

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:

2020

This document last updated 11/3/2016

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: AAAA - primary Real Estate/Minerals/Personal Property account data (one per account) LOCA - 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	4	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)
196	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.
198	128	Ch	Legal_Line	Contains the name of the subdivision, abstract, or survey corresponding to the first six positions of the PIDN (Consolidated)
230	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)
262	32	Ch	Legal_3	Additional Legal description PIDN (Consolidated into Legal_Line)
294	32	Ch	Legal_4	Additional Legal description PIDN (Consolidated into Legal_Line)
326	10	N	Notice_Date	Date of last Value Notice (MM\DD\YYYY) (Future Functionality)
336	3	N	County	Code for the county having taxing jurisdiction over the property (see Appendix B)
339	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)
342	3	N	School	Code for the school district having taxing jurisdiction over the property (see Appendix B)
345	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
346	3	N	Spec1	Code for a special district having taxing jurisdiction over the property (see Appendix B)
349	3	N	Spec2	Code for a special district having taxing jurisdiction over the property (see Appendix B)
352	3	N	Spec3	Code for a special district having taxing jurisdiction over the property (see Appendix B)
355	3	N	Spec4	Code for a special district having taxing jurisdiction over the property (see Appendix B)
358	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
361	10	N	Deed Date	Date the document, usually a deed, was filed (MM\DD\YYYY).
371	7	N	Deed_Book	The identifier of the book in which the document was recorded
378	7	N	Deed_Page	The page number in the deed book
385	12	N	Land_Value	The MARKET value of the land (Expanded from 9 to 12 characters)
397	12	N	Improvement_Value	The MARKET value of the improvements on the land, if any (Expanded from 9 to 12 characters)
409	12	N	Total_Value	The total MARKET value of the described property (Expanded from 9 to 12 characters) Important! See Appraised Value in position 175
421	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)
423	2	N	Num_Bedrooms	The number of bedrooms (residential only)
425	2	N	Num_Bathrooms	The number of bathrooms (residential only)
427	4	N	Year_Built	The year of construction, if known
431	7	N	Living_Area	The combined living area of the residence (residential) or total Gross Building Area (commercial).
438	1	Ch	Swimming_Pool_Ind	Contains the value 'X' if the property has a swimming pool, otherwise contains the value space.
439	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)
440	1	Ch	Ag_Code	Ag Deferral status code (see code descriptions in Appendix A) (No longer Used)
441	9	N 4 dec	Land_Acres	Acreage in #####.##### format (Expanded to 4 decimal places)
450	9	N	Land_SqFt	Land size expressed in square feet

Pos	Len	Ch/Num	Data Item	Data Description
459	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
468	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).
477	1	Ch	Central_Heat_Ind	(Y or N) indicates presence or absence of central heat (residential only)
478	1	Ch	Central_Air_Ind	(Y or N) indicates presence or absence of central air conditioning (residential only)
479	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)
481	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)
507	10	N	Appraisal_Date	Date of last appraisal on this account (MMDD\YYYY) (Future Functionality)
517	12	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.
529	25	Ch	GIS_Link	Link for GIS to ESRI Shape file TAXPIN column
554	10	Ch	Instrument_No	The Instrument Number assigned by the county clerk's office when the document was filed.
564	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	32	Ch	City	The Name of the City
96	10	Ch	Postal Code	USPS Zip Code
106	2	Ch	State	Texas Only

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	004	Blue Mound	099	Tarrant County Water District #1
061	Denton	005	Colleyville	222	Emergency Services District
070	Ellis	006	Crowley	333	North Arlington Levee Improvement District
126	Johnson	007	Dalworthington Gardens	444	Fresh Water District
184	Parker	008	Edgecliff Village	555	Lake Turner Municipal Utility District
220	Tarrant	009	Everman	601	City of Fort Worth Public Improvement District #1
249	Wise	010	Forest Hill	605	CFW PID #6 (Residential)

SCHOOL CODES

000	School N/A	011	Grapevine	606	Trophy Club MUD #1
901	Arlington	012	Keller	607	Eagle Mountain MUD
902	Birdville	013	Kennedale	608	CFW PID #7 (Residential)
904	Everman	014	Kennedale	609	CFW PID #8
905	Fort Worth	015	Lakeside	610	CFW PID #9
906	Grapevine-Colleyville	016	Lake Worth	611	Watauga PID #1
907	Keller	017	Mansfield	612	CFW PID #10
908	Mansfield	018	North Richland Hills	613	CFW PID #11
910	Lake Worth	019	Pantego	614	Arlington Entertainment District
911	Northwest	020	Richland Hills	615	CFW PID #12
912	Crowley	021	Saginaw	616	CFW PID #6 (Commercial)
914	Kennedale	022	Southlake	617	CFW PID #7 (Commercial)
915	Azle	023	Westover Hills	618	Glory Park
916	Hurst-Eules-Bedford	024	Arlington	619	Live Oak Creek MUD
917	Castleberry	025	Eules	620	Veridian Mgt Dist
918	Eagle Mountain-Saginaw	026	Fort Worth		
919	Carroll	027	Haltom City		
920	White Settlement	028	Hurst		
921	Aledo	029	River Oaks		
922	Burleson	030	White Settlement		
923	Godley	031	Watauga		
924	Lewisville	032	Westworth Village		

CITY CODES

00	No City
01	Azle
02	Bedford
03	Benbrook

SPECIAL JURISDICTIONS

094	Tarrant County Municipal Utility District
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**	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)

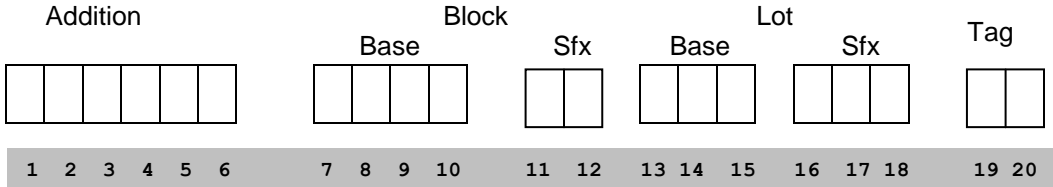
Use Code	Description
M1	Mobile Home
M2	Personal Property Aircraft
O	Residential Inventory
O1	Residential Vacant Inventory
O2	Residential Improved Inventory
RO	Real Property Reference Only
ROC	Real Property Reference Only Commercial
S	Personal Property Special Inventory
X	Vacant Right of Way
999	Conversion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



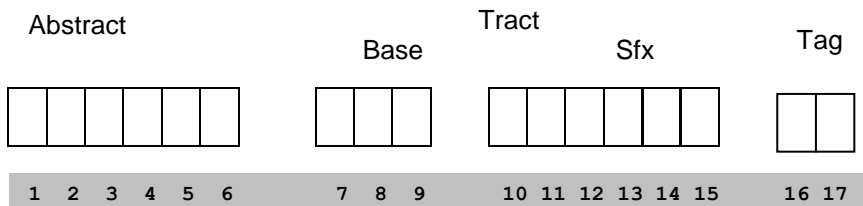
If alpha suffix characters are used in the Lot and/or Block identifications, the Base and Suffix are divided at the first occurrence of an alpha character.

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**

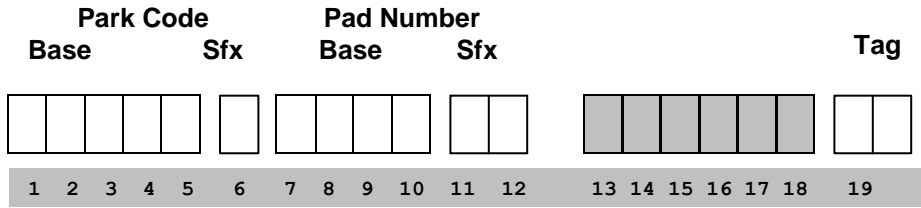
Real Estate Abstracts (First position is the letter A)

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