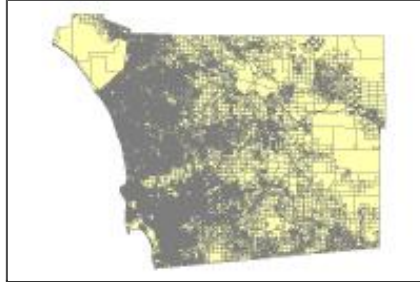


PARCELS



Tags

Parcel, San Diego County, Parcels, Property, Tax Parcel, Boundary

Summary:

Polygons representing current taxable parcels in San Diego County and some non-taxable parcels. Taxable parcels that cannot be represented by a polygon (i.e. possessory interest parcels) may not be shown.

Feature Type: Polygon

Number of Records: 1080953

Publication Date: 2022-12-05

Date of Data (Temporal Period Extent): 2022-12-03

Extent: The spatial extent of this dataset is San Diego County. The temporal extent is variable.

Extent in Longitude Latitude

North 33.511553
West -117.597986 **East** -116.080156
South 32.530161

Extent in the item's coordinate system

North 2129760.000000
West 6150763.738000 **East** 6613437.000000
South 1775304.094000

Description:

Parcels represent taxable pieces of property. A parcel is created by the San Diego County Assessor/Recorder/County Clerk (ARCC) to identify a specific portion of real property that is taxed at a certain rate for a certain owner. Tax parcels are typically the same as a legally subdivided lot but are not necessarily so. For example, a single owner may own a legally subdivided piece of property but there may be two or more tax parcels covering that property. Legal subdivisions are shown in the LOTS layer.

Parcels are keyed to the Assessor Parcel Number (APN) and the parcel polygon

identifier (PARCELID).

The SanGIS parcel layers are “stacked” parcels. That means that for any piece of ground there may be multiple parcels. For example, a condominium building in downtown San Diego may have 200 individual condos. Each condo is a separate taxable parcel. All 200 parcels will be associated with the same physical lot on the ground. When the SanGIS parcel layer is created each individual condo has a polygon representing the physical location of the parent parcel. In this example there will be 200 polygons all stacked on top of each other that represent the taxable parcels and each polygon will have the same physical characteristics (shape, size, area, location) – they are, essentially, copies of each other. However, other associated information (owner, document numbers, etc) will be different for each. In this case, each condo unit will have its own parcel number and there will be no single parcel representing the lot on the ground.

Besides condominiums there are two other cases where you will see stacked parcels – possessory interest and mobile homes. Possessory interests have Assessor Parcel Numbers (APNs) that start with 76x. A possessory interest (or PI) parcel represents a taxable interest in the underlying, or parent, parcel but not necessarily ownership. For instance, a private company may have an arrangement with a University to operate a business on campus – a coffee shop or gift shop for example. The private business is taxable and is assigned a 76x APN and that APN is associated with the parent parcel which is owned by the University. Possessory interests do not represent ownership on the parcel, only a taxable interest in the underlying parent parcel.

Mobile home parcel APNs start with 77x. In a manner similar to the possessory interests, mobile home owners own their home (coach) but not the underlying property on which the house sits. The actual mobile home is a separate taxable parcel associated with the mobile home park parent parcel. These taxable parcels all have the same polygon as the underlying parent parcel and will show as stacked parcels as well.

This dataset contains parcels as shown on the Assessor Parcel Maps (APM). However, parcels shown in this layer may lag that of the official APM by a number of weeks due to how SanGIS is notified of the newly created parcel and the timing of publication of the parcel layer.

This dataset contains the parcel polygon and associated parcel information provided by the County ARCC in their Master Property Record (MPR file) and Parcel Assessment Record (PAR file). In addition to the MPR and PAR data assigned by ARCC, SanGIS may add situs address information if it has been provided by the addressing authority in which the parcel is situated. The situs address information provided by SanGIS may not be the same as the SITUS address data in the MPR.

This dataset contains site address information along with owner names and addresses, and other property information. Key fields in this dataset include:

Land use information provided in the NUCLEUS_USE_CD field (225 types with a 3-digit domain). The ASR_LANDUSE field is an older version of this field but comprises more generalized land uses (91 types).

Generalized land use zoning information is provided in the NUCLEUS_ZONE_CD field. The ASR_ZONE field is an older version of this field. Land use zoning is generalized comprising 9 zone types. This can provide a useful approximation for parcels that are outside of the San Diego City and County zoning jurisdictions.

Please note that land use and zoning fields are not regularly maintained by the Assessor's Office and should only be used as an approximate guide. Updates are only made when there is new construction, or a change in ownership. They are not

updated when the County and Local Cities update their zoning data or when permit changes to properties are completed. Please refer to city and County official zoning datasets for official zoning information, and to SANDAG for more current land use data.

NOTE: If the name of this layer includes "_NORTH", "_SOUTH", or "_EAST" it represents a subset of the entire San Diego County Parcel Base. That is, the "_NORTH" layer includes only parcels generally in the Northwestern portion of the County. The "_SOUTH" layer includes parcels in the Southwestern portion. And the "_EAST" layer includes parcels in the approximate Eastern half of the County.

While we constantly seek to improve accuracy, SanGIS are not a replacement for the services and products of a Licensed Land Surveyor for ground data. SanGIS creates and maintains parcels to aid the County Assessor's Office for TAX PURPOSES. Our data CANNOT be used in place of the legal description of a property—legal descriptions are the pervue of a Licensed Land Surveyor.

Additional note on Parcels: There are over 1 million parcels in the SanGIS database, and much of the data (and inaccuracies inherent therein) is old and unverified. SanGIS editors can only adjust parcel boundaries in specific areas where a licensed survey has been completed with the use of control points recorded in NAD 83 State Plane. Therefore, the accuracy of data varies

Credits:

SanGIS using legal recorded data provided by the County Recorders and Assessor's Office. See the County ARCC website at <https://arcc.sdcounty.ca.gov/Pages/default.aspx> for more information about tax parcels

Use Limitation:

Data is generalized and created for use in regional projects. Please refer to SanGIS GIS data end user use agreement and disclaimer which is available at the following: http://www.sangis.org/Legal_Notice.htm.

Parcels shown in this layer may lag the official Assessor Parcel Map due to timing of data transmissions and publication schedules.

Please note that land use, zoning and property description fields are not regularly maintained and should only be used as an approximate guide. Please refer to city and County official zoning datasets for official zoning information, and to SANDAG for more current land use data.

While we constantly seek to improve accuracy, SanGIS are not a replacement for the services and products of a Licensed Land Surveyor for ground data. SanGIS creates and maintains parcels to aid the County Assessor's Office for TAX PURPOSES. Our data CANNOT be used in place of the legal description of a property—legal descriptions are the pervue of a Licensed Land Surveyor.

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Topics and Keywords

Topic Categories: Boundaries Location Planning Cadastral

Themes:

Parcel, Land, taxable parcel, property, boundaries, lots

Places:

California, County of San Diego, Carlsbad, Coronado, Chula Vista, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, Lemon Grove, La Mesa, National City, Oceanside, Poway, San Diego, San Marcos, Solana Beach, Santee, Vista

Resource Details:

Status: On Going
Type: Vector
Update Frequency: Weekly
Next Update: Not specified

Spatial Reference System:

Type: Projected
Reference: GCS_North_American_1983
Projection: NAD_1983_StatePlane_California_VI_FIPS_0406_Feet
Identifier: 2230
Codespace: EPSG
Version: 5.3(9.0.0)

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Distribution Ordering Instructions:

Refer to SanGIS website (<http://www.sangis.org/services/index.html>) to obtain further information on mapping and data extraction services available from SanGIS.

Online Ordering Description:

Parcels, without certain restricted fields and owner names, are available for downloadable as shapefile from <http://www.sangis.org/download/index.html> and parcels can be viewed on the SanGIS interactive webmap (<http://sdgis.sandag.org/>)

Fields:

Overview:

This dataset contains over 50 attributes with the key, unique, field being APN (full Assessor Parcel Number). The majority of the attributes come from the Assessor's Master Property Record (MPR) or Parcel Assessment Record (PAR). Attributes maintained by SanGIS are:

APNID; PARCELID; OVERLAY_JURIS; X_COORD; Y_COORD; SUB_TYPE

All other attributes are from the Assessor's MPR or PAR data. Attributes that are from the Assessor's Office will include the wording "Field updated weekly from Assessor's Master Property Record (MPR) file.", or something similar in the attribute description.

Attributes fall into three general categories:

Parcel Characteristics - fields related to the tax parcel itself, how it is identified, how it was created, and what jurisdictions and tax rate areas it falls within. Data may come from the MPR or PAR files or be applied by SanGIS as part of the polygon creation and maintenance process.

Property Characteristics - fields related to land use, improvements, and assessed valuations. All fields in this category are from the Assessor's MPR or PAR data.

Addresses - there are three sets of address fields - Owner mailing address and MPR SITUS address

Owner address fields provide mailing address information for the property owner. Owner address field names all begin with OWN_. Owner addresses may be in state or out of state and do not reflect site location.

SITUS addresses are the site location and come from the Assessor's MPR. SITUS addresses are intended to show the actual, physical, location of the parcel and may not be the same as the resident mailing address. All SITUS address fields begin with either SITUS_ or NUCLEUS_SITUS_

Citation:

SanGIS using legal recorded data provided by the County Assessor/Recorder/County Clerk's (ARCC) Office. See the County ARCC website at

<https://arcc.sdcounty.ca.gov/Pages/default.aspx> for more information about tax parcels

__FID (OID)

Internal feature number.

APN (String)

Assessor Parcel Number (APN) - Full 10 digit

APN is of the form: BBB-PPx-yy-zz where:

BBB = Assessor Map Book number

PP = Assessor Map Book Page number

x = Assessor Map Book Block number

yy = Parcel number

zz = Subunit number (for condos)

This is the key field for linking to the Assessor's Master Property Record (MPR) and Property Assessment Record (PAR) files as well as links to other SanGIS data sets.

APN_8 (String)

Assessor Parcel Number (APN) - First 8 digits

Same as full 10 digit APN but without the subunit ids

Assessor Parcel Number (APN) - Full 10 digit

APN is of the form: BBB-PPx-yy where:

BBB = Assessor Map Book number

PP = Assessor Map Book Page number

x = Assessor Map Book Block number

yy = Parcel number

PARCELID (Integer)

SanGIS internal Parcel polygon ID number. Not a unique field. Multiple APNs may have the same parcel polygon identifier.

OWN_NAME1 (String)

First property owners name

Field parsed weekly from OWNER_NAME attribute in Assessor's Master Property Record (MPR) file.

OWN_NAME2 (String)

Second owner name

Field parsed weekly from OWNER_NAME attribute in Assessor's Master Property Record (MPR) file.

OWN_NAME3 (String)

Third owner name

Field parsed weekly from OWNER_NAME attribute in Assessor's Master Property Record (MPR) file.

FRACTINT (Double)

Fractional Interest Code

Code, Description

1, single interest,

2, multiple interests, equal shares,

3, multiple interests, unequal shares,

4, multiple interests, shares unknown,

5, all as joint tenants

Field updated weekly from FRACT_INT_CODE attribute in MPR.

OWN_ADDR1 (String)

Property owner mailing address, line 1
Field parsed weekly from MAIL_ADDRESS attribute in Assessor's Master Property Record (MPR) file.

OWN_ADDR2 (String)

Property owner mailing address, line 2
Field parsed weekly from MAIL_ADDRESS attribute in Assessor's Master Property Record (MPR) file.

OWN_ADDR3 (String)

Property owner mailing address, line 3
Field parsed weekly from MAIL_ADDRESS attribute in Assessor's Master Property Record (MPR) file.

OWN_ADDR4 (String)

Property owner mailing address, line 4
Field parsed weekly from MAIL_ADDRESS attribute in Assessor's Master Property Record (MPR) file.

OWN_ZIP (String)

Property owner mailing address ZIP code
Field parsed weekly from ZIP_CODE attribute in Assessor's Master Property Record (MPR) file.

LEGLDESC (String)

Abbreviated legal description of parcel
Field updated weekly from PROP_DESCR_CHAR attribute in Assessor's Master Property Record (MPR) file.

ASR_LAND (Integer)

Assessed land value
Field updated weekly from LAND_VALUE attribute in Assessor's Master Property Record (MPR) file.
The Assessor's Office update this field in their system when:

1. There is a sale of the property;
2. There is an improvement to the property;
3. A calamity occurs reducing the value of the property;
4. When the annual Prop 13 valuation changes are applied, either matching the CPI or 2%, whichever is lower.

ASR_IMPR (Integer)

Assessed improvement value
Field updated weekly from IMPS_VALUE attribute in Assessor's Master Property Record (MPR) file.
The Assessor's Office update this field in their system when:

1. There is a sale of the property;
2. There is an improvement to the property;
3. A calamity occurs reducing the value of the property;
4. When the annual Prop 13 valuation changes are applied, either matching the CPI or 2%, whichever is lower.

ASR_TOTAL (Integer)

Total assessed value
Field updated weekly from NET_VALUE attribute in Assessor's Master Property Record (MPR) file.
The Assessor's Office update this field in their system when:

1. There is a sale of the property;
2. There is an improvement to the property;
3. A calamity occurs reducing the value of the property;
4. When the annual Prop 13 valuation changes are applied, either matching the CPI or 2%, whichever is lower.

DOCTYPE (String)

Type of document that created this parcel.

Code: Description

- 0; Unresearched
- 1; Grant deed
- 2; Quit claim
- 3; Unrecorded deed
- 4; Recorded death certificate
- 5; Unrecorded death certificate
- 6; Other types recorded document (Trustees deed)
- 7; Unknown
- 8; Recorded contract

Field updated weekly from REC_DOC_TYPE attribute in Assessor's Master Property Record (MPR) file.

DOCNMBR (String)

Document number that created this parcel

Field updated weekly from REC_DOC_NMBR attribute in Assessor's Master Property Record (MPR) file.

DOCDATE (String)

Document recording date of document that created this parcel.

Field updated weekly from REC_DOC_DATE attribute in Assessor's Master Property Record (MPR) file.

ACREAGE (Double)

Parcel 'taxable' acreage if over 0.5 acres (blank if smaller).

Field updated weekly from ACREAGE attribute in Assessor's Master Property Record (MPR) file.

For condominiums and other parcels with sub IDs, acerages are for the entire acreage of the underlying parcel.

Use recorded maps for 'legal' acreage or shape area for approximate parcel size.

TAXSTAT (String)

Tax status code

Code, Description

- N, Nontaxable
- T, Taxable

Field updated weekly from TAX_STATUS attribute in Assessor's Master Property Record (MPR) file.

OWNEROCC (String)

Owner occupied indicator (Y=yes or blank)

Field updated weekly from Assessor's Master Property Record (MPR) file.

TRANUM (String)

Tax rate area number

Field updated weekly from TAX_RATE_AREA attribute in Assessor's Master

Property Record (MPR) file.

ASR_ZONE (Integer)

Assessor Info Zone

Legacy field, irregularly updated by Assessor's Office. NUCLEUS_ZONE_CD represents a more detailed version of this field.

Code; Description

- 0; UNZONED
- 1; SINGLE FAMILY RESIDENTIAL
- 2; MINOR MULTIPLE
- 3; RESTRICTED MULTIPLE
- 4; MULTIPLE RESIDENTIAL
- 5; RESTRICTED COMMERCIAL
- 6; COMMERCIAL
- 7; INDUSTRIAL
- 8; AGRICULTURAL
- 9; SPECIAL AND/OR MISC.

This field is from the LAND_USE_ZONE attribute in Assessor's Master Property Record (MPR) file.

SUBMAP (String)

Subdivision map number or parcel map number

Field updated weekly from MAP_NUMBER attribute in Assessor's Master Property Record (MPR) file.

SITUS_ZIP (String)

Site address Zip Code.

Field updated weekly from NUCLEUS_SITUS_ZIP attribute in Assessor's Master Property Record (MPR) file.

SUBNAME (String)

Subdivision name as shown on recorded subdivision map or parcel map number

Originated with City of San Diego. Subdivisions used for Planning and Development. Updated biannually.

UNITQTY (Integer)

Number of dwelling units

Field updated weekly from UNITS attribute in Assessor's Master Property Record (MPR) file.

X_COORD (Double)

X coordinate of approximate parcel centroid. California State Plane, Zone 6, NAD83

Y_COORD (Double)

Y coordinate of approximate parcel centroid. California State Plane, Zone 6, NAD83

MULTI (String)

The Multi attribute is used by the Assessor's Mapping Division to

indicate "base" Parcels with more than one Assessor Parcel Number (APN).

This typically happens when there are more than 99 units on said base Parcels requiring more than one APN to accommodate their individual Sub IDs.

This attribute is used when labeling these "base" parcels during the creation of Assessor Parcel Maps (APMs).

CODE, Description

Y, Yes - more than one APN
 N, No - only one APN (default)

SUB_TYPE (Integer)

Type of parcel as maintained by SanGIS. Right-of-way parcels (sub-type 5) are not published in SanGIS parcel layers. See RIGHT_OF_WAY layer for dedicated rights-of-way.

Code; Sub-Type

- 1; Regular parcel with APN number
- 2; Unparcelled Private Road
- 3; Unparcelled Government Land
- 4; Unparcelled Common Area
- 5; Right-of-Way
- 6; PendParcel
- 7; Tideland Parent Parcel
- 8; Parceled Right-of-Way

BEDROOMS (String)

Number of bedrooms. The number is represented by 3 digits, so 003 would be 3 bedrooms, 010 would be 10 bedrooms etc.

Field updated weekly from BEDROOMS attribute in Assessor's Property Assessment Record (PAR) file.

BATHS (String)

Number of baths represented by 3 digits, with an implied decimal one space in from the right. where 025 would be 2.5 baths, 045 would be 4.5 baths etc.

Field updated weekly from BATHS attribute in Assessor's Property Assessment Record (PAR) file.

POOL (String)

Parcel contains pool (Y=yes, N=No)

Field updated weekly from POOL attribute in Assessor's Property Assessment Record (PAR) file.

PAR_VIEW (String)

Does the property have a view, Y = Yes; N = No.

Field updated weekly from PAR_VIEW attribute in Assessor's Property Assessment Record (PAR) file.

Shape (Geometry)

Feature geometry.

SITUS_STRE (String)

Site Address Street Name.

Field updated weekly from Assessor's Master Property Record (MPR) file.

SITUS_POST (String)

Post direction of road, The direction following the street name and/or street suffix

Field updated weekly from Assessor's Master Property Record (MPR) file.

SITUS_ADDR (Integer)

Site address number.

Field updated weekly from Assessor's Master Property Record (MPR) file.

SITUS_FRAC (String)

Site address fraction (if any), e.g. 2/3 or W or A. Can be number or letter.
Field updated weekly from Assessor's Master Property Record (MPR) file.

SITUS_BUIL (String)

Blank field. Part of standard set of address fields.
Field updated weekly from Assessor's Master Property Record (MPR) file.

SITUS_SUIT (String)

Suite, unit, or location of business within building.
Field updated weekly from Assessor's Master Property Record (MPR) file.

NUCLEUS_ZO (String)

Generalized land use zones. Field irregularly maintained by the Assessor's office. ASR_ZONE represents a legacy version of this field.

Code; Description

00; UNZONED
10 SINGLE FAMILY RESIDENTIAL
20; MINOR MULTIPLE
21; RESTRICTED MINOR MULTIPLE
30; RESTRICTED MULTIPLE
31; RESTRICTED RESTRICTED MULTIPLE
40; MULTIPLE RESIDENTIAL
41; RESTRICTED MULTIPLE RESIDENTIAL
50; RESTRICTED COMMERCIAL
60; COMMERCIAL
70; INDUSTRIAL
80; AGRICULTURAL
90; SPECIAL AND/OR MISC.

NUCLEUS_US (String)

Nucleus Use Code - Description of use of property. This field provides more detailed land use information than the ASR_LANDUSE field.

Code; Description

000; UNKNOWN

INFO

60; INFO PARCEL-GENERIC
67; INFO PARCEL-TIME SHARE
68; INFO PARCEL-OWNER IN SINGLE BILLED MH CO-OP
69; INFO PARCEL-MH SPACE IN RENTAL PARK
70; TIME SHARE GENERIC
72; TIME SHARE INDEXED

MANUFACTURED HOME

90; MANUFACTURED HOME IN PARK - NOT SPECIFIED
91; MANUFACTURED HOME IN RENTAL PARK
92; MH IN CONDO/SUBDIVISION PARK
93; MH IN PLANNED UNIT DEVELOPMENT (PUD) PARK
94; MANUFACTURED HOME IN CO-OP PARK
95; MH IN LONG TERM LEASE PARK
96; MH ON INDIAN RESERVATION
97; MH ON LEASED LAND - NOT A PARK
98; MANUFACTURED HOME ACCESSORIES ONLY
99; MH ON PRIVATE PROPERTY - NOT A PARK

RESIDENTIAL

100; VACANT RESIDENTIAL - GENERIC

110; SINGLE FAMILY RESIDENCE - GENERIC
 111; SINGLE FAMILY RESIDENCE
 112; SINGLE FAMILY RESIDENCE W/GRANNY FLAT
 113; SINGLE FAMILY GATED COMMUNITY
 114; SINGLE FAMILY ATTACHED/PUD
 115; SINGLE FAMILY DETACHED/PUD
 116; SINGLE FAMILY RESIDENCE W/SHARED WATER SYS
 117; SINGLE FAMILY WITH AG BUILDINGS

MULTIPLE

120; DUPLEX - GENERIC
 130; 2 - 4 UNITS - GENERIC
 140; 5 - 15 UNITS GENERIC
 150; 16 - 60 UNITS GENERIC
 152; 16 - 60 UNITS SENIOR HOUSING
 153; 16 - 60 UNITS - RESTRICTED RENTS
 160; 61 UNITS AND UP GENERIC
 162; 61 UNITS AND UP SENIOR HOUSING
 163; 61 UNITS AND UP RESTRICTED HOUSING

CONDOMINIUMS

170; CONDOS AND OTHER RES CLASSIFICATIONS
 171; CONDOS ATTACHED
 172; CONDOS DETACHED
 173; 2 UNIT PROJECT
 174; SEPARATE SUB-IDS-PROJECT OPERATED AS LG APT

CO-OP/MISC

180; CO-OP GENERIC
 182; CO-OP ON LEASED LAND
 190; SPECIAL-SLIVER, SMALL PARCEL
 191; COMMON AREA, RECREATION FACILITY FOR DEVELOP
 192; PARCEL USED FOR ACCESS (DRVWY FOR MULT PRCLS)
 193; SLIVER LEFT OVER-PARCEL NON-BUILDABLE

COMMERCIAL

200; VACANT LAND COMMERCIAL
 209; OFFICE LABORATORY
 210; GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES
 211; 1 - 3 STORY OFFICE ONLY
 212; OFFICE/RETAIL BUILDING
 213; SINGLE TENANT STAND ALONE RETAIL BLDG
 214; CONVENIENCE STORE (7/11, CIRCLE K, ETC)
 215; DEPARTMENT STORE
 216; SINGLE STORY STRIP RETAIL
 217; COMBINATION COMMERCIAL/RESIDENTIAL BUILDING
 218; GARDENING/NURSERY
 219; RETAIL CONDOMINIMUM
 220; GENERIC-4 AND MORE STORY OFFICE BUILDING
 221; 4 AND MORE STORY OFFICE
 222; 4 OR MORE STORY RETAIL
 230; REGIONAL SHOPPING CENTER
 232; FACTORY OUTLET CENTER
 240; COMMUNITY SHOPPING CENTER
 250; NEIGHBORHOOD SHOPPING CENTER
 251; NEIGHBORHOOD SHOPPING CTR (ANCHOR W/DRUG/GROC)
 252; NEIGHBORHOOD SHOP CTR (UNANCHORED W/DRUG/GROC)
 260; HOTEL/MOTEL - GENERIC

261; HOTEL
262; RESORT HOTEL
263; SRO HOTEL
264; HOTEL CONDOMINIUM
265; MOTEL - INDEPENDENT
266; MOTEL - CHAIN
267; BED AND BREAKFAST
270; SERVICE STATION - GENERIC
271; SERVICE STATION
272; SERVICE STATION WITH MINI-MART/RETAIL
273; SERVICE STATION-CAR WASH W/MINI MART/RETAIL
274; MINI LUBE/OIL CHANGE
280; GENERIC MEDICAL/DENTAL OFFICE
281; MEDICAL-DENTAL OFFICE
282; VETERINARY OFFICES
283; ANIMAL HOSPITAL
284; KENNELS
290; REST HOME/CONVALESCENT HOSPITAL
291; COMBINATION ASSISTED LIVING/SKILLED NURSING
292; CONVALESCENT HOSPITAL
293; REST HOME
294; RETIREMENT/INDEPENDENT LIVING
300; OFFICE CONDOS
310; GARAGE PARKING LOT/USED CAR
311; PARKING LOT MINIMAL IMPROVEMENTS
312; PARKING STRUCTURE
320; TRAILER PARK
321; MOBILE HOME PARK-RENTAL
322; RV PARK
330; THEATER-GENERIC
331; MOVIE THEATER
332; MOVIE THEATER - MULTIPLEX
333; AUDITORIUM/LIVE THEATER
337; DRIVE IN THEATER
340; BOWLING ALLEY
342; MISC. RECREATIONAL
343; GYM/FITNESS CENTER
344; AMUSEMENT PARK
345; TENNIS/SWIM CLUB
346; RACE TRACK
347; PLAYING FIELD
348; CASINO
349; HORSE FACILITIES-RIDING STABLE
350; GENERIC RESTAURANT/NIGHT CLUB/TAVERN
351; RESTAURANT - INDEPENDENT
352; CHAIN TYPE RESTAURANT
353; NIGHT CLUB
354; BAR/TAVERN
355; FAST FOOD RESTAURANT
360; CAR WASH
370; GROCERY/DRUG LARGE CHAIN GENERIC
371; GROCERY CHAIN
372; DRUG STORE CHAIN
373; GROCERY STORE INDEPENDENT
380; AUTO SALES/SERVICE AGENCY
381; NEW CAR DEALERSHIP
382; USED CAR LOT
390; GENERIC- RADIO STATION/BANK/MISC

391; RADIO/TV STATION MEDIA CENTER
 392; BANK
 397; ANTENNA/CELL SITE

INDUSTRIAL

400; VACANT INDUSTRIAL
 410; FACTORY/LIGHT MANUFACTURING
 411; SINGLE TENANT INDUSTRIAL
 412; MULTI-TENANT INDUSTRIAL
 413; INDUSTRIAL LABORATORY
 414; R & D BUILDING
 415; MANUFACTURING CLEAN ROOM (ELECTRONICS)
 416; OFFICE/R & D/LIGHT MANUFACTURING (BIOTECH)
 420; FACTORY HEAVY MANUFACTURING
 430; WAREHOUSE-PROCESSING/STORAGE/DISTRIBUTION
 432; MAJOR DISTRIBUTION CENTER
 433; TANK FARM
 440; STORAGE BULK CHEMICAL/OIL REFINERY
 442; BULK STORAGE
 443; LUMBERYARD
 444; SELF-STORAGE/MINI STORAGE
 450; NATURAL RESOURCES-MINIG, EXTRACTIVE, PROCESS
 452; LANDFILL
 453; CEMENT/ROCK/GRAVEL PLANT
 454; WINERY/BREWERY
 455; PACKING COLD STORAGE
 456; PRIVATE WATER COMPANIES
 457; POWER PLANTS
 458; OPEN STORAGE
 460; AUTOMOTIVE REPAIR GARAGES
 462; TRUCK TERMINAL
 463; AUTO WRECKING YARDS
 464; SHIPYARD, SHIP/BOAT REPAIR FACILITIES
 465; AIRPLANE HANGAR
 470; INDUSTRIAL CONDOS
 490; MISC INDUSTRY/SPECIAL

IRRIGATED FARM

500; IRRIGATED FARM VACANT WATER AVAILABLE
 510; CITRUS
 520; AVOCADO
 530; VINES
 532; VINEYARD
 533; VINEYARD W/WINE TASTING ROOM
 540; TREES MISC
 550; LIVESTOCK
 560; POULTRY
 570; IRRIGATED CROPS OTHER VEG., FLORAL, FEEDING
 580; GROWING HOUSES
 590; MISC AGRICULTURAL

RURAL

610; 1 - 10 ACRES RURAL LAND OTHER
 620; 11 -40 ACRES NON-IRRIGATED
 630; 41 - 160 ACRES NON-IRRIGATED
 640; 161 -360 ACRES NON-IRRIGATED
 650; 361 ACRES & UP NON-IRRIGATED

INSTITUTIONAL

700; INSTITUTIONAL - VACANT
 710; CHURCH
 720; CHURCH RECTORY, PRKG & OTHER CHURCH RELATED
 730; CEMETERY
 740; MAUSOLEUM
 750; MORTUARY
 760; PUBLIC BUILDING - SCHOOL, FIREHOUSE, LIBRARY, ETC
 770; HOSPITAL
 780; PRIVATE SCHOOLS & FACILITIES
 782; PRESCHOOL AND CHILDCARE FACILITY
 783; FRATERNITY AND SORORITY HOUSE
 784; DORMS-PRIVATE
 790; MISC INST
 792; CORRECTIONAL FACILITY

RECREATIONAL AND GOVERNMENT

800; VACANT RECREATIONAL
 810; MEETING HALL/GYM
 811; MEETING HALL
 812; AMPHITHEATER
 813; ARENA/STADIUM
 820; GOLF COURSE
 823; DRIVING RANGE
 830; MARINA DOCKS
 840; RECREATIONAL CAMPS
 850; NON-TAXABLE
 851; MILITARY BASE
 852; STATE PARK
 853; COUNTY PARK
 854; CITY PARK
 855; NATIONAL PARK
 856; WATER TANK SITE
 857; INDIAN RESERVATION
 858; NATIONAL WILDLIFE REFUGE
 859; MISC NON-TAXABLE IMPROVEMENT
 860; OPEN SPACE
 861; OPEN SPACE OWNED BY AN HOA
 862; OPEN SPACE OWNED BY A DEVELOPER
 864; OPEN SPACE ESMT-IN FAVOR OF GOVERNMENT
 865; LAND BANK - CREDITS BEING SOLD
 866; MITIGATION LAND-CREDITS USED
 867; STATE ASSESSED
 870; AGRICULTURAL PRESERVE (NOT UNDER COVER)
 880; AGRICULTURAL PRESERVE (UNDER COVER)
 881; AGRICULTURAL PRESERVE WITH HOUSE
 882; AGRICULTURAL PRESERVE AVOCADO
 883; AGRICULTURAL PRESERVE
 884; AGRICULTURAL PRESERVE GRAZING
 885; VINEYARD UNDER CONTRACT
 887; MILLS ACT (SINGLE FAM OWNER OCCUPIED)
 888; MILLS ACT (OTHER THAN SINGL FAM OWNER OCCUPIED)
 890; MISC/SPECIAL
 900; VACANT TAXABLE GOVT OWNED PROPERTY
 910; IMPROVED TAXABLE GOVT OWNED PROPERTY

Field irregularly maintained by the Assessor's Office.

This field is from the NUCLEUS_USE_CD attribute in Assessor's Master Property Record (MPR) file.

Note: By "Restricted" the Assessor's Office intended that there is some kind of government imposed rent or sales restriction in place (low/moderate income, seniors) that impacts the valuation process.

Field updated weekly from Assessor's Master Property Record (MPR) file.

SITUS_COMM (String)

Site address community or post office name.

Field updated weekly from Assessor's Master Property Record (MPR) file.

NUCLEUS_SI (Integer)

Where the parcel contains an address range, this number represents the starting, lowest, number of the range.

Field updated weekly from Assessor's Master Property Record (MPR) file.

NUCLEUS__1 (Integer)

Where the parcel contains an address range, this number represents the ending, highest, number of the range.

Field updated weekly from Assessor's Master Property Record (MPR) file.

NUCLEUS__2 (String)

If there is a fraction at the end of a range, e.g. 1424 - 1426 1/2

OVERLAY_JU (String)

Overlay Jurisdiction.

Field calculated from spatial overlay of parcel centroid with JUR_MUNICIPAL Feature Class.

Code; Jurisdiction

CB; Carlsbad

CN; Unincorporated

CO; Coronado

CV; Chula Vista

DM; Del Mar

EC; El Cajon

EN; Encinitas

ES; Escondido

IB; Imperial Beach

LG; Lemon Grove

LM; La Mesa

NC; National City

OC; Oceanside

PW; Poway

SD; San Diego

SM; San Marcos

SO; Solana Beach

ST; Santee

VS; Vista

SITUS_JURI (String)

Situs Jurisdiction. Jurisdiction in which the property is located. Field updated weekly by query script from Tax Rate Area (TRA) number in Assessor's Master Property Record (MPR) file. The TRA consists of a 6 digit number. The first two digits are used to determine the jurisdiction code according to the following table:

TRA: CODE: DESCRIPTION
 09: CB: Carlsbad
 NULL: CN: County of San Diego
 02: CO: Coronado
 01: CV: Chula Vista
 11: DM: Del Mar
 03: EC: El Cajon
 19: EN: Encinitas
 04: ES: Escondido
 14: IB: Imperial Beach
 15: LG: Lemon Grove
 05: LM: La Mesa
 06: NC: National City
 07: OC: Oceanside
 17: PW: Poway
 08: SD: City of San Diego
 13: SM: San Marcos
 18: SO: Solana Beach
 16: ST: Santee
 12: VS: Vista

SITUS_SUFF (String)

Site Address Suffix or Street type (e.g. AV, BAY, CT, ST, DR)
 Field updated weekly from NUCLEUS_SITUS_ST_TYPE attribute in Assessor's Master Property Record (MPR) file.

SITUS_PRE_ (String)

Road Prefix Direction, The direction preceding the street name.
 Field updated weekly from NUCLEUS_SITUS_PRFX_DIR attribute in Assessor's Master Property Record (MPR) file.

YEAR_EFFEC (String)

Effective Date is referring to the date on a Cut form that indicates when the Authority document actually becomes effective. Do Not use the effective date to determine the age of the property.

Field updated weekly from YEAR_EFFECTIVE attribute in Assessor's Property Assessment Record (PAR) file.

This field is not Y2K compliant so it is not possible to differentiate between structures built post-2000 and those built early 1900.

The Year effective data comes from the County Assessor's Office (through a database or MPR table –Master Property Records) the only way to determine whether the effective date is i.e 1820, 1920 or 2020, is to look at the building records or permits. Unfortunately, these are not in the MPR, and are only available in paper form (Assessor Recorder County Clerk-Mapping Division).

The building records and/or PARs/microfiche would be needed for a definitive answer for age of property.

TOTAL_LVG_ (Integer)

Total living area (square feet)
 Field updated weekly from TOTAL_LVG_AREA attribute in Assessor's Property Assessment Record (PAR) file.
 The value includes square footage for both residential and commercial structures but is incomplete. Values must be less than 99999 sq ft and may not contain valid values where there are more than one structure on a parcel.

The value represents contiguous square footage of a structure. Multiple structures are frequently added together to get a total square footage, especially if they were built at the same time and are of the same quality. The appraiser may leave the field blank if it would confuse data analysis.

ADDITION_A (Integer)

If there has been a building addition, this is the amount of area added. Subtracting it from the Total_Lvg_Area will give the original size of the structure.

Field updated weekly from ADDITION_AREA attribute in Assessor's Property Assessment Record (PAR) file.

GARAGE_CON (String)

Garage Conversion.

Code, Description

Y; Yes

N; No

Field updated weekly from GARAGE_CONVERSION attribute in Assessor's Property Assessment Record (PAR) file.

GARAGE_STA (String)

Number of garage stalls

Field updated weekly from GARAGE_STALLS attribute in Assessor's Property Assessment Record (PAR) file.

CARPORST_ST (String)

Number of carport stalls

Field updated weekly from CARPORST_STALLS attribute in Assessor's Property Assessment Record (PAR) file.

USABLE_SQ_ (String)

This is the level pad area, in square feet, as opposed to the lot size.

Field updated weekly from USABLE_SQ_FEET attribute in Assessor's Property Assessment Record (PAR) file.

ASR_LANDUS (Integer)

Assessment land use code

Legacy field, irregularly maintained by the Assessors Office.

NUCLEUS_USE_CD represents a more detailed version of this field.

Code; Land Use Description

06; INFORMATION PARCEL- GENERIC

07; TIME SHARE GENERIC

09; MANUFACTURED HOME IN PARK - NOT SPECIFIED

10; VACANT RESIDENTIAL-GENERIC

11; SINGLE FAMILY RESIDENTIAL-GENERIC

12; DUPLEX-GENERIC

13; MULTIPLE 2 TO 4 UNITS-GENERIC

14; MULTIPLE 5 TO 15 UNITS-GENERIC

15; MULTIPLE 16 TO 60 UNITS-GENERIC

16; MULTIPLE 61 UNITS AND UP-GENERIC

17; CONDOMINIUMS AND OTHER RESIDENTIAL CLASSIFICATIONS

18; CO-OP GENERIC

19; SPECIAL- SLIVER, SMALL PARCEL

- 20; VACANT LAND COMMERCIAL
- 21; GENERIC COMMERCIAL OFFICE/RETAIL 1-3 STORIES
- 22; GENERIC-4 AND MORE STORY OFFICE BUILDING
- 23; REGIONAL SHOPPING CENTER
- 24; COMMUNITY SHOPPING CENTER
- 25; NEIGHBORHOOD SHOPPING CENTER
- 26; HOTEL/MOTEL
- 27; SERVICE STATION-GENERIC
- 28; GENERIC-MEDICAL/DENTAL OFFICE
- 29; REST HOME/CONVALESCENT HOPITAL
- 30; OFFICE CONDOMINIUMS
- 31; GARAGE PARKING LOT/USED CAR
- 32; TRAILER PARK
- 33; THEATER-GENERIC
- 34; BOWLING ALLEY
- 35; GENERIC-RESTAURANT/NIGHT CLUB/TAVERN
- 36; CAR WASH
- 37; GROCERY/DRUG LARGE CHAIN GENERIC
- 38; AUTO SALES/SERVICE AGENCY
- 39; GENERIC-RADIO STATION /BANK/MISC
- 40; VACANT INDUSTRIAL
- 41; FACTORY/LIGHT MANUFACTURING
- 42; FACTORY/HEAVY MANUFACTURING
- 43; WAREHOUSE-PROCESSING/STORAGE/DISTRIBUTION
- 44; STORAGE BULK CHEMICAL/OIL REFINERY
- 45; NATURAL RESOURCES – MINING, EXTRACTIVE, PROCESSING
CEMENT/SILICA PRODUCTS, ROCK & GRAVEL
- 46; AUTOMOTIVE REPAIR GARAGES
- 47; INDUSTRIAL CONDOS
- 49; MISC INDUSTRIAL/SPECIAL LAND
- 50; IRRIGATED FARM VACANT WATER AVAILABLE
- 51; CITRUS
- 52; AVOCADO
- 53; VINES
- 54; TREES MISC (OTHER THAN CITRUS OR AVOCADO)
- 55; LIVESTOCK
- 56; POULTRY
- 57; IRRIGATED CROPS OTHER VEGETABLE, FLORAL, FEEDING (HAY OR SEED
CROPS)
- 58; GROWING HOUSES
- 59; MISC. AGRICULTURAL
- 61; RURAL LAND OTHER
- 62; 1 – 10 ACRES NON-IRRIGATED
- 63; 41 – 160 ACRES NON-IRRIGATED
- 64; 161 – 360 ACRES NON-IRRIGATED
- 65; 361 ACRES & UP NON-IRRIGATED
- 70; INSTITUTIONAL-VACANT
- 71; CHURCH
- 72; CHURCH RECTORY, PARKING & OTHER CHURCH RELATED USE
- 73; CEMETARY
- 74; MAUSOLEUM
- 75; MORTUARY
- 76; PUBLIC BUILDING (SCHOOL, FIREHOUSE, LIBRARY, ETC)
- 77; HOSPITAL
- 76; PRIVATE SCHOOLS & FACILITIES
- 79; MISC. INSTITUTIONAL-GENERIC
- 80; VACANT RECREATIONAL
- 81; MEETING HALL, GYM - GENERIC

82; GOLF COURSE
83; MARINA DOCKS
84; RECREATIONAL CAMPS
85; NON-TAXABLE
86; OPEN SPACE
87; AGRICULTURAL PRESERVE (NOT UNDER CONTRACT)
88; AGRICULTURAL PRESERVE (UNDER CONTRACT)
89; MISCELLANEOUS/SPECIAL
90; VACANT TAXABLE GOVT. OWNED PROPERTY
91; IMPROVED TAXABLE GOVT OWNED PROPERTY

QUAL_CLASS (String)

The first character in QUAL_CLASS_SHAPE represents the framing type of the structure.

A = steel

B = box

C = masonry

D = wood frame

M = manufactured

S = special

The next three characters represent the "quality" of the construction.

Potential range is from 01.0 through 10.0 with half step increments (06.5) and the decimal is to be inserted one digit in from the right. This is an aid to determining comparable property construction.

The last of the five characters represents the relative complexity of the shape of the structure. The simple four corner square or rectangle is an "A". More complex shapes range from "B" to "D". Complexity of the shape generally adds to construction costs.

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