

TARRANT APPRAISAL DISTRICT

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Attached is the description of the Distributed Downloads containing the Tarrant Appraisal District appraisal information. **Please note – this data may now be downloaded from our Web site (www.tad.org) at no charge.** The following technical specifications apply:

2016

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ALL records contain the following common data elements.

| Pos | Len | Ch/Num | Data Item | Data Description |
|-----|-----|--------|----------------|---|
| 1 | 1 | Ch | RP | Account type - R for Residential accounts, C for Commercial Accounts, P for Personal Property accounts, and M for Mineral Accounts. |
| 2 | 4 | N | Appraisal_Year | The year represented by the data on the tape |
| 6 | 8 | N | Account_Num | The unique modulus-11 number permanently assigned to each parcel in the TAD file |
| 14 | 4 | Ch | Record_Type | The Record_Types are: <u>AAAA</u> - primary Real Estate/Minerals/Personal Property account data (one per account) <u>LOCA</u> - All accounts. The property location address in a fielded format suitable for geographic processing |
| 18 | 3 | N | Seq_Num | When an account has more than a single record of a given Record_Type, such as IMPR, this field will be incremented for each subsequent record of the same type within an account. |

The following is a description of the Property Data(formerly **AAAA**) record. There will be one and only one AAAA record for each Real Estate/Minerals/Personal Property record on the file. The sequence number is always 000.

| Pos | Len | Ch/Num | Data Item | Data Description |
|-----|-----|--------|------------------------|---|
| 14 | 4 | Ch | Record_Type | "AAAA" - primary Real Estate data record |
| 18 | 3 | N | Seq_Num | 000 |
| 21 | 20 | Ch | PIDN | The Parcel Identification Number assigned by TAD. It is coded to represent the legal description of the property and is described in Appendix E and F. |
| 41 | 30 | Ch | Owner_Name | Owner of record of the described property |
| 71 | 30 | Ch | Owner_Address | The mailing address of the property owner. The first position has been designated the "bad address" flag. When TAD mail is returned undelivered, the address field is bumped one position to the right and a code is entered to indicate the number of times mail has been returned at this address: "-" for one time, "=" for twice, "*" for three or more. Normally, the format of this field is six bytes numeric (street number) followed by a space, followed by 23 bytes char (street name). When the first byte of the field contains a bad address flag, the contents would become one byte char (bad address flag), six bytes numeric (street number), followed by a space, followed by 22 char (street name). |
| 101 | 30 | Ch | Owner_CityState | The city and state of the owner's mailing address. An "*" in the first position or the letters "UNK" in the first three positions of this field indicate that the address is probably unusable. |
| 131 | 5 | N | Owner_Zip | The 5-digit Zip code (may be zero) |
| 136 | 4 | N | Owner_Zip4 | The 4-digit Zip+4 (may be zero) |
| 140 | 5 | Ch | Owner_CRRT | The 5-character postal Carrier Route (No longer Used) |
| 145 | 30 | Ch | Situs_Address | The address or location of the described property |
| 175 | 4 | Ch | Property_Class | Overall class of property, which is a more detailed State use Code value. See Appendix C. |
| 179 | 9 | Ch | TAD_Map | Identifier of the TAD map containing the described property |
| 188 | 4 | Ch | MAPSCO | The MAPSCO identifier for the described property |

| Pos | Len | Ch/Num | Data Item | Data Description |
|-----|-----|--------|------------------|---|
| 192 | 3 | N | Exemption_Code | A combination code identifying many exemptions applicable to the property. These codes are described in detail in Appendix A. Additional exemption may also apply to this property (refer to the "Supplemental Exemption" record description for details). (No longer Used) |
| 195 | 2 | Ch | State_Use_Code | The use code as defined by the State Property Tax Board and extended by TAD as required. These codes are described in detail in Appendix C. |
| 197 | 128 | Ch | Legal_Line | Contains the name of the subdivision, abstract, or survey corresponding to the first six positions of the PIDN (Consolidated) |
| 229 | 32 | Ch | Legal_2 | Contains the formatted block and lot number or survey and abstract corresponding to the remainder of the PIDN (Consolidated into Legal_Line) |
| 261 | 32 | Ch | Legal_3 | Additional Legal description PIDN (Consolidated into Legal_Line) |
| 293 | 32 | Ch | Legal_4 | Additional Legal description PIDN (Consolidated into Legal_Line) |
| 325 | 10 | N | Notice_Date | Date of last Value Notice (MM/DD/YYYY) (Future Functionality) |
| 335 | 3 | N | County | Code for the county having taxing jurisdiction over the property (see Appendix B) |
| 338 | 3 | N | City | Code for the city, if any, having taxing jurisdiction over the property. If this field contains zeros, the property is not within a city.(see Appendix B) |
| 341 | 3 | N | School | Code for the school district having taxing jurisdiction over the property (see Appendix B) |
| 344 | 1 | N | Num_Special_Dist | The number of special districts that have taxing jurisdiction over the property NOT INCLUDING those jurisdictions IMPLIED by the county code |
| 345 | 3 | N | Spec1 | Code for a special district having taxing jurisdiction over the property (see Appendix B) |
| 348 | 3 | N | Spec2 | Code for a special district having taxing jurisdiction over the property (see Appendix B) |
| 351 | 3 | N | Spec3 | Code for a special district having taxing jurisdiction over the property (see Appendix B) |
| 354 | 3 | N | Spec4 | Code for a special district having taxing jurisdiction over the property (see Appendix B) |
| 357 | 3 | N | Spec5 | Code for a special district having taxing jurisdiction over the property (see Appendix B) |

| Pos | Len | Ch/Num | Data Item | Data Description |
|-----|-----|---------|--------------------------|---|
| 360 | 10 | N | Deed Date | Date the document, usually a deed, was filed (MM\DD\YYYY). |
| 370 | 7 | N | Deed_Book | The identifier of the book in which the document was recorded |
| 377 | 7 | N | Deed_Page | The page number in the deed book |
| 384 | 9 | N | Land_Value | The MARKET value of the land |
| 393 | 9 | N | Improvement_Value | The MARKET value of the improvements on the land, if any |
| 402 | 9 | N | Total_Value | The total MARKET value of the described property Important! See Appraised Value in position 175 |
| 411 | 2 | N | Garage_Capacity | The capacity of the garage expressed in the number of cars that it can contain (i.e. a two-car garage would contain a value of 02 in this field. (residential only) |
| 413 | 2 | N | Num_Bedrooms | The number of bedrooms (residential only) |
| 415 | 2 | N | Num_Bathrooms | The number of bathrooms (residential only) |
| 417 | 4 | N | Year_Built | The year of construction, if known |
| 421 | 7 | N | Living_Area | The combined living area of the residence (residential) or total Gross Building Area (commercial). |
| 428 | 1 | Ch | Swimming_Pool_Ind | Contains the value 'X' if the property has a swimming pool, otherwise contains the value space. |
| 429 | 1 | Ch | ARB_Indicator | A 'Y' indicates the property was being protested before the Appraisal Review Board (ARB) at the time the tape was being created. The value and/or exemption and/or ownership and/or any other information related to this property may have been changed by subsequent action of the ARB. Use any data supplied on such accounts at your own risk! TAD is not responsible for decisions rendered by the ARB. An 'N' indicates the property is not in ARB An 'I' indicates the property record for the account is incomplete. Value on Incomplete accounts is zero. (Future Functionality) |
| 430 | 1 | Ch | Ag_Code | Ag Deferral status code (see code descriptions in Appendix A) (No longer Used) |
| 431 | 9 | N 4 dec | Land_Acres | Acreage in ####.#### format (Expanded to 4 decimal places) |
| 440 | 9 | N | Land_SqFt | Land size expressed in square feet |

| Pos | Len | Ch/Num | Data Item | Data Description |
|-----|-----|---------|-------------------------|--|
| 449 | 9 | N 4 dec | Ag_Acres | That portion of the land under a special usage and carrying a productivity value rather than full market value. In #####.#### format |
| 458 | 9 | N | Ag_Value | Special use (Ag) value. To calculate the total value of a property for TAX PURPOSES, add Ag Value (if not zero) to the improvement value. If this field is zero, the TAXABLE value is the Appraised value (less applicable exemptions). |
| 467 | 1 | Ch | Central_Heat_Ind | (Y or N) indicates presence or absence of central heat (residential only) |
| 468 | 1 | Ch | Central_Air_Ind | (Y or N) indicates presence or absence of central air conditioning (residential only) |
| 469 | 2 | N | Structure_Count | the number of structures represented by the account. This is not necessarily the same as the number of buildings. TAD's definition of a structure is a <u>primary building and all associated improvements</u> . For example, a house with a detached garage and an outbuilding would be considered ONE structure. A house with a mobile home on the same lot would represent TWO structures. (residential only) (No longer Used) |
| 471 | 26 | Ch | From_Accts | this field may contain account numbers of up to three "parent" accounts from which the current account was derived. (Future Functionality) |
| 497 | 10 | N | Appraisal_Date | Date of last appraisal on this account (MM\DD\YYYY) (Future Functionality) |
| 507 | 9 | N | Appraised Value | This value field represents MARKET value of a property. However, due to 1997 legislation which may LIMIT the value of properties under some circumstances, the market value is not necessarily the value used for tax purposes. This field contains the value taxing jurisdictions use as the property value for billing taxes. Note: exemptions may reduce this value further. |
| 516 | 25 | Ch | GIS_Link | Link for GIS to ESRI Shape file TAXPIN column |
| 541 | 10 | Ch | Instrument_No | The Instrument Number assigned by the county clerk's office when the document was filed. |
| 551 | 1 | Ch | Overlap_Flag | Is property split by a county line? Y=yes N=no (No longer Used) |

The following is a description of the Property Location(formerly **LOCA**) record. There will be one and only one record of this type per account. The sequence number is always 000.

| Pos | Len | Ch/Num | Data Item | Data Description |
|-----|-----|--------|--------------------------|--|
| 14 | 4 | Ch | Record_Type | " LOCA " |
| 18 | 3 | N | Seq_Num | 000 |
| 21 | 25 | Ch | Street_Name | The name of the street |
| 46 | 5 | Ch | Street_Type | See Appendix J for valid street types |
| 51 | 2 | Ch | Pre-Dir | A directional indicator (N, S, E, W etc) that precedes the street name. (N Main) |
| 53 | 2 | Ch | Post-Dir | A directional indicator that follows the name of the street. (Carrier Pkwy N) |
| 55 | 6 | N | Street_Num | The numeric portion of the street address |
| 61 | 3 | Ch | Street_Num_Suffix | If present, the suffix for the street number (10100 B) |
| 64 | 3 | Ch | Addendum_Type | (No longer Used) |
| 67 | 5 | Ch | Addendum | (No longer Used) |

Tax District Codes

The Tax District Codes (TDC) identify the county, city, school, and any special taxing jurisdictions that may be applicable to a subject property. They are defined as follows:

COUNTY CODES

057 Dallas
061 Denton
070 Ellis
126 Johnson
184 Parker
220 Tarrant
249 Wise

SCHOOL CODES

000 School N/A
901 Arlington
902 Birdville
904 Everman
905 Fort Worth
906 Grapevine-Colleyville
907 Keller
908 Mansfield
910 Lake Worth
911 Northwest
912 Crowley
914 Kennedale
915 Azle
916 Hurst-Eules-Bedford
917 Castleberry
918 Eagle Mountain-Saginaw
919 Carroll
920 White Settlement
921 Aledo
922 Burleson
923 Godley
924 Lewisville

CITY CODES

000 No City
001 Azle
002 Bedford
003 Benbrook

004 Blue Mound
005 Colleyville
006 Crowley
007 Dalworthington Gardens
008 Edgecliff Village
009 Everman
010 Forest Hill
011 Grapevine
013 Keller
014 Kennedale
015 Lakeside
016 Lake Worth
017 Mansfield
018 North Richland Hills
019 Pantego
020 Richland Hills
021 Saginaw
022 Southlake
023 Westover Hills
024 Arlington
025 Eules
026 Fort Worth
027 Haltom City
028 Hurst
029 River Oaks
030 White Settlement
031 Watauga
032 Westworth Village
033 Burleson
034 Haslet
035 Briar
036 Pelican Bay
037 Westlake
038 Grand Prairie
039 Sansom Park
040 Newark
042 Flower Mound

SPECIAL JURISDICTIONS

094 Tarrant County Municipal Utility District

099 Tarrant County Water District #1
222 Emergency Services District
333 North Arlington Levee Improvement District
444 Fresh Water District
555 Lake Turner Municipal Utility District
601 City of Fort Worth Public Improvement District #1
605 CFW PID #6 (Residential)
606 Trophy Club MUD #1
607 Eagle Mountain MUD
608 CFW PID #7 (Residential)
609 CFW PID #8
610 CFW PID #9
611 Watauga PID #1
612 CFW PID #10
613 CFW PID #11
614 Arlington Entertainment District
615 CFW PID #12
616 CFW PID #6 (Commercial)
617 CFW PID #7 (Commercial)
618 Glory Park
619 Live Oak Creek MUD
620 Veridian Mgt Dist
****** Tarrant County Hospital District
****** Tarrant County College District
****** Tarrant County R.O.W. District

** These special districts are automatically applicable to all accounts with COUNTY code of 220. There is no individual code carried for them in the TDC fields.

Property Class and State Use Codes

| Use Code | Description |
|----------|--|
| A | Residential Single Family |
| AC | Single Family Interim Use |
| A1 | Residential Single Family |
| A2 | Residential Mobile Home |
| A3 | Residential Condominium |
| A4 | Residential Townhouse |
| A5 | Residential Planned Unit |
| B | Multi-Family Residential |
| BC | Multi-Family Commercial |
| B2 | Residential Duplex |
| B3 | Residential Triplex |
| B4 | Residential Quadplex |
| C1 | Vacant Land Residential |
| C1C | Vacant Land Commercial |
| C2C | Commercial Land With Improvement Value |
| D1 | Qualified Open Space Land |
| D2 | Farm and Ranch Improvements on Qualified Open Space Land |
| E | Rural Land (No Ag) and Improvements Residential |
| EC | Rural Land (No Ag) and Improvements Commercial |
| F1 | Commercial |
| F1C | VarX Billboards |
| F1P | Billboards Personal Property |
| F2 | Industrial |
| G1 | Oil, Gas and Mineral Reserve |
| J1 | Commercial Utility Water Systems |
| J1C | VarX Utility Water Systems |
| J1P | Personal Property Utility Water Systems |
| J2 | Commercial Utility Gas Companies |
| J2C | VarX Utility Gas Companies |
| J3 | Commercial Utility Electric Companies |
| J3C | VarX Utility Electric Companies |
| J4 | Commercial Utility Telephone Companies |
| J4C | VarX Utility Telephone Companies |
| J4P | Personal Property Utility Telephone Companies |
| J5 | Commercial Utility Railroads |
| J5C | VarX Utility Railroads |
| J5P | Personal Property Utility Railroads |
| J6 | Commercial Utility Pipelines |
| J6C | VarX Utility Pipelines |
| J7 | Commercial Utility Cable Companies |
| J7C | VarX Utility Cable Companies |
| J7P | Personal Property Utility Cable Companies |
| J8 | Commercial Utility Other |

| | |
|-----|---------------------------------------|
| J8C | VarX Utility Other |
| L1 | Personal Property Tangible Commercial |
| L1C | VarX Commercial |
| L1X | VarX Parent Commercial |
| L2 | Personal Property Tangible Industrial |
| L2C | VarX Industrial |

State Use Codes(cont'd)

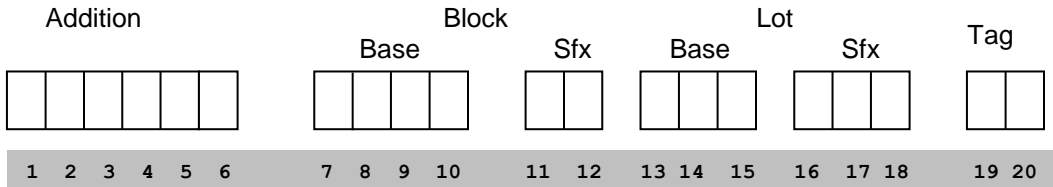
| Use Code | Description |
|----------|---|
| M1 | Mobile Home |
| M2 | Personal Property Aircraft |
| O | Residential Inventory |
| O1 | Residential Vacant Inventory |
| O2 | Residential Improved Inventory |
| RO | Real Property Reference Only |
| ROC | Real Property Reference Only Commercial |
| S | Personal Property Special Inventory |
| X | Vacant Right of Way |
| 999 | Conversion Error Real Property |

PIDN Formats

The documentation below has been changed to reflect TAD's actual use of the base addition/abstract portion of the PIDN field. Prior documentation has shown the addition/abstract portion of the PIDN to occupy positions 1-7 of the PIDN instead of positions 1-6 as illustrated here. This in no way constitutes a change in the content of the PIDN field – TAD has always used only positions 1-6 for addition/abstract. The change below only changes the documentation to correspond to how the PIDN field is actually being used.

Real Estate Subdivisions (Addition code is numeric)

The PIDN for "Block and Lot" legal descriptions uses the full 20 characters available for the PIDN and is formatted as follows:



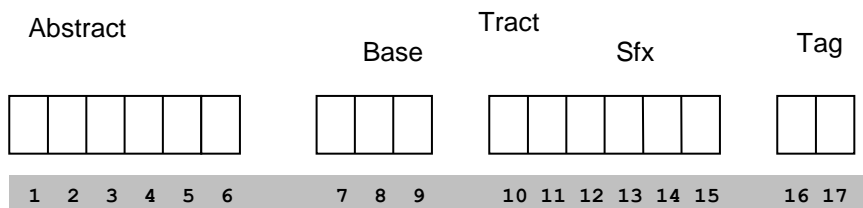
If alpha suffix characters are used in the Lot and/or Block identifications, the Base and Suffix are divided at the first occurrence of an alpha character.

For example: **Lot 12B1** would be coded
 12 in the **Base**
 B1 in the **Suffix**

Lot 1A1B would be coded
 1 in the **Base**
 A1B in the **Suffix**

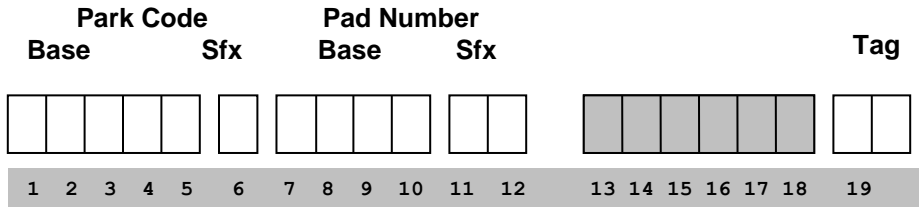
Real Estate Abstracts (First position is the letter A)

The PIDN for an Abstract uses only 17 of the available 20 character positions



Real Estate Mobile Homes in Parks

The PIDN for a mobile home account in a MH park uses the full 20 characters available for PIDN and is formatted as follows:



Mobile Homes in parks are identified by an "X" in the 6th position of PIDN and are always "TAG 80" accounts.

Effective in 2000, mobile homes in parks are no longer carried in the Business Personal Property file. For mobile homes in mobile home parks, the Mobile Home Park code is carried in the Base PIDN and the pad number is carried in the "block number" field. Mobile home park codes are always identified by the letter "X" in position 6 of the Base. All mobile homes in parks are always "TAG 80" (improvement only) accounts.

TAGS

A TAG is the last two positions of the PIDN for a property. It is used to identify unusual or exceptional conditions relating to a piece of property. Generally, multiple records with PIDNs that differ only by the TAG represent different components of the same property. This can occur, for example, when a school or city boundary crosses a property, or when a farmhouse is homesteaded on a farm, or other reasons that cause us to identify multiple components of the same parcel of land. The TAG identifies the specific reason for the multiple records.

TAG Codes

| | |
|--------------|--|
| 01 | Homesite |
| 02 | Rest of property, less the homesite (usually AG) |
| 03 | Improvements - Rental or Commercial |
| 04 | Miscellaneous - used to describe an unusual legal description |
| 10 | Split or portion of a lot (E PT LOT 8) |
| 20 | Combination of whole parcels (BLK 1 LOTS 2 & 3) |
| 30 | Combination of parts of parcels (BLK 5 E PT LT 5 and W PT LT 6) |
| 40 | Percentage interest - such as condominiums with common area |
| 50 | Divided Ownership Interest - each owner owns an interest in the whole parcel of land (50% of the whole rather than the "west 1/2" of the property, for example) |
| 60 | R.O.W - property within right-of-way |
| 70 | Duplicate property descriptions, but NOT duplicate records PIDN 14350----1----2---70 per plat #388-108-75 PIDN 14350----1----2---71 per plat #388-159-85 involves two separate pieces of land, but because of the plats as filed, both properties have the same legal description. The TAG 70 series keeps the properties unique in TAD's system |
| 80 | Improvement only account - such as buildings on leased land |
| 90 | Boundary split - school, city, or county splits a parcel |
| A | Legal not verified |
| B | Legal not verified |
| C | Legal not verified |
| E1 | Exemption split - partial exemption |
| E2 | Exemption split - less the partially exempt portion |
| A1 | AG deferral split - vacant land with AG deferral |
| A2 | AG deferral - less the AG deferral portion |
| L1-L9 | Split for taxable lease on exempt property |
| P1-P9 | Possessory interest accounts |
| R1/R2 | Split due to residential and commercial on the same property |
| T1-T2 | Split due to a TIF boundary |

Geographic Codes
for
LOCA Records

Street Types

| | |
|--------------|-------------|
| ALLEY | Alley |
| AVE | Avenue |
| BLVD | Boulevard |
| CIR | Circle |
| CO RD | County Road |
| COVE | Cove |
| CR | Creek |
| CT | Court |
| DR | Drive |
| EXPWY | Expressway |
| FWY | Freeway |
| HWY | Highway |
| LN | Lane |
| LOOP | Loop |
| MNR | Manor |
| PASS | Pass |
| PK | Park |
| PKWY | Parkway |
| PL | Place |
| PLZ | Plaza |
| PNT | Point |
| RD | Road |
| RDG | Ridge |
| ROW | Row |
| SQ | Square |
| ST | Street |
| TC | Trace |
| TERR | Terrace |
| TR | Trail |
| WAY | Way |
| WLK | Walk |

Addendum Codes

| | |
|------------|-----------------|
| # | Condominium |
| APT | Apartment |
| BMT | Basement |
| BOX | Box |
| DWR | Drawer |
| FLR | Floor |
| LB | Lock Box |
| OFC | Office |
| PAD | Pad |
| PO | Post Office Box |
| RM | Room |
| STE | Suite |