Every effort has been made to extract the bulk of the Department's real estate data while at the same time, to present it in an understandable and easy-to-use format. The data is contained in a **Microsoft Access 2007-2013** (DataExtract2015.mdb) database stored on a CD-ROM available for purchase by the public for a price of $50.

Questions should be directed, preferably by email, to Jane Liu (jliu@arlingtonva.us) or Chester Carr (ccarr@arlingtonva.us) or by calling (703)228-3920.

GENERAL INSTRUCTIONS
The Access file on the CD is "read-only". Copy to hard drive and remove the read-only attribute. You can do this by 'right-clicking' on the file name and selecting properties. You should see a checkbox for the read-only attribute. Clear the checkbox to remove the attribute.

The data is contained in relational tables. **ReInventory** contains general property information for the entire roster of 65,622 parcels. Each **ReInventory** record has a related record in the **ResidentialParcels**, **ReCondo,** or **ReCommercial** tables. The tables should be joined by:

$$ReInventory.parcel\_id = ResidentialParcels.\ parcel\_id$$
$$= ReCondo.\ parcel\_id$$
$$= ReCommercial.\ parcel\_id$$

The appropriate table is determined by the **ABC** field in the Inventory table:

A	ResidentialParcels
B	ReCommercial
C	ReCondo

Some sample queries are provided to demonstrate some table linking. The query named qryMostRecentTransfer provides the most recent transfer from the ReTransfers table for each property.

Each **ResidentialParcels** records will have at least one corresponding record in **Residential.** Vacant parcels are denoted by "VAC" in the Residential.extension field. For example, parcel_id 01034007 has two extensions (two records in Residential) for 2015; R01 (built in 1951) and R02 (built in 1985) to denote two dwellings.
The tables should be joined by:

$$ResidentialParcels.parcel\_id = Residential.parcel\_id$$

In addition, each **Residential** record <u>may</u> have one or more related features (patio, garage, shed, etc.) which are contained in the **ResidentialFeatures** table. The tables should be joined by both:

$$Residential.parcel\_id = ResidentialFeatures.parcel\_id$$
and
$$Residential.Extension = ResidentialFeatures.Extension$$

The exterior covering of each dwelling, listed by floor, is obtained by linking **Residential** and **Dwellings_Exterior** by both

$$Residential.\ parcel\_id = Dwellings\_Exterior.\ parcel\_id$$
and
$$Residential.Extension = Dwellings\_Exterior.Extension$$

In the following data dictionary, those fields marked with an asterisk have associated lookup tables in the database to decipher Arlington specific codes. A list of lookup tables and their associated fields follow the data dictionary.

DATA DICTIONARY

Table Name	Description
1. ReInventory	General Information –zoning, lot size, ownership, property type
2. ReAssessmentHistory	History of Assessments from 2011 through 2015
3. RePropertyAddress	Address of Property
4. ResidentialParcels	Residential Property - single family detached, townhouses and condominium townhouses.
5. Residential	Residential property details: age, size, story height, etc
6. Dwellings_Exterior	Exterior Cover of Dwellings
7. ResidentialFeatures	Exterior Features of Residential Dwellings; porches, decks, patios, garages, sheds, etc.
8. ReCommercial	Commercial Property and parcels of commercially zoned land.
9. ReCondo	Condominium Property including commercial condominiums (Townhouse condos are in ResidentialParcels table).
10. ReTransfers	History of Property Transfers
11. NeighborhoodList	includes neighborhood names and type. Note that Residential Detached neighborhoods may contain some semi-detached houses and row houses.
12. tblParentParcelID	provides the "parent" parcel_id" of some parcels.
13. TaxRatesAndLevy	2015 tax rates and levy (total tax as provided to Commissioner of Revenue).

Five "Lookup" tables are included and their descriptions are listed at the end of this document.

Table 1:   ReInventory

Field	Description
parcel_id	Real Property Code (RPC)
rpcmstr	Mapping Polygon ID (for GIS use only). Note: multiple parcels may occupy a polygon.
neighborhood	Assessment neighborhood number
tax_status	TAX = Taxable, TXE = Tax Exempt
*Exempt_Code	Tax Exempt category – link to "Exempt_Code" in zLookup_Exempt_Code
ABC	Type of property **A**=Single-family detached and townhouses and Townhouse Condominiums. **B**=Commercially zoned parcels, **C**=Condominiums (excluding Townhouse type)
Nbhd_type	Type of neighborhood
State_class	State class code
	Class 1 - Single-family Residential Urban - All parcels devoted to or available for use primarily as place of abode for a single family housing in a developed or developing area. Residential to be classed as 1 should have public water and sewer. Condominium units and town house for sale are class 1.
	Class 3 - Multi-family Residential- All parcels on which there are one or more dwelling units designed for occupancy by more than one family. Generally apartments, duplex, triplex will be class 3.
	Class 4 - Commercial and Industrial- Any parcel vacant or developed, devoted to or zoned for business, retailing, mining, manufacturing, warehousing, etc.
District	special tax districts, default is 0 and denotes "no special district"
*Property_class	Property class code – link to "PCC" in zLookup_Property_Class.
Map_Page	Map book & page number
Lotsize	lot size in square feet
Zoning	Limit is one zoning per parcel, in case of multiple zonings, this should be the predominant zoning
Legal_desc	legal description
owner1	Current Owner - Line 1
owner2	Current Owner - Line 2

own_street   Owner's mailing address

own_city   Owner's mailing address

own_state   Owner's mailing address

own_zip   Owner's mailing address

Field	Description
Parcel_id	Parcel ID number
Year_Assessed	Assessment Year
Land	Land value
Impr	Improvement Value
Totl	Total value

Table 3:   RePropertyAddress

Note: See the "Freeform" field for the address standard for Arlington regarding the appearance of the North/South designation for named streets compared to numbered streets.

Field	Description
Parcel_id	Parcel ID number
FreeForm	Concatenation of address
Code911	Arlington county standard address code
StrtNum	Property street address
SnumSufx	Street Number Suffix ("1503 **A**", for example)
StrtDir	Property street direction (for named Streets, this designates North or South)
StrtName	Property street name
StrtType	Property street type
StrtSufx	Street Name Suffix (for numbered Streets, this designates North or South)
UnitNum	Unit number
StrtZip	Property location zip code
Prime_addr	Property primary address, "Y" if this is primary address of this parcel, otherwise "N".

Table 4:   ResidentialParcels

Field	**Description**
Parcel_id	Parcel ID number

Table 5:   Residential

Field	**Description**
Parcel_id	Parcel ID number
Extension	Residential feature extension key (VAC = vacant property). Most common datum = R01, a few parcels have multiple extensions. An extension may be thought of as a dwelling, unless it is "VAC".
*House_type	House type code - link to "TypeCode" in zLookup_House_Type.
Stories	Story_height
Grade	Quality grade
Condition	Condition code
Yrbuilt	Year constructed
Remodel	Year remodeled
Effyr	Effective construction year
Pctcomp	Percentage of completion
*Roof	Roof material code – link to "Roof_Code" in zLookup_Roof_Code.
Heat	Heating – link to "Heat_Code" in zLookup_Heat_Code.
Cool	Cooling – link to "Cool_Code" in zLookup_Cool_Code.
Design_ELU	Designed extra living units
Convert_ELU	Converted extra living units
Recroom	Basement recreation room type
Recarea	Basement recreation room area
Full_baths	Number of full bathrooms (3 or more fixtures)
Half_baths	Number of half bath rooms (2 fixtures)

Firepl   Count of fireplaces

Basesqft   Total square feet of main dwelling

Finsqft   Finished square feet of main dwelling

Bedrm   Count of bedrooms

Table 6:   Dwellings Exterior

Field	**Description**
Parcel_id	Parcel ID number
Extension	Residential feature extension key(VAC = vacant property). Most common datum = R01, a few parcels have multiple extensions. Note: Link to Residential.ImpExt
Floor	Each floor of extension has a record
ExtCover1	Primary type of exterior cover
Pct1	Percent of floor covered with ExtCover1
ExtCover2	Secondary type of exterior cover
Pct2	Percent of floor covered with ExtCover2

Table 7:   ResidentialFeatures

Field	**Description**
Parcel_id	Parcel ID number
Extension	Record extension
Code	Exterior feature type code
Feature	Description of feature code
Feat_size	Improvement size

Table 8: ReCommercial

Field	Description
Parcel_id	Parcel ID number
GFA	Gross floor area in square feet, some data may be missing or out-of-date
Trade_Name	Trade name, some data may be missing or out-of-date
Built	Year built (0000=vacant), some data may be missing
Units	Number of apartment units or number of hotel rooms
Econunit	Associated economic unit ID – parcels considered together as an operating unit will share this number.

Table 9: ReCondo

Field	Description
Parcel_id	Parcel ID number
Unit_ID	Condo unit number
Condo	Condo project name
Basesqft	Total square feet of unit
Finsqft	Finished square feet of unit
Dens	Count of dens
Bedrm	Count of bedrooms
Full_baths	Number of bathrooms
Half_baths	Number of half bathrooms
Firepl	Count of fireplaces
PKSP	Count of parking spaces assigned to unit
Open_balc_sf	Open balcony square footage
Encl_ balc_sf	Enclosed balcony square footage
Patio_sf	Patio square footage
Year_Built	

Table 10:   ReTransfers

Field	Description
Parcel_id	Parcel ID number
pxfer_date	Primary transfer date
consideration	Sale price
deed_book	
deed_page	
*Sale_Code	Sales validity code – link to "Sale_Code" in zLookup_Sale_Code. Also reference the last page of this document with explanations of the sales codes.

Table 11:   NeighborhoodList

Field	Description
Neighborhood	Numeric neighborhood code
NeighborhoodName	Note that this is not subdivision name. For residential neighborhoods, because of the constraints of this field size, the name may not completely describe the neighborhood
NeighborhoodType	Detached, Condominium, Townhouse, etc

Table 12:   tblParentParcelID

Field	Description
parcel_id	Parcel ID number
parent_parcel_id	the parcel_id of the "parent" parcel, from which this parcel was created.

Table 13:   TaxRatesAndLevy

Field	Description
parcel_id	Parcel ID number
district_number	special tax district, 0 is default and denotes no special district. Special districts B, C, D, E and F are to be found.
tax	TAX=taxable, TXE = Exempt
tax_type	G=General, C=Commercial, M=Mixed

res_value   The general valuation. For tax type "G", this is equal to total15.

comm_value   The commercial valuation. For tax type "C", this is equal to total15.

Total15   Total 2015 assessment, sum of res_value and comm_value

base_rate   base tax rate of $0.00983 for all parcels for 2015

stormwater_rate   county-wide sanitary district rate, $0.00013 for 2015

district_rate   special district tax rate, will be 0 for district_number = 0.

commercial_rate   commercial tax rate, $0.00125 for 2015

base_levy   base tax amount

stormwater_levy   sanitary district tax amount

district_levy   special district tax amount

commercial_levy   commercial tax amount

levy   total 2015 tax as provided to Commissioner Of Revenue.

LOOKUP TABLES

Field	**Lookup table**	**Description**

ReInventory

Property_class   zLookup_Property_Class   Property Class codes
1. PCC   Link to "Property_Class" in ReInventory
2. Property_Class Description of property class

Exempt_Code   zLookup_Exempt_Code   Tax Exempt codes
1. Exempt_Code   Link to "Exempt_Code" in ReInventory
2. Exempt_Description

Residential

Roof   zLookup_Roof_Code   Roof Material
1. RoofMaterial   Description of roof material
2. Roof_Code   Link to "Roof" in Residential

HouseType   zLookup_House_Type   House Type
1. TypeCode   Link to "House_Type" in Residential
2. HouseType   Description of house type

Cool   zLookup_Cool_Type   Cool Type
1. Cool_Code   Link to "Cool_Type" in Residential
2. Cool_Description   Description of cool type

Heat   zLookup_Heat_Type   Heat Type
1. Heat_Code   Link to "Heat_Type" in Residential
2. Heat_Description   Description of Heat type

ReTransfers

Sale_Code   zLookup_Sale_Code   Invalid Sale Code

1. Sale_Code   Link to "Sale_Code" in ReTransfers
2. Sale_Code_Description

Please see a more complete explanation of the sales codes below.

DEPARTMENT OF REAL ESTATE ASSESSMENTS
Sales Codes

Sales not considered typical "market" sales are given codes in one of the categories below. Coded sales may be excluded from the sales analysis for the annual reassessment.

CODE DESCRIPTION

1 Foreclosure, auction, bankruptcy
2 Sale or gift to relative
3 Divorce settlement
4 Multiple parcels involved in sale
5 No money passing hands
   Legal change of name
   Property assessed in another jurisdiction
   Transfer from one corporate entity to another
   Determined by DREA not a market sale
6 Quitclaim deed
7 Transfer of partial interest
8 Acquisition by government agency, including condemnation
9 Exchange of property
A Correction deed
B RPC not previously assessed
C Sale of condominium parking space
D Condominium declaration/amendments, dedications, resubdivisions, vacations, lots combined or separated
E Estate sale
F Sale of multiple parcels

- No money passing hands
- Legal change of name
- Property assessed in another jurisdiction
- Transfer from one corporate entity to another
- Determined by DREA not a market sale

G New Construction
J Property asssessed in two jurisdictions
K Financial institution
L Land sale
M Land sale; multiple parcels involved
O Assignment of lease
Q Court Order/Quiet Title Action
R Relocation sale
S Short sale
T Transfer of Development Rights
W Will or right of survivorship