PLUTO DATA DICTIONARY

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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.

External Field Names followed by an asterisk (*) identifies fields that have been formatted for use with DCP's COGIS Tax Block and Lot or LION/Administrative District Base Maps.

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

! **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**.

Finally, alphabetical lists of the field names (both external and internal) and their location in the Data Dictionary are included at the end of this document.

Field Name: **BOROUGH (BOROUGH-LU)**

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-LU)**

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 ƀƀ609, where ƀ is a blank
Tax Block 15828 would be stored as 15828

Field Name: **TAX LOT (LOT-LU)**

Format: Numeric - 4 digits (9999)

Data Source: 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 ⎵⎵96, where ⎵ is a blank
Tax Lot 1101 would be stored as 1101

NOTE: 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.

Field Name: **COMMUNITY DISTRICT (CD-LU)**

Format: Numeric - 3 digits (999)

Data Source: Department of City Planning - Geosupport System

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

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

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

JIAs are areas, such as parks and airports, not contained within any single CD.

Valid CD and JIA numbers and JIA names are:

BOROUGH	CD NUMBERS	JIA NUMBERS	JIA NAMES
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	BK Gateway National Recreational Area
Queens	401-414	480	LaGuardia Airport
		481	Flushing Meadow/Corona Park
		482	Forest Park
		483	JFK International Airport
		484	QN Gateway National Recreational Area
Staten Island	501-503	595	SI Gateway National Recreational Area

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 (CT2000-LU)**

Format: Alphanumeric - 7 characters, including a decimal point

Data Source: Department of City Planning - Geosupport System

Description: The 2000 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.

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

2000 census tracts are geographic areas defined by the U.S. Census Bureau for the 2000 Census.

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

Examples:

Census Tract 203.01 would be stored as ƀ203.01, where ƀ is a blank
Census Tract 23 would be stored as ƀƀ23ƀƀƀ, where ƀ is a blank

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Field Name: **CENSUS BLOCK (CB2000-LU)**

Format: Alphanumeric - 4 characters

Data Source: Department of City Planning - Geosupport System

Description: The 2000 census block that the tax lot is located in.

This field contains a three 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.

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

2000 census blocks are the smallest geographic areas reported on by the U.S. Census Bureau for the 2000 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 102ƀ, where ƀ is a blank

Field Name: **SCHOOL DISTRICT (SD-LU)**

Format: Numeric - 2 digits (99)

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.

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
01-06, 10	Manhattan
07-12	Bronx
13-23, 32	Brooklyn
24-30	Queens
31	Staten Island

Field Name: **CITY COUNCIL DISTRICT (COUNCIL-LU)**

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.

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
01-10, 22	Manhattan
08, 11-18	Bronx
33-48	Brooklyn
19-32	Queens
49-51	Staten Island

Field Name: **ZIP CODE (ZIP-LU)**

Format: Alphanumeric - 5 characters

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

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 (FIRE-COMP-LU)**

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 and L stands for Ladder. 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.

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, 018,021-024,026,028, 033-037,039-040,044,047, 053-055,058-059,065,067, 069,074,076,080,084,091, 093,095	Manhattan
Ladder	001-016,018,020-026,028, 030,034-036,040,043,045	
Engine	038,041-043,045-046,048, 050,052,060-064,066,068, 070-073,075,079,081-083,	Bronx

	088-089,090,092,094, 096-097	
Ladder	017,019,027,029,031-033, 037-039,041-042,044, 046-056,058-059,061	
Engine	201-202,204-207,209-212, 214,216-222,224-231,233-243, 245-250,252-255,257,271, 276-284,290,309-310,318, 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	
Engine	251,258-266,268,270, 273-275,285-289,291-295, 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	
Engine	151-167	Staten Island
Ladder	076-087	

Field Name: **HEALTH AREA (HEALTH-AREA-LU)**

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.

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: **HEALTH CENTER DISTRICT (HEALTH-CTR-DIST-LU)**

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 center district code.

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

Health center districts are administrative districts comprised of health areas (see HEALTH AREA).

Valid codes and code ranges for each borough are:

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

Field Name: **POLICE PRECINCT (POLICE-PREC-LU)**

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.

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

Field Name: **ADDRESS (ADDRESS-LU)**

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, PRIMARY ZONING DISTRICT 1 (ZONING-DISTRICT-LU)**

Format: Alphanumeric - 9 characters

Data Source: Department of City Planning - based on data from:
Department of Finance - Zoning File,

NYC Zoning Resolution Zoning Maps and
Department of City Planning - Waterfront and Open Space Division

Description: The primary zoning district classification of the tax lot.

If the tax lot is divided by a zoning boundary line, ZONING, PRIMARY ZONING DISTRICT 1 represents the primary zoning district classification occupying the greatest percentage of the tax lot's area.

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, PRIMARY ZONING DISTRICT 1 will contain the commercial zoning district associated with Part A.

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

Only one data source is used per tax lot.

Properties under the jurisdiction of NYC Department of Parks and Recreation are coded PARK. Properties under the jurisdiction of NYS Office of Parks, Recreation, and Historic Preservation are coded PARKNY.

CODES	DECODES
R1-1 - R10A	Residential Districts
C1-6 - C8-4	Commercial Districts
M1-1 - M3-2	Manufacturing Districts
NZS	No Zoning
BPC	Battery Park City
PARK,PARKNY	Park
blank	Zoning Unknown in Department of Finance File

Field Name: **ZONING, PRIMARY ZONING DISTRICT 2 (ZONING-DISTRICT2-LU)**

Format: Alphanumeric - 9 characters

Data Source: Department of City Planning - based on data from:
Department of Finance - Zoning File,
NYC Zoning Resolution Zoning Maps and
Department of City Planning - Waterfront and Open Space Division

Description: If the tax lot is divided by zoning boundary lines, ZONING, PRIMARY ZONING DISTRICT 2 represents the primary 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, PRIMARY ZONING DISTRICT 2 will contain the residential zoning district associated with Part B.

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

Only one data source is used per tax lot.

Properties under the jurisdiction of NYC Department of Parks and Recreation are coded PARK. Properties under the jurisdiction of NYS Office of Parks, Recreation, and Historic Preservation are coded PARKNY.

CODES	DECODES
R1-1 - R10A	Residential Districts
C1-6 - C8-4	Commercial Districts
M1-1 - M3-2	Manufacturing Districts
NZS	No Zoning
BPC	Battery Park City
PARK,PARKNY	Park
blank	Zoning Unknown in Department of Finance File

Field Name: **ZONING, COMMERCIAL OVERLAY 1 (ZONING-CO-LU)**

Format: Alphanumeric - 4 characters

Data Source: Department of Finance - Zoning File

Description: The commercial overlay assigned to the tax lot.

If more than one commercial overlay exists on the tax lot, ZONING, COMMERCIAL OVERLAY 1 represents the commercial overlay occupying the greatest percentage of the lot area.

If the tax lot is divided by zoning boundary lines, ZONING, COMMERCIAL OVERLAY 1 could be associated with either ZONING, PRIMARY ZONING DISTRICT 1 or ZONING, PRIMARY ZONING DISTRICT 2.

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

Field Name: **ZONING, COMMERCIAL OVERLAY 2 (ZONING-CO2-LU)**

Format: Alphanumeric - 4 characters

Data Source: Department of Finance - Zoning File

Description: A commercial overlay associated with the tax lot.
If the tax lot has only one zoning district, ZONING, COMMERCIAL OVERLAY 2 represents the commercial overlay occupying the second largest percentage of the tax lot's area.

If the tax lot is divided by zoning boundary lines, ZONING, COMMERCIAL OVERLAY 2 could be associated with either ZONING, PRIMARY ZONING DISTRICT 1 OR ZONING, PRIMARY ZONING DISTRICT 2.

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

Field Name: **ZONING, SPECIAL PURPOSE DISTRICT 1 (ZONING-SP-LU)**

Format: Alphanumeric - 5 characters

Data Source: Department of Finance - Zoning File

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

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

If the tax lot is divided by zoning boundary lines, ZONING, SPECIAL PURPOSE DISTRICT 1 could be associated with either ZONING, PRIMARY ZONING DISTRICT 1 or ZONING, PRIMARY ZONING DISTRICT 2.

Special purpose and limited height districts are coded using the one to five character district symbols that are listed in *Appendix B: Special Purpose and Limited Height Districts*.

See ZONING, SPLIT BOUNDARY INDICATOR to determine f the tax lot is divided.

Field Name: **ZONING, SPECIAL PURPOSE DISTRICT 2 (ZONING-SP2-LU)**

Format: Alphanumeric - 5 characters

Data Source: Department of Finance - Zoning File

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

If the tax lot has only one zoning district, ZONING, SPECIAL PURPOSE DISTRICT 2 represents the special district or limited height designation occupying the second greatest percentage of the lot area.

If the tax lot is divided by zoning boundary lines, ZONING, SPECIAL

PURPOSE DISTRICT 2 could be associated with either ZONING, PRIMARY ZONING DISTRICT 1 or ZONING, PRIMARY ZONING DISTRICT 2.

Special purpose and limited height districts are coded using the one to five character district symbols that are listed in *Appendix B: Special Purpose and Limited Height Districts*.

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

Field Name: **ZONING, ALL COMPONENTS 1 (ZONING-LU)**

Format: Alphanumeric - 21 characters

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

Description: ZONING, ALL COMPONENTS 1 consists of the primary zoning classification occupying the greatest percentage of the tax lot's area and a commercial overlay and special purpose or limited height district assigned to the tax lot.

The ZONING, ALL COMPONENTS 1 format is:
COMMERCIAL OVERLAY 1/PRIMARY ZONING DISTRICT 1/SPECIAL PURPOSE DISTRICT 1

If a tax lot is divided by zoning boundary lines, ZONING, ALL COMPONENTS 1 may contain zoning components from various portions of the lot.

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 tax lot, is in zoning district R8B, while Part B is in zoning district R9 with a C2-5 commercial overlay and in the Transit Land Use Special District. ZONING, ALL COMPONENTS 1 would contain C2-5/R8B/TA.

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

Examples:

C2-5/R8/CL	represents a commercial overlay of C2-5, within a R8 Zoning District and the Clinton Special District
C2-5/R8	represents a commercial overlay of C2-5 within a R8 Zoning District and outside a special purpose or limited height district
R8/CL	represents a R8 Zoning District within the Clinton Special District
R8	represents a zoning district without a commercial overlay

and outside a special purpose district

Field Name: **ZONING, ALL COMPONENTS 2 (ZONING2-LU)**

Format: Alphanumeric - 21 characters

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

Description: If the tax lot is divided by zoning boundary lines, ZONING, ALL COMPONENTS 2 consists of the primary zoning classification occupying the second greatest percentage of the tax lot's area and a commercial overlay and special purpose or limited height district assigned to the tax lot.

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

The ZONING, ALL COMPONENTS 2 format is:
COMMERCIAL OVERLAY 2/PRIMARY ZONING DISTRICT 2/SPECIAL PURPOSE DISTRICT 2

If a tax lot is divided by zoning boundary lines, ZONING, ALL COMPONENTS 2 may contain zoning components from various portions of the lot.

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 tax lot, is in zoning district R8B, while Part B is in zoning district R9 with a C2-5 commercial overlay and in the Transit Land Use Special District. ZONING, ALL COMPONENTS 2 would contain R9.

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

Examples:

C2-5/R8/CL	represents a commercial overlay of C2-5, within a R8 Zoning District and the Clinton Special District
C2-5/R8	represents a commercial overlay of C2-5 within a R8 Zoning District and outside a special purpose or limited height district
R8/CL	represents a R8 Zoning District within the Clinton Special District
R8	represents a zoning district without a commercial overlay and outside a special purpose district

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Field Name: **ZONING, SPLIT BOUNDARY INDICATOR (ZONING-SPLIT-LU)**

Format: Alphanumeric - 1 character

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

Description: A code indicating whether the tax lot is split by one or more zoning boundary lines.

Less than 2% of the tax lots are split.

CODES	DECODES
Y	Yes, a Split Lot
N	No, Not a Split Lot
blank	Unknown

Field Name: **BUILDING CLASS (BLDG-CLASS-LU)**

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.

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).

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

Field Name: **LAND USE CATEGORY (LAND-USE-LU)**

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 predominant land use on the tax lot.

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. Some tax lots are not assigned a Land Use Category because the lot's building class (Y5, Z7, Z9) was too ambiguous or the lot was under water (Z6).

CODES DECODES

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

Field Name: **EASEMENTS, NUMBER OF (EASEMENT-LU)**

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 (OWNER-TYPE-LU)**

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 and 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
blank	Unknown (Usually Private Ownership)

Field Name: **OWNERSHIP, OWNER NAME (OWNER-NAME-LU)**

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 (LOT-AREA-LU)**

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 (BLDG-AREA-LU)**

Format: Numeric - 9 digits (999999999)

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

Description: The total gross area in square feet.

Only one data source is used per tax lot (See FLOOR AREA, TOTAL BUILDING SOURCE CODE).

If FLOOR AREA, TOTAL BUILDING SOURCE CODE field has a code of 1 or 2, the total floor area is for all of the buildings on the tax lot. Measurements are based on exterior dimensions. The building floor area is calculated by multiplying the building footprint by the number of stories, where the number of stories includes all full and partial stories above the ground floor.

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 building on the tax lot.

NOTES: The sum of COMMERCIAL and RESIDENTIAL FLOOR AREA does not always equal 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 (COMM-AREA-LU)**

Format: Numeric - 9 digits (999999999)

Data Source: Department of Finance - Major Property File

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

NOTES: This information is only collected for Tax Class 2 and Tax Class 4 properties.

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

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

Field Name: **FLOOR AREA, RESIDENTIAL (RESD-AREA-LU)**

Format: Numeric - 9 digits (999999999)

Data Source: Department of Finance - Major Property File

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

NOTES: This information is only collected for Tax Class 2 and Tax Class 4 properties.

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

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

Field Name: **FLOOR AREA, TOTAL BUILDING SOURCE CODE (BLDG-AREA-SOURCE-LU**)

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 (BLDG-AREA-LU)

Only one source is used per tax lot.

CODES	DECODES
0	Not Available
1	Department of Finance's Major Property File
2	Department of Finance's RPAD File
3	One or more Building Dimensions are non-numeric. Total Building Floor Area is 0.
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.
6	Unknown

Field Name: **BUILDINGS, NUMBER OF (#BLDGS-LU)**

Format: Numeric - 5 digits (99999)

Data Source: Department of Finance - RPAD Master File

Description: The number of buildings on the tax lot.

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.

Field Name: **FLOORS, NUMBER OF (#FLOORS-LU)**

Format: Numeric - 6 digits (999.99)

Data Source: Department of Finance - RPAD Master File

Description: In the primary 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: 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 (#APTS-LU)**

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.

Field Name: **UNITS, RESIDENTIAL AND NON-RESIDENTIAL (#UNITS-LU)**

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.

Field Name: **LOT, FRONTAGE (LOT-FRONT-LU)**

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.

Field Name: **LOT, DEPTH (LOT-DEPTH-LU)**

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.

Field Name: **BUILDING, FRONTAGE (BLDG-FRONT-LU)**

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 (BLDG-DEPTH-LU)**

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: **LOT, IRREGULAR CODE (IRR-LOT-LU)**

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 Lot
blank	Unknown

Field Name: **LOT, CORNER CODE (CORNER-LU)**

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 a corner lot.

CODES	DECODES
Y	Yes, a Corner Lot
N	No, not a Corner Lot
blank	Unknown

Field Name: **ASSESSED VALUE, LAND (ASVAL-LAND-LU)**

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - RPAD Master File

Description: The actual assessed land value as of the fiscal year of the date of the DOF data (see DATE OF RPAD DATA).

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 (ASVAL-TOTAL-LU)**

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - RPAD Master File

Description: The actual assessed total value as of the fiscal year of the date of the DOF data (see DATE OF RPAD DATA).

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.

Field Name: **EXEMPT VALUE, LAND (EXVAL-LAND-LU)**

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - RPAD Master File

Description: The actual exempt land value, which is determined differently for each exemption program, is that portion of the tax lot that has received an exemption or abatement as of the fiscal year of the date of the DOF data (see DATE OF RPAD DATA).

Field Name: **EXEMPT VALUE, TOTAL (EXVAL-TOTAL-LU)**

Format: Numeric - 11 digits (99999999999)

Data Source: Department of Finance - RPAD Master File

Description: The actual exempt total value, which is determined differently for each exemption program, is that portion of the tax lot that has received an exemption or abatement as of the fiscal year of the date of the DOF data (see DATE OF RPAD DATA).

Field Name: **YEAR BUILT (YEAR-BUILT-LU)**

Format: Numeric - 4 digits (9999)

Data Source: Department of Finance - RPAD Master File

Description: The year construction of the building was completed.

Field Name: **YEAR BUILT CODE (YEAR-BUILT-CODE-LU)**

Format: Alphanumeric - 1 character

Data Source: Department of Finance - RPAD Master File

Description: A code indicating whether the year the building was built (YEAR BUILT) was an estimate.

CODES	DECODES
E	Year Built is an Estimate
blank	Year Built is not an Estimate

Field Name: **YEAR ALTERED 1 (YEAR-ALTERED1-LU)**

Format: Numeric - 4 digits (9999)

Data Source: Department of Finance - RPAD Master File

Description: The year of the 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.

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

Field Name: **YEAR ALTERED 2 (YEAR-ALTERED2-LU)**

Format: Numeric - 4 digits (9999)

Data Source: Department of Finance - RPAD Master File

Description: The year of the second 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.

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

Field Name: **HISTORIC DISTRICT INDICATOR (HIST-DIST-LU)**

Format: Alphanumeric - 1 character

Data Source: Department of Buildings

Description: A one character code identifying whether the tax lot contains a historic

landmark and/or is located in a historic district.

CODES	DECODES
0	No, the tax lot does not contain a historic landmark nor is it located in a historic district.
1	Yes, the tax lot either contains a historic landmark and/or is located in a historic district.

Field Name: **LANDMARK NAME (LANDMARK-LU)**

Format: Alphanumeric - 35 characters

Data Source: Department of City Planning, based on data from:
Landmarks Preservation Commission - *Guide to New York City Landmarks*

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: **FLOOR AREA RATIO - FAR (FAR-LU)**

Format: Numeric - 7 digits (9999.99)

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

Description: The 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 calculation by City Planning is based on rough building and lot measurements provided by the Department Of Finance. FAR is calculated using the TOTAL BUILDING FLOOR AREA and the LOT AREA. The LOT AREA contains street beds when the lot contains ‘paper street’ i.e., street mapped but not built.

Field Name: **MAXIMUM ALLOWABLE FAR (ALLOWABLE-FAR-LU)**

Format: Numeric - 5 digits (99.99)

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

Description: Either the Maximum Allowable Residential Floor Area Ratio (FAR) or the Maximum Allowable Commercial FAR.

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

If ZONING, ALL COMPONENTS 1 begins with M (manufacturing) or C (commercial) and Maximum Allowable Commercial FAR is greater than or equal to the Maximum Allowable Residential FAR then the Maximum Allowable Commercial FAR is displayed.

If ZONING, ALL COMPONENTS 1 begins with M (manufacturing) or C (commercial) and Maximum Allowable Residential FAR is greater than the Maximum Allowable Commercial FAR then the Maximum Allowable Residential FAR is displayed.

If ZONING, ALL COMPONENTS 1 begins with R (residential) then the Maximum Allowable Residential FAR is displayed.

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

Field Name: **BORO CODE* (BORO-LU)**

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 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: **TAX BLOCK & LOT* (TBL-LU)**

Format: Alphanumeric - 9 characters

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

Description: A concatenation of the tax block and the corresponding tax lot.

This field should be used when working with the Department of City Planning COGIS Tax Block and Lot files.

This field consists of the tax block followed by the tax lot. The tax block is one to five numeric digits, preceded with leading blanks 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:

Tax Block 609, Tax Lot 96 would be stored as ␣␣6090096, where ␣ is a blank.
Tax Block 15828, Tax Lot 1101 would be stored as 158281101.

Field Name: **CENSUS TRACT 2* (TRACT-LU)**

Format: Alphanumeric - 6 characters

Data Source: Department of City Planning - Geosupport System

Description: The 2000 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 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.

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

2000 census tracts are geographic areas defined by the U.S. Census Bureau

for the 2000 Census.

Examples:

Census Tract 203.01 would be stored as 020301
Census Tract 23 would be stored as 0023ƀƀ, where ƀ is a blank

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Field Name: **X COORDINATE* (XCOORD-LU)**

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 address (see ADDRESS).

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 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.

Currently, the XY coordinates are not available for properties fronting on curved streets.

Field Name: **Y COORDINATE* (YCOORD-LU)**

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 address (see ADDRESS).

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 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.

Currently, the XY coordinates are not available for properties fronting on curved streets.

Field Name: **COMMUNITY DISTRICT 2* (CD2-LU)**

Format: Numeric - 3 digits (999)

Data Source: Department of City Planning - based on data from:
Department of City Planning - COGIS Tax Block and Lot Not Clipped to the Shoreline File,
Department of City Planning Geosupport System and
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, according to the Department of City Planning COGIS Tax Block and Lot Not Clipped to the Shoreline File.

Only one data source is used per tax lot.

The COGIS Tax Block and Lot Not Clipped to the Shoreline File is used as the source when COGIS identifies a community district for a tax lot. Otherwise the community 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.

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.

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 NUMBERS	JIA NUMBERS	JIA NAMES
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	BK Gateway National Recreational Area

Queens	401-414	480	LaGuardia Airport
		481	Flushing Meadow/Corona Park
		482	Forest Park
		483	JFK International Airport
		484	QN Gateway National Recreational Area
Staten Island	501-503	595	SI Gateway National Recreational Area

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: **DATE OF RPAD DATA (RPAD-DATE-LU)**

Format: Alphanumeric - 7 characters

Data Source: Department of Finance - RPAD File

Description: The date the RPAD data file was obtained from the Department of Finance.

The date the source data files were obtained and the date of the data are usually close.

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

NOTE: The data in selected Department of Finance RPAD fields associated with the World Trade Center complex (tax block 58, tax lot 1) and 7 World Trade Center (tax block 84, tax lot 36) were modified due to the events of September 11th. The data in the following fields reflect changes made by the Department of Finance as of November 5, 2001: Building Class, Land Use Category, Floor Area, Number of Buildings, Number of Floors, Building Frontage, Building Depth, Year Built and Floor Area Ratio.

Field Name: **DATE OF DCAS DATA (DCAS-DATE-LU)**

Format: Alphanumeric - 7 characters

Data Source: Department of Citywide Administrative Services - IPIS File

Description: The date of the IPIS data was obtained from the Department of Citywide Administrative Services IPIS file.

The date is in the format MM/YYYY where:
MM is the equivalent two digit month; and
YYYY is the four digit year.

Field Name: **DATE OF DOB DATA (DOB-DATE-LU)**

Format: Alphanumeric - 7 characters

Data Source: Department of Building File

Description: The date the source data file was obtained from the Department of Buildings.

The date the source data files were obtained and the date of the data are usually close.

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

Field Name: **DATE OF ZONING DATA (ZONING-DATE-LU)**

Format: Alphanumeric - 7 characters

Data Source: Department of Finance - Zoning File

Description: The effective date of the latest zoning map change.

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

Field Name: **DATE OF MAJOR PROPERTY DATA (MAJ-PROP-DATE-LU)**

Format: Alphanumeric - 7 characters

Data Source: Department of Finance - Major Property File

Description: The date the Major Property file was obtained from the Department of Finance.

The date the source data files were obtained and the date of the data are

usually close.

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

Field Name: **DATE OF LANDMARK DATA (LANDMARK-DATE-LU)**

Format: Alphanumeric - 7 characters

Data Source: Landmarks Preservation Commission - *Guide to New York City Landmarks* and addendums

Description: The date of the last addendum used to update the landmarks data.

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

Field Name: **DATE OF COGIS DATA (COGIS-DATE-LU)**

Format: Alphanumeric - 7 characters

Data Source: Department of Finance - Zoning File

Description: The date of the last update to the COGIS tax lot base map files.

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

Field Name: **LAND USE CATEGORY 2* (LAND-USE-2-LU)**

Format: Alphanumeric - 2 characters

Data Source: Department of City Planning - based on data from:
Department of Finance - RPAD Master File
Department of City Planning - Zoning Resolution 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. For Land Use Category 2*, park properties were identified using data sources other than the DOF Building Classes and were classified with a Land Use Category 2 of *09-Open Space and Outdoor Recreation*, regardless of the tax lot's building class.

For example: City Hall Park and City Hall are located in the same tax lot, which is assigned a commercial building class by the Department of Finance. In order to prevent City Hall Park from being displayed with a Commercial and Office Building Land Use Category, DCP reclassified the tax lot's land use to reflect the predominant use of the tax lot, City Hall Park. The lot will therefore be displayed with a Land Use Category of *09-Open Space and Outdoor Recreation*.

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

Field Name: **COGIS PLUTO INDICATOR (COGIS-PLUTO-LU)**

Format: Numeric - 1 digit

Data Source: Department of City Planning based on data from:
Department of City Planning PLUTO Data File
Department of City Planning - COGIS Tax Block and Lot Not Clipped to the Shoreline File
Department of City Planning - COGIS Tax Block and Lot Clipped to the Shoreline File

Description: A code indicating whether the tax lot is in the PLUTO file and/or the COGIS Tax Block and Lot Clipped to the Shoreline File and/or COGIS Tax Block and Lot Not Clipped to the Shoreline File.

CODES	DECODES
1	In PLUTO Data File and in COGIS Tax Block and Lot Not Clipped to the Shoreline File
2	In PLUTO Data File Only

3	In COGIS Tax Block and Lot Clipped to the Shoreline File Only
4	In PLUTO Data File and in COGIS Tax Block and Lot Not Clipped to the Shoreline File but NOT in COGIS Tax Block and Lot Clipped to the Shoreline File, therefore the tax lot is totally under water
5	In COGIS Tax Block and Lot Not Clipped to the Shoreline File Only, therefore the tax lot is totally under water

The tax lot will not appear on the Department of City Planning COGIS Tax Block and Lot Files if the lot is found only in the PLUTO data file.

If the tax lot has a COGIS PLUTO Indicator code of 3 or 5, then the PLUTO record will only contain data in the borough, tax block, tax lot, community district and COGIS PLUTO Indicator fields. Usually, these tax lots are pseudo lots created by DCP for street malls (e.g. Broadway Malls, Queens Boulevard) or tax lots totally under water.

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COUNCIL-LU	7
CT2000-LU	5
DCAS-DATE-LU	32
DOB-DATE-LU	33
EASEMENT-LU	18
EXVAL-LAND-LU	25
EXVAL-TOTAL-LU	25
FAR-LU	27
FIRE-COMP-LU	8
HEALTH-AREA-LU	9
HEALTH-CTR-DIST-LU	10
HIST-DIST-LU	26
IRR-LOT-LU	24
LAND-USE-2-LU	34
LAND-USE-LU	17
LANDMARK-DATE-LU	34
LANDMARK-LU	27
LOT-AREA-LU	19
LOT-DEPTH-LU	23
LOT-FRONT-LU	23
LOT-LU	4
MAJ-PROP-DATE-LU	33
OWNER-NAME-LU	19

OWNER-TYPE-LU 18
POLICE-PREC-LU 10
RESD-AREA-LU 20
RPAD-DATE-LU 32
SD-LU 6
TBL-LU 29
TRACT-LU 29
XCOORD-LU 30
YCOORD-LU 30
YEAR-ALTERED1-LU 26
YEAR-ALTERED2-LU 26
YEAR-BUILT-CODE-LU 25
YEAR-BUILT-LU 25
ZIP-LU 7
ZONING-CO-LU 13
ZONING-CO2-LU 13
ZONING-DATE-LU 33
ZONING-DISTRICT-LU 11
ZONING-DISTRICT2-LU 12
ZONING-LU 15
ZONING-SP-LU 14
ZONING-SP2-LU 14
ZONING-SPLIT-LU 16
ZONING2-LU 16

APPENDIX A: MISSING GEOGRAPHIC DATA (AS OF 12/02)

GEOGRAPHIC AREA	NUMBER MISSING	PERCENT MISSING
Census Block	29,436	3.47%
Bronx	4,108	4.66%
Brooklyn	3,623	1.31%
Manhattan	714	1.60%
Queens	10,286	3.22%
Staten Island	10,705	9.05%
Census Tract	4,151	0.49%
Bronx	286	0.32%
Brooklyn	530	0.19%
Manhattan	362	0.81%
Queens	1,066	0.33%
Staten Island	1,907	1.61%
City Council District	5,786	0.68%
Bronx	292	0.33%
Brooklyn	538	0.19%
Manhattan	370	0.83%
Queens	1,130	0.35%
Staten Island	3,456	2.92%
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	4,255	0.50%
Bronx	292	0.33%
Brooklyn	535	0.19%

GEOGRAPHIC AREA	NUMBER MISSING	PERCENT MISSING
Manhattan	365	0.82%
Queens	1,116	0.35%
Staten Island	1,946	1.65%
Health Area	4,245	0.50%
Bronx	286	0.32%
Brooklyn	535	0.19%
Manhattan	362	0.81%
Queens	1,116	0.35%
Staten Island	1,946	1.65%
Health Center District	4,245	0.50%
Bronx	286	0.32%
Brooklyn	535	0.19%
Manhattan	362	0.81%
Queens	1,116	0.35%
Staten Island	1,946	1.65%
Police Precinct	4,245	0.50%
Bronx	286	0.32%
Brooklyn	535	0.19%
Manhattan	362	0.81%
Queens	1,116	0.35%
Staten Island	1,946	1.65%
School District	4,245	0.50%
Bronx	286	0.32%
Brooklyn	535	0.19%
Manhattan	362	0.81%
Queens	1,116	0.35%
Staten Island	1,946	1.65%
X Coordinate	29,394	3.46%

GEOGRAPHIC AREA	NUMBER MISSING	PERCENT MISSING
Bronx	4,108	4.66%
Brooklyn	3,623	1.31%
Manhattan	713	1.60%
Queens	10,260	3.21%
Staten Island	10,690	9.04%
Y Coordinate	29,394	3.46%
Bronx	4,108	4.66%
Brooklyn	3,623	1.31%
Manhattan	713	1.60%
Queens	10,260	3.21%
Staten Island	10,690	9.04%
Zip Code	3,905	0.46%
Bronx	270	0.31%
Brooklyn	519	0.19%
Manhattan	346	0.78%
Queens	923	0.29%
Staten Island	1,847	1.56%

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 geographic data value.

APPENDIX B: SPECIAL PURPOSE & LIMITED HEIGHT DISTRICTS

SPECIAL PURPOSE AND LIMITED HEIGHT DISTRICTS	DISTRICT SYMBOL
Atlantic Avenue District *(Eliminated & replaced by Downtown Brooklyn District)*	AA
Battery Park City District	BPC
Bay Ridge District	BR
Brooklyn Center Development District *(Eliminated 10/9/86, N860210 ZRK)*	BC
City Island District	CD
Clinton District	CL
Coney Island Mixed Use District	CO
Downtown Brooklyn District	DB
Fifth Avenue District *(Eliminated & replaced by Midtown District)*	F
Franklin Street Mixed Use District	FR
Fulton Mall District *(Eliminated & replaced by Downtown Brooklyn District)*	FM
Garment Center District	GC
Grand Concourse Preservation District	C
Greenwich Street Development District *(Eliminated & replaced by Lower Manhattan District)*	G
Hillsides Preservation District	HS
Hunters Point Mixed Use District *(Eliminated & replaced by Long Island City Mixed Use District)*	HP
Jacob K. Javits Convention Center District	CC
Limited Commercial District	LC
Limited Height District No. 1	LH-1
Limited Height District No. 1A	LH-1A
Limited Height District No. 2	LH-2
Limited Height District No. 3	LH-3
Lincoln Square District	L
Little Italy District	LI
Long Island City Mixed Use District	LIC
Lower Manhattan District	LM
Lower Manhattan Mixed Use District *(Renamed Tribeca Mixed Use District)*	LMM

SPECIAL PURPOSE AND LIMITED HEIGHT DISTRICTS	DISTRICT SYMBOL
Madison Avenue Preservation District	MP
Manhattan Bridge District *(Terminated 9/1/91)*	MB
Manhattan Landing District *(Eliminated & replaced by Lower Manhattan District)*	MLD
Midtown District	MID
Mixed Use District-1 Port Morris (BX)	MX-1
Mixed Use District-2 Fulton Ferry (BK)	MX-2
Mixed Use District-3 West Chelsea (MN)	MX-3
Mixed Use District-4 Flushing/Bedford (BK)	MX-4
Mixed Use District-5 Red Hook (BK)	MX-5
Natural Area District-1	NA-1
Natural Area District-2	NA-2
Natural Area District-3	NA-3
Natural Area District-4	NA-4
Northside Mixed Use District	N
Ocean Parkway District	OP
Park District *(Deleted by court order, 4/24/78)*	P
Park Improvement District	PI
Planned Community Preservation District	PC
Scenic View District	SV-1
Sheepshead Bay District	SB
South Richmond Development District	SRD
South Street Seaport District *(Eliminated & replaced by Lower Manhattan District)*	S
Theater District *(Eliminated & replaced by Midtown District)*	T
Transit Land Use District	TA
Tribeca Mixed Use District *(Was Lower Manhattan Mixed Use District, Renamed 8/27/98)*	TMU
Union Square District	US
United Nations Development District	U

SPECIAL PURPOSE AND LIMITED HEIGHT DISTRICTS	DISTRICT SYMBOL
Yorkville - East 86th Street District *(Eliminated 6/29/89, N880799 ZRM)*	Y

APPENDIX C: BUILDING CLASS CODES[1]

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/Mobile Homes/Trailers
7. Mansion Type
8. Bungalow Colony/Land Coop Owned
9. Miscellaneous (Old Buildings, Attached & Semi-Detached Frame Houses, etc.)

B. TWO FAMILY DWELLINGS

1. Brick
2. Frame
3. Converted (From One Family)
9. Miscellaneous (City Type, Old, etc.)

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 (Other Than Condominiums)
7. Over Six Families With Stores
8. Co-op Conversion From Loft/Warehouse
9. Garden Apartments/Mobile Home Park/Trailer Park

D. ELEVATOR APARTMENTS

0. Co-op Conversion From Loft/Warehouse
1. Semi-fireproof (Without Stores)
2. Artists in Residence
3. Fireproof (Standard Construction 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
3. Semi-Fireproof
4. Frame, Metal
6. Governmental Warehouses
7. Warehouse, Self Storage
9. Miscellaneous

F. FACTORY AND INDUSTRIAL BUILDINGS

1. Heavy Manufacturing (Fireproof)
2. Special Construction (Printing Plant, etc., Fireproof)
4. Semi-Fireproof
5. Light Manufacturing
8. Tank Farms
9. Miscellaneous

G. GARAGES AND GASOLINE STATIONS

0. Residential Tax Class 1 Garage
1. Garage - Two or More Stories
2. Garage - One Story (Semi-Fireproof or Fireproof)
3. Garage and Gas Station Combined
4. Gas Station - With Enclosed Lubrication Plant or Workshop
5. Gas Station - Without Enclosed Lubrication Plant or Workshop
6. Licensed Parking Lot
7. Unlicenced Parking Lot
8. Garage With Showroom
9. Miscellaneous

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[1]Building Classes were developed and are assigned by the Department of Finance with the exception of RC, RM and RR which were developed by the Department of City Planning (DCP) and assigned by DCP to condominiums that contain a mix of residential and commercial units or more than one type of residential or commercial unit.

H. HOTELS
1. Luxury Type - Built Prior to 1960
2. Luxury Type - Built After 1960
3. Transient Occupancy-Midtown Manhattan Area
4. Motels
5. Private Club, Luxury Type
6. Apartment Hotels
7. Apartment Hotels-Co-op Owned
8. Dormitories
9. Miscellaneous

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 as Part of Building of Other Use
6. T.V. Studios
7. Off-Broadway Type
8. Multi-Motion Picture Theatre
9. Miscellaneous

K. STORE BUILDINGS (TAXPAYERS INCLUDED)
1. One Story Store Building
2. Two Story or Store and Office
3. Department Stores, Multi-Story
4. Stores, Apartments Above
5. Diners, Franchised Type Stand
6. Shopping Centers With Parking Facilities
7. Funeral Home
9. Miscellaneous

L. LOFT BUILDINGS
1. Over Eight Stores (Mid-Manhattan Type With or Without Stores)
2. Fireproof - Loft and Storage Type (Without Retail 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. Juvenile Detention Houses
9. Miscellaneous

O. OFFICE BUILDINGS
1. Fireproof - Up to Nine Stories
2. Ten Stories & Over (Side Street Type)
3. Ten Stories & Over (Main Avenue Type)
4. Tower Type
5. Semi-Fireproof
6. Bank Building (Designed Exclusively for Banking)
7. Professional Buildings
8. With Residential Apartments
9. Miscellaneous

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 Places, Bathhouses, Boat Houses
7. Museum
8. Library
9. Miscellaneous Including Riding Academies and Stables

Q. OUTDOOR RECREATION FACILITIES

1. Parks
2. Playgrounds
3. Outdoor Pools
4. Beaches
5. Golf Courses
6. Stadium, Race Tracks, Baseball Fields
7. Tennis Courts
8. Marinas/Yacht Clubs
9. Miscellaneous

R. CONDOMINIUMS

0. Condo Billing Lot
1. 2-10 Unit Residential Bldg, Residential Unit
2. Walk-up, Residential Unit
3. 1-3 Story, Residential Unit
4. Apartment/Elevated, Residential Unit
5. Commercial Unit
6. 1-3 Units, Residential Unit
7. 1-3 Units, Commercial Unit
8. 2-10 Unit Residential Bldg, Commercial Unit
9. Condop

C. Commercial Building (Mixed Commercial Condo Building Classification Codes)

M. Mixed Residential & Commercial Building (Mixed Residential & Commercial Condo Building Classification Codes)

R. Residential Building (Mixed Residential Condo Building Classification Codes)

S. RESIDENCE - MULTIPLE USE

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

T. TRANSPORTATION FACILITIES (ASSESSED IN ORE)

1. Airports, Air Fields, Terminals
2. Piers, Docks, Bulkheads
9. Miscellaneous

U. UTILITY BUREAU PROPERTIES

0. Utility Company Land and Buildings
1. Bridges, Tunnels, Highways
2. Electric Utilities, Gas
3. Ceiling R. R.
4. Telephone Utilities
5. Communications Facilities (Other Than Telephone)
6. Railroads, Private Ownership
7. Transportation, Public Ownership
8. Revocable Consents
9. Miscellaneous (Including Private Improvements in City Land and in Public Places)

V. VACANT LAND

0. Zoned Residential, Except Not Manhattan Below 110 St
1. Not Zoned Residential or Manhattan Below 110 St
2. Not Zoned Residential, but Adjacent to Tax Class 1 Dwelling
3. Zoned Primarily Residential, Except Not Manhattan Below 110 St
4. Police or Fire Department
5. School Site or Yard
6. Library, Hospitals or Museums
7. Port Authority of NY and NJ
8. State & U.S.
9. Miscellaneous (Department of Real Estate and Other Public Places)

W. EDUCATIONAL STRUCTURES

1. Public Elementary Junior and Senior High Schools
2. Parochial Schools, Yeshivas
3. Schools or Academies
4. Training Schools
5. City University
6. Other Colleges and Universities
7. Theological Seminaries
8. Other Private Schools
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. Prisons, Jails, Houses of Detention
4. Military and Naval
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. Used in Conjunction with Tax Class 1
1. Court House
2. Public Parking Areas
3. Post Office
4. Foreign Governments
5. United Nations
6. Land under Water
7. Easements
8. Cemeteries
9. Other