal System

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

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

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

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

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

Field Name: FLOOR AREA, OTHER (OtherArea)

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - Mass Appraisal System

Description: An estimate of the exterior dimensions of the portion of the structure(s)

allocated for other than Residential, Office, Retail, Garage, Storage, Loft or Factory use.

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

An update to the Floor Area is triggered by the issuance of a Department of Buildings Permit, feedback from the public and scheduled visits by the Department of Finance assessors.

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

The sum of the various FLOOR AREAs does not always equal TOTAL BUILDING FLOOR AREA.

Field Name: FLOOR AREA, TOTAL BUILDING SOURCE CODE (AreaSource)

Format: Alphanumeric - 1 character

Data Source: Department of City Planning

Description: A code indicating the source file that was used to determine the tax lot's TOTAL BUILDING FLOOR AREA (BldgArea)

Only one source is used per tax lot.

| CODES | DECODES |
|-------|--|
| 0 | Not Available |
| 2 | Department of Finance's RPAD File |
| 4 | Building Class is 'V' and Number of Buildings is 0. Total Building Floor Area is 0. |
| 5 | Total Building Floor Area is calculated from RPAD Building Dimensions and Number of Stories for largest building only. |
| 7 | Department of Finance's Mass Appraisal System |

Field Name: BUILDINGS, NUMBER OF (NumBldgs)

Format: Numeric - 5 digits (99999)

Data Source: Department of City Planning - based on data from:
 Department of City Planning - Geosupport System
 Department of Finance - RPAD Master File

Description: The number of buildings on the tax lot.

Only one data source is used per tax lot.

If the tax lot is in Geosupport, the Geosupport Number of Structures field is used.

If the tax lot is not in Geosupport, the DOF RPAD Master File Number of Buildings field is used.

With few exceptions, buildings are permanent structures. If an assessor values a semi-permanent structure, such as a parking attendants building, then it is considered a building.

NUMBER OF BUILDINGS does not include extensions.

Field Name: FLOORS, NUMBER OF (NumFloors)

Format: Numeric - 6 digits (999.99)

Data Source: Department of Finance - RPAD Master File

Description: In the tallest building on the tax lot, the number of full and partial stories starting from the ground floor.

This field contains one to five numeric digits with an embedded decimal after the third digit.

NOTES: 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.

Field Name: UNITS, RESIDENTIAL (UnitsRes)

Format: Numeric - 5 digits (99999)

Data Source: Department of Finance - RPAD Master File

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.

NOTE: Hotels/motels, nursing homes and SROs do not have residential

units, while boarding houses do have residential units.

An update to Residential Units is triggered by the issuance of a Department of Buildings permit.

If Building value is zero then the dwelling units represent what is on the Department of Buildings permit.

Does DOF included the Super's apartment as a residential unit if that apartment is in the basement?

Yes, DOF would include a Super's apartment in the basement as a residential unit.

Field Name: UNITS, RESIDENTIAL AND NON-RESIDENTIAL (UnitsTotal)

Format: Numeric - 5 digits (99999)

Data Source: Department of Finance - RPAD Master File

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

NOTE: 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 is triggered by the issuance of a Department of Buildings permit.

Field Name: LOT FRONTAGE (LotFront)

Format: Numeric - 7 digits (9999.99)

Data Source: Department of Finance - RPAD Master File

Description: The tax lot's frontage measured in feet.

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

NOTE: It appears that in RPAD if a lot fronts on more than one street, the building address often determines the lot frontage.

Field Name: LOT DEPTH (LotDepth)

Format: Numeric - 7 digits (9999.99)

Data Source: Department of Finance - RPAD Master File

Description: The tax lot's depth measured in feet.

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

NOTE: It appears that the Lot Depth in RPAD is often the lot line with the longer dimension adjacent to the Lot Frontage lot line.

Field Name: **BUILDING FRONTAGE (BldgFront)**

Format: Numeric - 7 digits (9999.99)

Data Source: Department of Finance - RPAD Master File

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

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

Field Name: **BUILDING DEPTH (BldgDepth)**

Format: Numeric - 7 digits (9999.99)

Data Source: Department of Finance - RPAD Master File

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

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

Field Name: **EXTENSION CODE (Ext)**

Format: Alphanumeric – 2 Characters

Data Source: Department Of Finance - RPAD Master File

Description: A code identifying whether there is an extension or free standing structure on the lot which is not the primary structure.

| Codes | Decodes |
|-------|--------------------|
| E | Extension |
| G | Garage |
| EG | Extension & Garage |

Field Name: PROXIMITY CODE (ProxCode)

Format: Alphanumeric - 1 character

Data Source: Department of City Planning - based on data from:
Department of Finance - Mass Appraisal System File

Description: The physical relationship of the building to neighboring buildings.

| CODES | DECODES |
|-------|---------------|
| 0 | Not Available |
| 1 | Detached |
| 2 | Semi-Attached |
| 3 | Attached |

Field Name: IRREGULAR LOT CODE (IrrLotCode)

Format: Alphanumeric - 1 character

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File

Description: A code indicating whether the tax lot is irregularly shaped.

| CODES | DECODES |
|--------------|----------------------------------|
| Y | Yes, an Irregularly Shaped Lot |
| N | No, not an Irregularly Shaped Lo |
| <i>blank</i> | Unknown |

Field Name: LOT TYPE (LotType)

Format: Alphanumeric - 1 character

Data Source: Department of City Planning - based on data from:
Department of Finance - Mass Appraisal System

Description: A code indicating the location of the tax lot to another tax lot and/or the water.

| CODES | DECODES |
|-------|---|
| 0 | Mixed or Unknown |
| 1 | Block Assemblage A tax lot which encompasses an entire block |
| 2 | Waterfront A tax lot bordering on a body of water. Waterfront lots may contain a small amount of submerged land. |
| 3 | Corner A tax lot bordering on two intersecting streets. |
| 4 | Through A tax lot which connects two streets and fronts on both streets. 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). |
| 5 | Inside A tax lot which is not an assemblage, waterfront, corner, through, interior, island, alley or submerged lot. |
| 6 | Interior Lot A tax lot that has no street frontage. |
| 7 | Island Lot A tax lot that is entirely surrounded by water. |
| 8 | Alley Lot A tax lot that is too narrow to accommodate a building. The lot is usually 12 feet or less in width. |
| 9 | Submerged Land Lot A tax lot that is totally or almost completely submerged. |

Field Name: BASEMENT TYPE/GRADE (BsmtCode)

Format: Alphanumeric - 1 character

Data Source: Department of City Planning - based on data from:
Department of Finance - Mass Appraisal System

Description: A code describing the basement.

| CODES | DECODES |
|-------|---|
| 0 | None/No Basement |
| 1 | Full Basement that is Above Grade 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. |
| 2 | Full Basement that is Below Grade 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. |
| 3 | Partial Basement that is Above Grade 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. |

CODES DECODES

| | |
|---|--|
| 4 | Partial Basement that is Below Grade 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. |
| 5 | Unknown |

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

This information may be available for Commercial Buildings if two of the following three criteria are met:

- Finished
- Active
- Publicly Accessible.

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

All basements in brownstones, high ranches, split-levels and attached row houses are Above Grade.

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

A finished basement must be at least four feet above ground to be considered a Finished Basement Above grade (FBA),

A Finished Basement Below grade (FBB) is not included in living area square footage.

A cellar is below a basement and not habitable.

Field Name: **ASSESSED VALUE, LAND (AssessLand)**

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - RPAD Master File

Description: The tentative assessed land value for Fiscal Year 2018.

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.

Field Name: **ASSESSED VALUE, TOTAL (AssessTot)**

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - RPAD Master File

Description: The tentative assessed total value for Fiscal Year 2018.

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 site is not completed by April 14th the assessed building value is 0 and the Building Class reverts to Vacant.

Field Name: **EXEMPT VALUE, LAND (ExemptLand)**

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - RPAD Master File

Description: The tentative exempt land 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 or abatement for Fiscal Year 2018.

Field Name: **EXEMPT VALUE, TOTAL (ExemptTot)**

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - RPAD Master File

Description: The tentative 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 or abatement for Fiscal Year 2018.

Field Name: **YEAR BUILT (YearBuilt)**

Format: Numeric - 4 digits (9999)

Data Source: Department of Finance - RPAD Master File

Description: The year construction of the building was completed.

Year Built comes from Department of Buildings Permits.

Year Built is accurate for the decade but not necessarily for the specific year. Two outliers – 1910 & 1920. Structures built between 1800s and early 1900s usually have a Year Built date of either 1910 or 1920.

Field Name: YEAR ALTERED 1 (YearAlter1)

Format: Numeric - 4 digits (9999)

Data Source: Department of Finance - RPAD Master File

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

If the alteration spanned more than one year, YEAR ALTERED 1 is the year the alteration began, otherwise it is the year the alteration was completed.

The date can either be the actual date or an estimate.

Year Altered comes from Department of Buildings Permits.

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

Field Name: YEAR ALTERED 2 (YearAlter2)

Format: Numeric - 4 digits (9999)

Data Source: Department of Finance - RPAD Master File

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 of the most recent alteration.

If the alteration spanned more than one year, YEAR ALTERED 2 is the year the alteration began, otherwise it is the year the alteration was completed.

The date can either be the actual date or an estimate.

Year Altered comes from Department of Buildings Permits.

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

Field Name: HISTORIC DISTRICT NAME (HistDist)

Format: Alphanumeric - 40 characters

Data Source: Department of City Planning -based on Landmarks Preservation Commission data

Description: The name of the Historic District as designated by the New York City Landmarks Preservation Commission.

Field Name: **LANDMARK NAME (Landmark)**

Format: Alphanumeric - 35 characters

Data Source: Department of City Planning -based on Landmarks Preservation Commission data

Description: The name of an individual landmark, landmark site (e.g. Richmondtown Restoration), or an interior landmark, as designated by the New York City Landmarks Preservation Commission.

Field Name: **BUILT FLOOR AREA RATIO - FAR (BuiltFAR)**

Format: Numeric - 7 digits (9999.99)

Data Source: Department of City Planning -based on data from: Department of Finance - RPAD Master File

Description: The Built Floor Area Ratio (FAR) is the total building floor area divided by the area of the tax lot.

This field contains one to six numeric digits with an imbedded decimal after the fourth digit.

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

The TOTAL BUILDING FLOOR AREA is either based on gross building area also known as total gross square feet for all of the structures on the tax lot, including basements, attics and extensions such as attached garages, detached garages, pool houses and greenhouse OR the floor area was calculated from the DOF RPAD Master File using the building dimensions and number of stories for ONLY the largest structure on the tax lot depending on the source available.

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

Field Name: **MAXIMUM ALLOWABLE RESIDENTIAL FAR (ResidFAR)**

Format: Numeric - 5 digits (99.99)

Data Source: Department of City Planning Zoning Tax Lot Database

Description: The Maximum Allowable Residential Floor Area Ratio (FAR)

This field contains from one to four numeric digits with an imbedded decimal after the second digit.

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

NOTES: 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).

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 street, users should consult Section 23-153 of the Zoning Resolution.

Field Name: **MAXIMUM ALLOWABLE COMMERCIAL FAR (CommFAR)**

Format: Numeric - 5 digits (99.99)

Data Source: Department of City Planning Zoning Tax Lot Database

Description: The Maximum Allowable Commercial Floor Area Ratio (FAR)

This field contains from one to four numeric digits with an imbedded decimal after the second digit.

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

NOTES: Users should consult Section 43-12 of the Zoning Resolution.

Field Name: **MAXIMUM ALLOWABLE COMMUNITY FACILITY FAR (FacilFAR)**

Format: Numeric - 5 digits (99.99)

Data Source: Department of City Planning Zoning Tax Lot Database

Description: The Maximum Allowable Community Facility Floor Area Ratio (FAR)

This field contains from one to four numeric digits with an imbedded decimal after the second digit.

The Maximum Allowable Floor Area Ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades or other amenities.

NOTES: Users should consult Section 24-11 of the Zoning Resolution.

Field Name: **BORO CODE (BoroCode)**

Format: Numeric - 1 digit (9)

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File

Description: The borough the tax lot is located in.

This field should be used when working with the Department of City Planning LION/Administrative District Base Map files.

This field contains a one digit borough code.

| CODES | DECODES |
|-------|---------------|
| 1 | Manhattan |
| 2 | Bronx |
| 3 | Brooklyn |
| 4 | Queens |
| 5 | Staten Island |

NOTE: Two portions of the city, Marble Hill and Rikers Island, are each legally located in one borough but are serviced by different boroughs. The BORO 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 BORO CODE. Rikers Island has a Bronx BORO CODE because it is legally located in the Bronx although it is serviced by Queens.

Field Name: **BOROUGH, TAX BLOCK & LOT (BBL)**

Format: Numeric - 10 digits

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File

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.

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 5158287501.

Field Name: **CONDOMINIUM NUMBER (CondoNo)**

Format: Numeric - 5 digits

Data Source: Department of Finance - RPAD Master File

Description: The condominium number assigned to the complex.

Field Name: **CENSUS TRACT 2 (Tract2010)**

Format: Alphanumeric - 6 characters

Data Source: Department of City Planning - Geosupport System

Description: The 2010 census tract that the tax lot is located in.

This field should be used when working with the Department of City Planning LION/Administrative District Base Map files.

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 the census tract number is followed by two blanks.

If a tax lot is split by a census tract boundary, only one census tract is retained.

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

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, where is a blank

Field Name: X COORDINATE (XCoord)

Format: Numeric - 7 digits (9999999)

Data Source: Department of City Planning - Geosupport System

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

The addresses' X and Y coordinates (see Y COORDINATE) must be used together when working with the Department of City Planning's LION/ Administrative District Base Map files.

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

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

Field Name: Y COORDINATE (YCoord)

Format: Numeric - 7 digits (9999999)

Data Source: Department of City Planning - Geosupport System

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

The addresses' X (see X COORDINATE) and Y coordinates must be used together when working with the Department of City Planning's LION/ Administrative District Base Map files.

Appendix A: Missing Geographic Data contains the number and percent of tax lots missing geographic data in each borough by type of geography.

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

Field Name: **ZONING MAP # (ZoneMap)**

Format: Alphanumeric - 3 characters

Data Source: Department of City Planning - Geosupport System

Description: The Department of City Planning Zoning Map Number associated with the tax lot's X and Y Coordinates.

Field Name: **ZONING MAP CODE (ZMCode)**

Format: Alphanumeric – 1 character

Data Source: Department of City Planning - based on data from:
Department of City Planning - Geosupport System

Description: A code (Y) identifies a border Tax Lot, i.e., a Tax Lot on the border of two or more Zoning Maps.

 The map number identified in Zoning Map # is one of the potential Zoning Maps associated with the Tax Lot, if the Lot is on the border of two or more Zoning Maps.

Field Name: **SANBORN MAP # (Sanborn)**

Format: Alphanumeric - 8 characters

Data Source: Department of City Planning - Geosupport System

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,
 5=Staten Island

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

Field Name: **TAX MAP # (TaxMap)**

Format: Alphanumeric - 5 characters

Data Source: Department of City Planning - Geosupport System

Description: The Department of Finance paper tax map Volume Number associated with the tax block and lot.

TAX MAP # format is:

The first character of the Tax Map # is the Borough Code where Borough Code is 1 = Manhattan, 2=Bronx, 3=Brooklyn, 4=Queens, 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.

Field Name: **E-DESIGNATION NUMBER (EDesignNum)**

Format: Alphanumeric - 5 characters

Data Source: Department of City Planning – E-Designation File

Description: The E-Designation number assigned to the tax lot.

Field Name: **APPORTIONMENT BBL (APPBBL)**

Format: Numeric – 10 digits

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File

Description: The originating Borough, Tax Block and Tax Lot from the apportionment prior to the merge, split or property’s conversion to a condominium. The Apportionment BBL is only available for mergers, splits and conversions since 1984.

Field Name: **APPORTIONMENT DATE (APPDate)**

Format: Numeric – 10 characters

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File

Description: The date of the Apportionment.

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

Field Name: **PLUTO – DTM BASE MAP INDICATOR (PLUTOMapID)**

Format: Numeric - 1 digit

Data Source: Department of City Planning - based on data from:
 Department of City Planning - PLUTO Data File
 Department of Finance Digital Tax Map Modified by DCP
 Department of Finance Digital Tax Map Modified by DCP Clipped to the Shoreline File
 Department of Finance - RPAD Master File

Description: A code indicating whether the tax lot is in the PLUTO file and/or the modified DTM and/or the modified DTM Clipped to the Shoreline File.

| CODES | DECODES |
|-------|--|
| 1 | In PLUTO Data File and DOF Modified DTM Tax Block and Lot Clipped to the Shoreline File. |
| 2 | In PLUTO Data File Only. |
| 3 | In DOF Modified DTM Tax Block and Lot Clipped to the Shoreline File but NOT in PLUTO. |
| 4 | In PLUTO Data File and in DOF Modified DTM File but NOT in DOF Modified DTM Tax Block and Lot Clipped to the Shoreline File, therefore the tax lot is totally under water. |
| 5 | In DOF Modified DTM but NOT in PLUTO, therefore the tax lot is totally under water. |

The tax lot will not appear in the MapPLUTO geodatabase if the lot is found only in the PLUTO data file.

If the tax lot has a PLUTO-Base Map Indicator code of 3 or 5, then the PLUTO record will only contain data in the borough, tax block, tax lot, community district and PLUTO-Base Map Indicator fields.

Field Name: **2007 FLOOD INSURANCE RATE MAP INDICATOR (FIRM07_Flag)**

Format: Alphanumeric – 1 character

Data Source: Department of City Planning based on FEMA's 2007 Flood Insurance Rate Map

Description: A one character field

Code of 1 means that some portion of the tax lot falls within the 1% annual chance floodplain as determined by FEMA's 2007 Flood Insurance Rate Map.

It does not always mean that a building or group of buildings on that tax lot is within the 1% annual chance floodplain.

Field Name: 2015 PRELIMINARY FLOOD INSURANCE RATE MAP INDICATOR (PFIRM15_Flag)

Format: Alphanumeric – 1 character

Data Source: Department of City Planning based on FEMA's 2015 Preliminary Flood Insurance Rate Map

Description: A one character field

Code of 1 means that some portion of the tax lot falls within the 1% annual chance floodplain as determined by FEMA's 2015 Preliminary Flood Insurance Rate Map.

It does not always mean that a building or group of buildings on that tax lot is within the 1% annual chance floodplain.

Field Name: VERSION NUMBER (Version)

Format: Alphanumeric – 6 characters

Data Source: Department of City Planning

Description: The Version Number related to the release of PLUTO.

The Version Number is in the format 18v1.1 where:
is the last two digits of the year;
v stands for Version;
is the release number for that year; and
.# identifies the amendment, if applicable.

APPENDIX A: MISSING GEOGRAPHIC DATA (As Of 6/18)

| GEOGRAPHIC AREA | NUMBER MISSING | PERCENT MISSING |
|------------------------------|-----------------------|------------------------|
| Census Block | 20,549 | 2.39% |
| Bronx | 2,512 | 2.80% |
| Brooklyn | 2,524 | 0.91% |
| Manhattan | 372 | 0.87% |
| Queens | 7,618 | 2.35% |
| Staten Island | 7,523 | 6.04% |
| Census Tract | 4,074 | 0.47% |
| Bronx | 407 | 0.45% |
| Brooklyn | 567 | 0.20% |
| Manhattan | 140 | 0.33% |
| Queens | 1,257 | 0.39% |
| Staten Island | 1,703 | 1.37% |
| City Council District | 3,003 | 0.35% |
| Bronx | 205 | 0.23% |
| Brooklyn | 391 | 0.14% |
| Manhattan | 80 | 0.19% |
| Queens | 911 | 0.28% |
| Staten Island | 1,416 | 1.14% |
| Community District | 0 | 0.00% |
| Bronx | 0 | 0.00% |
| Brooklyn | 0 | 0.00% |
| Manhattan | 0 | 0.00% |
| Queens | 0 | 0.00% |
| Staten Island | 0 | 0.00% |
| Fire Company | 3,521 | 0.41% |
| Bronx | 286 | 0.32% |
| Brooklyn | 461 | 0.17% |
| Manhattan | 128 | 0.30% |
| Queens | 1,097 | 0.34% |
| Staten Island | 1,549 | 1.24% |
| Health Area | 3,311 | 0.39% |
| Bronx | 224 | 0.25% |
| Brooklyn | 495 | 0.18% |
| Manhattan | 101 | 0.24% |
| Queens | 977 | 0.30% |
| Staten Island | 1,514 | 1.22% |

| GEOGRAPHIC AREA | NUMBER MISSING | PERCENT MISSING |
|-------------------------------|-----------------------|------------------------|
| Health Center District | 2,658 | 0.31% |
| Bronx | 127 | 0.1% |
| Brooklyn | 325 | 0.12% |
| Manhattan | 70 | 0.16% |
| Queens | 815 | 0.25% |
| Staten Island | 1,321 | 1.06% |
| Police Precinct | 2,952 | 0.34% |
| Bronx | 162 | 0.18% |
| Brooklyn | 369 | 0.13% |
| Manhattan | 91 | 0.21% |
| Queens | 899 | 0.28% |
| Staten Island | 1,431 | 1.15% |
| School District | 2,771 | 0.32% |
| Bronx | 159 | 0.18% |
| Brooklyn | 293 | 0.11% |
| Manhattan | 87 | 0.20% |
| Queens | 908 | 0.28% |
| Staten Island | 1,324 | 1.06% |
| X Coordinate | 23,956 | 2.79% |
| Bronx | 3,259 | 3.63% |
| Brooklyn | 3,383 | 1.22% |
| Manhattan | 747 | 1.74% |
| Queens | 8,447 | 2.60% |
| Staten Island | 8,120 | 6.52% |
| Y Coordinate | 23,956 | 2.79% |
| Bronx | 3,259 | 3.63% |
| Brooklyn | 3,383 | 1.22% |
| Manhattan | 747 | 1.74% |
| Queens | 8,447 | 2.60% |
| Staten Island | 8,120 | 6.52% |
| Zip Code | 4,154 | 0.48% |
| Bronx | 329 | 0.37% |
| Brooklyn | 635 | 0.23% |
| Manhattan | 149 | 0.35% |
| Queens | 1,265 | 0.39% |
| Staten Island | 1,776 | 1.43% |

Note: The Shaded Area Represents Citywide Totals. The Percent Missing For Each Borough Represents The Percent Of Tax Lots In Each Borough Missing The Specified Data Value.

APPENDIX B: SPECIAL PURPOSE & LIMITED HEIGHT DISTRICTS

SPECIAL PURPOSE DISTRICTS

| Abbreviation | Description |
|---------------------|---|
| 125th | Special 125th Street District |
| 125th/TA | Special 125th Street Dist/Transit Land Use Dist |
| BPC | Special Battery Park City District |
| BR | Special Bay Ridge District |
| C | Special Grand Concourse Preservation District |
| CD | Special City Island District |
| CI | Special Coney Island District |
| CL | Special Clinton District |
| CO | Special Coney Island Mixed Use District |
| CP | Special College Point District |
| CR | Special Coastal Risk District |
| DB | Special Downtown Brooklyn District |
| DFR | Special Downtown Far Rockaway District |
| DJ | Special Downtown Jamaica District |
| EC-1 | Special Enhanced Commercial District- 1 |
| EC-2 | Special Enhanced Commercial District- 2 |
| EC-3 | Special Enhanced Commercial District- 3 |
| EC-4 | Special Enhanced Commercial District 4 |
| EC-5 | Special Enhanced Commercial District 5 |
| EC-6 | Special Enhanced Commercial District 6 |
| EHC | East Harlem Corridors |
| EHC/TA | East Harlem Corridors/Transit Land Use District |
| FH | Special Forest Hills District |
| GC | Special Garment Center District |
| GI | Special Governors Island District |

| Abbreviation | Description |
|---------------------|--|
| HP | Special Hunts Point District |
| HRP | Special Hudson River Park District |
| HRW | Special Harlem River Waterfront District |
| HS | Special Hillside Preservation District |
| HSQ | Special Hudson Square District |
| HY | Special Hudson Yards District |
| IN | Special Inwood District |
| J | Jerome Corridor District |
| L | Special Lincoln Square District |
| LC | Special Limited Commercial District |
| LI | Special Little Italy District |
| LIC | Special Long Island City Mixed Use District |
| LM | Special Lower Manhattan District |
| MiD | Special Midtown District |
| MMU | Special Manhattanville Mixed Use District |
| MP | Special Madison Avenue Preservation District |
| MX-1 | Special Mixed Use District (MX-1) |
| MX-2 | Special Mixed Use District (MX-2) |
| MX-4 | Special Mixed Use District (MX-4) |
| MX-5 | Special Mixed Use District (MX-5) |
| MX-6 | Special Mixed Use District (MX-6) |
| MX-7 | Special Mixed Use District (MX-7) |
| MX-8 | Special Mixed Use District (MX-8) |
| MX-9 | Special Mixed Use District (MX-9) |
| MX-10 | Special Mixed Use District (MX-10) |
| MX-11 | Special Mixed Use District (MX-11) |
| MX-12 | Special Mixed Use District (MX-12) |

| Abbreviation | Description |
|---------------------|---|
| MX-13 | Special Mixed Use District (MX-13) |
| MX-14 | Special Mixed Use District (MX-14) |
| MX-15 | Special Mixed Use District (MX-15) |
| MX-16 | Special Mixed Use District (MX-16) |
| MX-17 | Special Mixed Use District (MX-17) |
| NA-1 | Special Natural Area District |
| NA-2 | Special Natural Area District |
| NA-3 | Special Natural Area District |
| NA-4 | Special Fort Totten Natural Area District-4 |
| OP | Special Ocean Parkway District |
| PC | Special Planned Community Preservation District |
| PI | Special Park Improvement District |
| SB | Special Sheepshead Bay District |
| SG | Special St. George District |
| SHP | Special Southern Hunters Point District |
| SRD | Special South Richmond Development District |
| SRI | Special Southern Roosevelt Island District |
| SV-1 | Special Scenic View District |
| SW | Special Stapleton Waterfront District |
| TA | Special Transit Land Use District |
| TMU | Special Tribeca Mixed Use District |
| U | Special United Nations Development District |
| US | Special Union Square District |
| WCh | Special West Chelsea District |
| WP | Special Willets Point District |

LIMITED HEIGHT DISTRICTS

| Abbreviation | Description |
|--------------|--|
| LH-1 | Limited Height District No. 1 |
| LH-1A | Limited Height District No. 1A (Upper East Side) |
| LH-2 | Limited Height District No. 2* |
| LH-3 | Limited Height District No. 3* |

*There are currently no districts with these designations

APPENDIX C: BUILDING CLASS CODES

A. ONE FAMILY DWELLINGS

0. Cape Cod
1. Two Stories Detached (Small or Moderate Size, With or Without Attic)
2. One Story (Permanent Living Quarters)
3. Large Suburban Residence
4. City Residence
5. Attached or Semi-Detached
6. Summer Cottages
7. Mansion Type or Town House
8. Bungalow Colony/Land Coop Owned
9. Miscellaneous

B. TWO FAMILY DWELLINGS

1. Brick
2. Frame
3. Converted From One Family
9. Miscellaneous

C. WALK UP APARTMENTS

0. Three Families
1. Over Six Families Without Stores
2. Five to Six Families
3. Four Families
4. Old Law Tenements
5. Converted Dwelling or Rooming House
6. Cooperative
7. Over Six Families With Stores
8. Co-Op Conversion From Loft/Warehouse
9. Garden Apartments
- M. Mobile Homes/Trailer Parks

D. ELEVATOR APARTMENTS

0. Co-op Conversion from Loft/Warehouse
1. Semi-fireproof (Without Stores)
2. Artists in Residence
3. Fireproof (Without Stores)
4. Cooperatives (Other Than Condominiums)
5. Converted
6. Fireproof With Stores
7. Semi-Fireproof With Stores
8. Luxury Type
9. Miscellaneous

E. WAREHOUSES

1. Fireproof
2. Contractor's Warehouse
3. Semi-Fireproof
4. Frame, Metal
7. Warehouse, Self Storage
9. Miscellaneous

F. FACTORY AND INDUSTRIAL BUILDINGS

1. Heavy Manufacturing - Fireproof
2. Special Construction - Fireproof
4. Semi-Fireproof
5. Light Manufacturing
8. Tank Farms
9. Miscellaneous

¹ Building Classes were developed and are assigned by the Department of Finance with the exception of Q0 and the mixed use condominium building classes that were developed by the Department of City Planning (DCP). Q0 was assigned by DCP to government owned tax lots zoned as either Park or ParkNY that are predominantly used as open space. Mixed use condominium building classes were assigned by DCP to condominiums that contain a mix of residential and commercial units or more than one type of residential or commercial unit.

G. GARAGES AND GASOLINE STATIONS

- 0. Residential Tax Class 1 Garage
- 1. All Parking Garages
- 2. Auto Body/Collision or Auto Repair
- 3. Gas Station with Retail Store
- 4. Gas Station with Service/Auto Repair
- 5. Gas Station only with/without Small Kiosk
- 6. Licensed Parking Lot
- 7. Unlicensed Parking Lot
- 8. Car Sales/Rental with Showroom
- 9. Miscellaneous Garage or Gas Station
- U. Car Sales/Rental without Showroom
- W. Car Wash or Lubritorium Facility

H. HOTELS

- 1. Luxury Type
- 2. Full Service Hotel
- 3. Limited Service – Many Affiliated with National Chain
- 4. Motels
- 5. Private Club, Luxury Type
- 6. Apartment Hotels
- 7. Apartment Hotels-Co-op Owned
- 8. Dormitories
- 9. Miscellaneous
- B. Boutique 10-100 Rooms, with Luxury Facilities, Themed, Stylish, with Full Service Accommodations
- H. Hostel-Bed Rental in Dorm Like Setting with Shared Rooms & Bathrooms
- R. SRO- 1 or 2 People Housed in Individual Rooms in Multiple Dwelling Affordable Housing
- S. Extended Stay/Suite Amenities Similar to Apt., Typically Charge Weekly Rates & Less Expensive than Full Service Hotel

I. HOSPITALS AND HEALTH

- 1. Hospitals, Sanitariums, Mental Institutions
- 2. Infirmary
- 3. Dispensary
- 4. Staff Facilities
- 5. Health Center, Child Center, Clinic
- 6. Nursing Home
- 7. Adult Care Facility
- 9. Miscellaneous

J. THEATRES

- 1. Art Type (Seating Capacity under 400 Seats)
- 2. Art Type (Seating Capacity Over 400 Seats)
- 3. Motion Picture Theatre with Balcony
- 4. Legitimate Theatres (Theatre Sole Use of Building)
- 5. Theatre in Mixed Use Building
- 6. T.V. Studios
- 7. Off-Broadway Type
- 8. Multiplex Picture Theatre
- 9. Miscellaneous

K. STORE BUILDINGS (TAXPAYERS INCLUDED)

- 1. One Story Retail Building
- 2. Multi-Story Retail Building
- 3. Multi-Story Department Store
- 4. Predominant Retail with Other Uses
- 5. Stand Alone Food Establishment
- 6. Shopping Centers With or Without Parking
- 7. Banking Facilities with or Without Parking
- 8. Big Box Retail Not Affixed & Standing On Own Lot with Parking
- 9. Miscellaneous

L. LOFT BUILDINGS

- 1. Over Eight Stores (Mid-Manhattan Type)
- 2. Fireproof and Storage Type (Without Stores)
- 3. Semi-Fireproof
- 8. With Retail Stores Other Than Type 1
- 9. Miscellaneous

M. CHURCHES, SYNAGOGUES, ETC.

- 1. Church, Synagogue, Chapel
- 2. Mission House (Non-Residential)
- 3. Parsonage, Rectory
- 4. Convents
- 9. Miscellaneous

N. ASYLUMS AND HOMES

- 1. Asylums
- 2. Homes for Indigent Children, Aged, Homeless
- 3. Orphanages
- 4. Detention House For Wayward Girls
- 9. Miscellaneous

O. OFFICE BUILDINGS

1. Office Only – 1 Story
2. Office Only – 2-6 Stories
3. Office Only – 7-19 Stories
4. Office Only or Office with Comm – 20 Stories or More
5. Office with Comm – 1 to 6 Stories
6. Office with Comm – 7 to 19 Stories
7. Professional Buildings/Stand Alone Funeral Homes
8. Office with Apartments Only (No Comm)
9. Miscellaneous and Old Style Bank Bldgs

P PLACES OF PUBLIC ASSEMBLY (INDOOR) AND CULTURAL

1. Concert Halls
2. Lodge Rooms
3. YWCA, YMCA, YWHA, YMHA, PAL
4. Beach Club
5. Community Center
6. Amusement Place, Bathhouse, Boat House
7. Museum
8. Library
9. Miscellaneous

Q. OUTDOOR RECREATION FACILITIES

0. Open Space
1. Parks/Recreation Facilities
2. Playground
3. Outdoor Pool
4. Beach
5. Golf Course
6. Stadium, Race Track, Baseball Field
7. Tennis Court
8. Marina, Yacht Club
9. Miscellaneous

R. CONDOMINIUMS

0. Condo Billing Lot
1. Residential Unit in 2-10 Unit Bldg
2. Residential Unit in Walk-Up Bldg
3. Residential Unit in 1-3 Story Bldg
4. Residential Unit in Elevator Bldg
5. Miscellaneous Commercial
6. Residential Unit of 1-3 Unit Bldg-Orig Class 1
7. Commercial Unit of 1-3 Units Bldg- Orig Class 1
8. Commercial Unit of 2-10 Unit Bldg
9. Co-op within a Condominium
- A Cultural, Medical, Educational, etc.
- B Office Space
- C Commercial Building (Mixed Commercial Condo Building Classification Codes)
- D Residential Building (Mixed Residential Condo Building Classification Codes)
- G Indoor Parking
- H Hotel/Boatel
- I Mixed Warehouse/Factory/Industrial & Commercial
- K Retail Space
- M Mixed Residential & Commercial Building (Mixed Residential & Commercial)
- P Outdoor Parking
- R Condominium Rentals
- S Non-Business Storage Space
- T Terraces/Gardens/Cabanas
- W Warehouse/Factory/Industrial
- X Mixed Residential, Commercial & Industrial
- Z Mixed Residential & Warehouse

S. RESIDENCE - MULTIPLE USE

0. Primarily One Family with Two Stores or Offices
1. Primarily One Family with One Store or Office
2. Primarily Two Family with One Store or Office
3. Primarily Three Family with One Store or Office
4. Primarily Four Family with One Store or Office
5. Primarily Five to Six Family with One Store or Office
9. Single or Multiple Dwelling with Stores or Offices

**T. TRANSPORTATION FACILITIES
(ASSESSED IN ORE)**

1. Airport, Air Field, Terminal
2. Pier, Dock, Bulkhead
9. Miscellaneous

U. UTILITY BUREAU PROPERTIES

0. Utility Company Land and Building
1. Bridge, Tunnel, Highway
2. Gas or Electric Utility
3. Ceiling Railroad
4. Telephone Utility
5. Communications Facilities Other Than Telephone
6. Railroad - Private Ownership
7. Transportation - Public Ownership
8. Revocable Consent
9. Miscellaneous

V. VACANT LAND

0. Zoned Residential; Not Manhattan
1. Zoned Commercial or Manhattan Residential
2. Zoned Commercial Adjacent to Class 1 Dwelling; Not Manhattan
3. Zoned Primarily Residential; Not Manhattan
4. Police or Fire Department
5. School Site or Yard
6. Library, Hospital or Museum
7. Port Authority of NY and NJ
8. New York State & U.S. Government
9. Miscellaneous

W. EDUCATIONAL STRUCTURES

1. Public Elementary, Junior or Senior High
2. Parochial School, Yeshiva
3. School or Academy
4. Training School
5. City University
6. Other College and University
7. Theological Seminary
8. Other Private School
9. Miscellaneous

**Y. SELECTED GOVERNMENT
INSTALLATIONS**

(Excluding Office Buildings, Training Schools, Academic, Garages, Warehouses, Piers, Air Fields, Vacant Land, Vacant Sites, and Land Under Water and Easements)

1. Fire Department
2. Police Department
3. Prison, Jail, House of Detention
4. Military and Naval Installation
5. Department of Real Estate
6. Department of Sanitation
7. Department of Ports and Terminals
8. Department of Public Works
9. Department of Environmental Protection

Z. MISCELLANEOUS

0. Tennis Court, Pool, Shed, etc.
1. Court House
2. Public Parking Area
3. Post Office
4. Foreign Government
5. United Nations
7. Easement
8. Cemetery
9. Other

APPENDIX D: LAND USE CATEGORIES

| DCP LAND USE CODE | DCP LAND USE CATEGORIES | DOF/DCP BUILDING CLASSES |
|-------------------|--|---|
| 01 | One & Two Family Buildings | A*,B*,Z0 |
| 02 | Multi-Family Walk-Up Buildings | C0,C1,C2,C3,C4,C5,C6,C8,C9, CM, R1,R2,R3,R6 |
| 03 | Multi-Family Elevator Buildings | D0,D1,D2,D3,D4,D5,D8,D9,H6,H7,R4,RD |
| 04 | Mixed Residential & Commercial Buildings | C7,D6,D7,K4,O8,R8,R9,RM,RR,RX,RZ,S* |
| 05 | Commercial & Office Buildings | G8,GU,GW,H1,H2,H3,H4,H5,H9,HB,HH,HR,HS,J*,K1,K2,K3,K5,K6,K7,K8,K9,O1,O2,O3,O4,O5,O6,O7,O9,P1,R5,R7,RB,RC,RH,RI,RK,RS, |
| 06 | Industrial & Manufacturing Buildings | E*,F*,L*,RW |
| 07 | Transportation & Utility | G3,G4,G5,G9,T*,U*,Y6,Y7,Y8,Y9 |
| 08 | Public Facilities & Institutions | H8,I*,M*,N*,P2,P3,P5,P7,P8,P9,RA,W*,Y1,Y2,Y3,Y4,Z1,Z3,Z4,Z5 |
| 09 | Open Space & Outdoor Recreation | P4,P6,Q*,Z8 |
| 10 | Parking Facilities | G0,G1,G2,G6,G7,RG,RP,Z2 |
| 11 | Vacant Land | V* |

NOTES: * Denotes all DOF/DCP Building Class classifications within an alphabetic grouping. The Building Classes Y5, Z6, Z7, and Z9 are not assigned to a Land Use Category.