

Field Name	Description	Type	Size	Format
Borough	The borough abbreviation for the borough the tax lot is located in.	A	2	
Tax Block	The tax block the tax lot is located in.	N	5	
Tax Lot	The number of the tax lot.	N	4	
Community District	The community district or joint interest area the tax lot is located in.	N	3	
Census Tract	The 2000 census tract the tax lot is located in.	A	7	9999.99
Census Block	The 2000 census block the tax lot is located in.	A	4	
School District	The community school district the tax lot is located in.	N	2	
City Council District	The city council district the tax lot is located in.	N	2	
Zip Code	The zip code the tax lot is located in.	A	5	
Fire Company	The fire company that services the tax lot.	A	4	
Health Area	The health area the tax lot is located in.	N	4	
Health Center District	The health center district the tax lot is located in.	N	2	
Police Precinct	The police precinct the tax lot is located in.	N	3	
Address	An address for the tax lot.	A	28	
Zoning District 1	The zoning district classification of the tax lot.	A	9	
Zoning District 2	The zoning classification occupying the second greatest percentage of the tax lot's area.	A	9	
Commercial Overlay 1	The commercial overlay assigned to the tax lot.	A	4	
Commercial Overlay 2	The commercial overlay occupying the second greatest percentage of the tax lot's area.	A	4	
Special Purpose District 1	The special purpose or limited height district assigned to the tax lot.	A	5	
Special Purpose District 2	The special purpose or limited height designation occupying the second greatest percentage of the tax lot's area.	A	5	
All Zoning Components 1	Concatenation of the three zoning components: Commercial Overlay 1/Zoning District 1/ Special Purpose District 1	A	21	

Type: A - Aphanumeric, N - Numeric

Field Name	Description	Type	Size	Format
All Zoning Components 2	Concatenation of the three zoning components: Commercial Overlay 2/Zoning District 2/ Special Purpose District 2	A	21	
Split Zoning Boundary Indicator	A code indicating whether the tax lot is split by one or more zoning boundaries.	A	1	
Building Class	A code for the major use on the tax lot.	A	2	
Land Use Category	A code for the predominant land use on the tax lot.	A	2	
Number of Easements	The number of easements on the tax lot.	N	2	
Type of Ownership Code	A code indicating the type of ownership for the tax lot.	A	1	
Owner Name	The name of the owner of the tax lot.	A	21	
Lot Area	Total area of the tax lot.	N	9	
Total Building Floor Area	The total gross floor area.	N	9	
Commercial Floor Area	An estimate of the exterior dimensions of the portion of the building(s) allocated for commercial use.	N	9	
Residential Floor Area	An estimate of the exterior dimensions of the portion of the building(s) allocated for residential use.	N	9	
Total Building Floor Area Source Code	A code indicating the source file that was used to determine the tax lot's Total Building Floor Area.	A	1	
Number of Buildings	The number of buildings on the tax lot.	N	5	
Number of Floors	In the primary building on the tax lot, the number of full and partial stories starting from the ground floor.	N	6	999.99
Residential Units	The sum of residential units in all buildings on the tax lot.	N	5	
Residential and Non-Residential Units	The sum of residential and non-residential (offices, retail stores, etc,) units in all buildings on the tax lot.	N	5	
Lot Frontage	The tax lot's frontage.	N	7	9999.99
Lot Depth	The tax lot's depth.	N	7	9999.99
Building Frontage	The frontage of the primary building on the tax lot.	N	7	9999.99

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Field Name	Description	Type	Size	Format
Building Depth	The depth of the primary building on the tax lot.	N	7	9999.99
Proximity Code	The physical relationship of the building to neighboring buildings.	A	1	
Irregular Lot Code	A code indicating whether the tax lot is irregularly shaped.	A	1	
Corner Lot Code	A code indicating whether the tax lot is a corner lot.	A	1	
Assessed Land Value	The actual assessed land value.	N	11	
Assessed Total Value	The actual assessed total value.	N	11	
Exempt Land Value	The actual exempt land value.	N	11	
Exempt Total Value	The actual exempt total value.	N	11	
Year Built	The year construction of the building was completed.	N	4	YYYY
Year Built Code	A code indicating whether the year the building was built was an estimate.	A	1	
Year Altered 1	The year of the most recent alteration.	N	4	YYYY
Year Altered 2	The year of the second most recent alteration.	N	4	YYYY
Historic District Indicator	A code identifying whether the tax lot contains a historic landmark and/or is located in a historic district.	A	1	
Landmark Name	The name of an individual landmark, landmark site or an interior landmark.	A	35	
Floor Area Ratio - FAR	The total building floor area divided by the area of the tax lot.	N	7	9999.99
Maximum Allowable FAR	Either the Maximum Allowable Residential Floor Area Ratio or the Maximum Allowable Commercial Floor Area Ratio.	N	5	99.99
Boro Code	A borough code representing the borough the tax lot is located in.	N	1	
Tax Block & Lot	A concatenation of the tax block and the corresponding tax lot.	A	9	
Census Tract 2	The 2000 census tract that the tax lot is located in.	A	6	

Type: A - Aphanumeric, N - Numeric

**New York City Department of City Planning  
PLUTO™ File Layout**

Field Name	Description	Type	Size	Format
X Coordinate	The X coordinate of the XY coordinate pair which depicts the approximate location of the address.	N	7	
Y Coordinate	The Y coordinate of the XY coordinate pair which depicts the approximate location of the address.	N	7	
Zoning Map #	The Department of City Planning Zoning Map Number associated with the tax lot's X and Y Coordinates.	A	3	
Sanborn Map #	The Sanborn Map Company map number associated with the tax block and lot.	A	9	
Tax Map #	The Department of Finance tax map number associated with the tax block and lot.	A	7	
Date of RPAD Data	The date the RPAD data file was obtained from the Department of Finance.	A	7	MM/YYYY
Date of DCAS Data	The date the IPIS data was obtained from the Department of Citywide Administrative Services.	A	7	MM/YYYY
Date of DOB Data	The date the source data file was obtained from the Department of Buildings.	A	7	MM/YYYY
Date of Zoning Data	The effective date of the latest zoning map change.	A	7	MM/YYYY
Date of Major Property Data	The date the Major Property file was obtained from the Department of Finance.	A	7	MM/YYYY
Date of Landmark Data	The date of the last addendum used to update the landmark's data.	A	7	MM/YYYY
Date of Base Map Data	The date of the last update to the Tax Block and Lot Base Map files.	A	7	MM/YYYY
Date of Mass Appraisal Data	The date the Mass Appraisal data was obtained from the Department of Finance.	A	7	MM/YYYY
PLUTO-Base Map Indicator	A code indicating whether the tax lot is from the PLUTO file and/or the Tax Block and Lot Clipped to the Shoreline File and/or the Tax Block and Lot Not Clipped to the Shoreline File.	N	1	