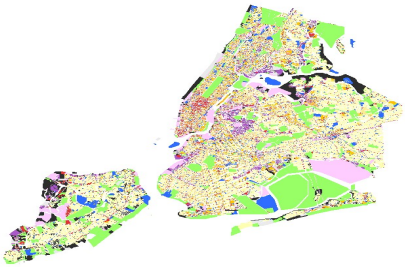
# MapPLUTO 24v1_1 - Water Area Included



**Tags** Tax Lot, Parcels, DTM, PLUTO, MapPLUTO, boundaries

## Summary

MapPLUTO contains extensive land use and geographic data at the tax lot level. MapPLUTO has over seventy data fields containing three basic types of data: tax lot characteristics, building characteristics, and geographic/political/administrative districts. This version is not clipped to the shoreline and contains lots completely or partially underwater.

## Description

This dataset represents a compilation of data from various government agencies throughout the City of New York. The underlying geography is derived from the Tax Lot Polygon feature class that is part of the Department of Finance's Digital Tax Map (DTM). The tax lots have been clipped to the shoreline, as defined by NYCMap planimetric features. The attribute information is from the Department of City Planning's PLUTO data. The attribute data pertains to tax lot and building characteristics and geographic, political and administrative information for each tax lot in New York City.The Tax Lot Polygon feature class and PLUTO are derived from different sources. As a result, some PLUTO records do not have a corresponding tax lot in the Tax Lot polygon feature class at the time of release. These records are included in a separate non-geographic PLUTO Only table. There are a number of reasons why there can be a tax lot in PLUTO that does not match the DTM; the most common reason is that the various source files are maintained by different departments and divisions with varying update cycles and criteria for adding and removing records. The attribute definitions for the PLUTO Only table are the same as those for MapPLUTO. DCP Mapping Lots includes some features that are not on the tax maps. They have been added by DCP for cartographic purposes. They include street center 'malls', traffic islands and some built streets through parks. These features have very few associated attributes.To report problems, please open a GitHub issue or email DCPOpendata@planning.nyc.gov.

## Credits

NYC Department of City Planning, Information Technology Division

## Use limitations

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## Extent

There is no extent for this item.

## Scale Range

| | |
|---|---|
| Maximum (zoomed in) | 1:5,000 |
| Minimum (zoomed out) | 1:150,000,000 |

## Citation ►

Title MapPLUTO 24v1_1 - Water Area Included

## Resource Details ►

Credits
NYC Department of City Planning, Information Technology Division

## Resource Constraints ►

Constraints

Limitations of use
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## Fields ►

Details for object MapPLUTO_waterincluded ►

Field OBJECTID ►

Field description
Internal feature number.

Description source
Esri

Description of values
Sequential unique whole numbers that are automatically generated.

Field Shape ►

Field description
Feature geometry.

Description source
ESRI

Description of values
Coordinates defining the features.

Field Borough ►

Field description
The borough in which the tax lot is located. Two portions of the city, Marble Hill and Rikers Island, are each legally located in one borough but are serviced by different boroughs. The BOROUGH codes associated with these areas are the boroughs they are legally located in. Specifically, Marble Hill is serviced by the Bronx but is legally located in Manhattan and has a Manhattan BOROUGH code. Rikers Island has a Bronx BOROUGH code because it is legally located in the Bronx although it is serviced by Queens.

Description source
Department of City Planning based on data from: Department of Finance - Property Tax System (PTS)

List of values

Value BX
Description Bronx

Value BK
Description Brooklyn

Value MN
Description Manhattan

Value QN
Description Queens

Value SI
Description Staten Island

Field Block ►

Field description
The tax block in which the tax lot is located. This field contains a one to five-digit tax block number. Each tax block is unique within a borough (see BOROUGH).

Description source
Department of Finance - Property Tax System (PTS)

Description of values
Coordinates defining the features.

Field Lot ►

Field description
The number of the tax lot. This field contains a one to four-digit tax lot number. Each tax lot is unique within a tax block (see BLOCK).

Special Handling for condominiums:

In a condominium complex, each condominium unit is a separate tax lot and has its own lot number. In a residential condominium, the condominium units are generally the individual apartments; in a commercial condominium, the units might be floors in an office building, individual retail shops, or blocks of office space. These unit lot numbers have values between 1001 - 6999.

Each unit tax lot has an associated billing lot number, with values between 7501 - 7599. Lots in a condominium complex on the same block will have the same billing lot number. To max condominium information more compatible with parcel information, the Department of City Planning aggregates condominium unit tax lot information to the billing lot. For example, if a residential condominium building contains 20 units, the Department of Finance will assign 20 unit lot numbers and each of these lot numbers will have the same billing lot number. PLUTO will contain one record with the billing lot number and RESIDENTIAL UNITS will be set to 20.

If the Department of Finance has not yet assigned a billing lot number to the condominium complex, PLUTO uses the lowest unit lot number within the complex.

Note on MapPLUTO: The Department of Finance Digital Tax Map (DTM) contains the geography of the base lot for condominiums. The base lot is also called the “Formerly Known As” or FKA lot. For most condominium complexes, there is one base lot per billing lot. In using the DTM to create MapPLUTO, DCP replaces the base lot number with the billing lot number. If there is more than one base lot with the same billing lot number, DCP merges the base lots to create a geography for the billing lot.

Description source
Department of Finance - Property Tax System (PTS)

Field CD ►

Field description
The community district (CD) or joint interest area (JIA) for the tax lot. The city is divided into 59 community districts and 12 joint interest areas, which are large parks or airports that are not considered part of any community district.

This field consists of three digits, the first of which is the borough code (see BORO CODE). The second and third digits are the community district or joint interest area number, whichever is applicable.

Two portions of the city, Marble Hill and Rikers Island, are legally located in one borough, but serviced by a different borough. The COMMUNITY DISTRICT associated with these areas is the community district by which they are serviced.

Marble Hill is legally located in Manhattan, but is serviced by the Bronx and is divided between community districts 207 and 208. Rikers Island is legally located in the Bronx, but is serviced by Queens and is part of community district 401.

COMMUNITY DISTRICT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, COMMUNITY DISTRICT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

Description source
Department of City Planning – Geosupport System; Department of City Planning – Administrative District Base Map files

List of values

Value 101-112
Description Manhattan Community Districts

Value 164
Description Central Park (JIA)

Value 201-212
Description Bronx Community Districts

Value 226
Description Van Cortlandt Park (JIA)

Value 227
Description Bronx Park (JIA)

Value 228
Description Pelham Bay Park (JIA)

Value 301-318
Description Brooklyn Community Districts

Value 355
Description Prospect Park (JIA)

Value 356
Description Brooklyn Gateway National Reacreation Area (JIA)

Value 401-414
Description Queens Community Districts

Value 480
Description LaGuardia Airport (JIA)

Value 481
Description Flushing Meadow / Corona Park (JIA)

Value 482
Description Forest Park (JIA)

Value 483
Description JFK International Airport (JIA)

Value 484
Description Queens Gateway National Recreation Area (JIA)

Value 501-503
Description Staten Island Community Districts

Value 595
Description Staten Island Gateway National Recreation Area (JIA)

Field CT2010 ►

Field description
The 2010 US census tract in which the tax lot is located. This field contains a one to four-digit census tract number, sometimes with a decimal point and a two-digit suffix.

2010 census tracts are geographic areas defined by the U.S. Census Bureau for the 2010 Census. Census tracts are comprised of census blocks. If a tax lot is split by a census tract boundary, only one census tract is retained.

Each census tract is unique within a borough (see Borough).

Examples:
Census Tract 203.01
Census Tract 23

CENSUS TRACT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, CENSUS TRACT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

Description source
Department of City Planning - Geosupport System; Department of City Planning – Administrative District Base Map files

Field CB2010 ►

Field description
The 2010 census block in which the tax lot is located.

This field contains a four-digit census block number and, when applicable, a one-character alphabetic suffix.

2010 census blocks are the smallest geographic areas defined by the U.S. Census Bureau. If a tax lot is split by a census block boundary, only one census block is retained.

Each census block number is unique within a census tract (see CENSUS TRACT).

Examples:
Census Block 101A
Census Block 102

CENSUS BLOCK contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, CENSUS BLOCK is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

Description source
Department of City Planning - Geosupport System; Department of City Planning – Administrative District Base Map files

Field SchoolDist ►

Field description
The school district in which the tax lot is located.

This field contains a two-digit school district number, which is preceded with a zero when the district number is one digit.

The city is divided up into 34 school districts. Those districts are then divided into smaller zones which determine the area served by local schools. Each district has its own superintendent and receives guidance from a Community District Education Council made up of parents and local representatives.

SCHOOL DISTRICT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, SCHOOL DISTRICT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

If a tax lot is split by a school district boundary, only one school district is retained.

Description source
Department of City Planning – Geosupport System; Department of City Planning – Administrative District Base Map files

List of values

Value 1-6, 10
Description Manhattan School Districts

Value 7-12
Description Bronx School District

Value 13-23, 32
Description Brooklyn School District

Value 24-30
Description Queens School District

Value 31
Description Staten Island School DIstrict

Field Council ►

Field description
The city council district in which the tax lot is located.

This field contains a two-digit city council district number, which is preceded with a zero when the district number is one digit.

There are currently 51 city council districts in the City, which serve as political districts for the legislative branch of city government.If a tax lot is split by a city council district boundary, only one city council district is retained.

CITY COUNCIL DISTRICT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files, version 22C. This CITY COUNCIL DISTRICT is the district in effect through 12/31/23. It does not reflect the redistricting that followed the 2020 U.S. Census. It is not the district to use for the 2023 City Council election.

Description source
Department of City Planning - Geosupport System; Department of City Planning - Administrative District Base Map files

Field ZipCode ►

Field description
A ZIP code that is valid for one of the addresses assigned to the tax lot.

Note that a tax lot may have multiple addresses and these addresses may not have the same ZIP code. A building with entrances on two streets may have a different ZIP code for each street address. ZIP CODE may not be valid for the street address in ADDRESS.

If a tax lot does not have an ADDRESS or the ADDRESS contains a street name without a house number, ZIP CODE will be blank.

Description source
Department of City Planning – Geosupport System

Field FireComp ►

Field description
The fire company that services the tax lot.

This field consists of four characters, the first of which is an alphabetic code identifying the type of fire company, where E stands for Engine, L stands for Ladder and Q stands for Squad. The type code is followed by a one to three- digit fire company number which is preceded with leading zeros if the company number is less than three digits.

FIRE COMPANY contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, FIRE COMPANY is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

Description source
Department of City Planning - Geosupport System; Department of City Planning – Administrative District Base Map files

List of values

Value 001, 003-010, 014-016, 021-024, 026, 028, 033-035, 037, 039, 040, 044, 047,053-055, 058, 059, 065, 067, 069, 074, 076, 080, 084, 091, 093, 095
Description Manhattan Fire Company District - Engine

Value 001-016, 018, 020-026, 028, 030, 034-036, 040, 043, 045
Description Manhattan Fire Company District - Ladder

Value 038, 042, 043, 045, 046, 048, 050, 052, 060, 062-064, 066, 068, 070-073, 075, 079, 081-083, 088, 089, 090, 092, 094, 096, 097
Description Bronx Fire Company Districts - Engine

Value 017, 019, 027, 029, 031-033, 037-039, 041, 042, 044, 046-056, 058, 059, 061
Description Bronx Fire Company Districts - Ladder

Value 201, 202, 205-207, 210, 211, 214, 216-222, 224-231, 233-243, 245-250, 253-255, 257, 271, 276, 277, 279-284, 290, 309, 310, 318, 321, 323, 330, 332
Description Brooklyn Fire Company Districts - Engine

Value 101-114, 118-120, 122-124, 131, 132, 146-149, 153, 156, 157, 159, 161, 166, 168-170, 172, 174-176
Description Brooklyn Fire Company District - Ladder

Value 251, 258-260, 262-266, 268, 273-275, 285-287, 289, 291-295, 297-299, 301-308, 311-317, 319, 320, 324-326, 328, 329, 331
Description Queens Fire Company Districts - Engine

Value 115-117, 121, 125-130, 133-138, 140, 142-144, 150-152, 154, 155, 158, 160, 162-165, 167, 173
Description Queens Fire Company Districts - Ladder

Value 151- 168
Description Staten Island Fire Company Districts - Engine

Value 077-087
Description Staten Island Fire Company Districts - Ladder

Field HealthCenterDistrict ►

Field PolicePrct ►

Field description
The police precinct in which the tax lot is located.

This field contains a three-digit police precinct number which is preceded with leading zeros if the precinct number has less than three digits.

POLICE PRECINCT contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, POLICE PRECINCT is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

If a tax lot is split by a police precinct boundary, only one police precinct is retained.

Description source
Department of City Planning - Geosupport System; Department of City Planning – Administrative District Base Map files

List of values
Value 001, 005-007, 009, 010, 013, 014, 017, 018
Description Manhattan - South Police Precincts

Value 019, 020, 023-026, 028, 030, 032-034
Description Manhattan - North Police Precincts

Value 040-049, 052
Description Bronx - Police Precincts

Value 050
Description Bronx - Marble Hill Police Precincts

Value 060-063, 066-072, 078
Description Brooklyn - South Police Precincts

Value 076
Description Brooklyn - South Piers Police Precincts

Value 073, 075, 077, 079, 081, 083, 088, 090, 094
Description Brooklyn - North Police Precincts

Value 084
Description Brooklyn - North Piers Police Precincts

Value 100-113, 115
Description Queens - Police Precincts

Value 1114
Description Queens - Roosevelt Island Police Precincts

Value 120, 122, 123
Description Staten Island - Police Precincts

Field HealthArea ►

Field description
The health area in which the tax lot is located.

Health areas were originally created in the 1920s for the purpose of reporting and statistical analysis of public health data. They were based on census tracts and created to be areas of equal population. Health areas are contained within health center districts.

This field contains a four-digit health area number, which is preceded with leading zeros when the health area is less than four digits. There is an implied decimal point after the first two digits. If a tax lot is split by a health area boundary, only one health area is retained.

HEALTH AREA contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, HEALTH AREA is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

Description source
Department of City Planning - Geosupport System; Department of City Planning – Administrative District Base Map files

List of values

Value 0110-2100, 2310-2600, 2810, 2820, 3110-5000, 5200,5300, 5500-6800, 7400, 7600-7800, 8000-9100
Description Manhattan

Value 0100-4500, 4700-4800
Description Bronx

Value 0110-3900
Description Queens

Value 0100-5020, 5200-9120, 9300

Description Brooklyn

Value 0100-0800, 0910, 0920
Description Staten Island

Field SanitDistrict ►

Field SanitBoro ►
Field description
The borough of the sanitation district that services the tax lot.

SANITATION DISTRICT BORO contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, SANITATION DISTRICT BORO is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

Description source
Department of City Planning - Geosupport System; Department of City Planning – Administrative District Base Map files

List of values
Value 1
Description Manhattan

Value 2
Description Bronx

Value 3
Description Brooklyn

Value 4
Description Queens

Value 5
Description Staten Island

Field SanitSub ►
Field description
The subsection of the sanitation district that services the tax lot.

SANITATION SUBSECTION contains the value returned by Geosupport for one of the addresses assigned to the lot. If Geosupport does not return a value, SANITATION SUBSECTION is calculated spatially using the tax lot's XY COORDINATES and DCP's Administrative District Base Map files.

Description source
Department of City Planning - Geosupport System; Department of City Planning – Administrative District Base Map files

Field Address ►
Field description
An address for the tax lot.

Tax lots may be assigned a single house number on a street, a range of house numbers on a street, or addresses

on multiple streets. ADDRESS contains the address in PTS, using the low number when there is a range of house numbers. Some tax lots, such as vacant lots or parks, have only a street name and no house number.

The general format is house number or low house number, if there is a house number range, and a space followed by a street name

A complete list of the addresses assigned to a tax lot is available through Geosupport or by downloading the Property Address Directory (PAD) from Bytes of the Big AppleTM.

Most house numbers in Queens contain a hyphen.

Description source
Department of Finance - Property Tax System (PTS)

Field ZoneDist1 ►

Field description
The zoning district classification of the tax lot. Under the Zoning Resolution, the map of New York City is generally apportioned into three basic zoning district categories: Residence (R), Commercial (C) and Manufacturing (M), which are further divided into a range of individual zoning districts, denoted by different number and letter combinations. In general, the higher the number immediately following the first letter (R, C or M), the higher the density or intensity of land use permitted.

If the tax lot is divided by a zoning boundary line, ZONING DISTRICT 1 represents the zoning district classification occupying the greatest percentage of the tax lot's area. Only zoning districts that cover at least 10% of a tax lot's area are included.

For example: Tax lot 98 is divided by a zoning boundary line into part A and part B. Part A, the largest portion of the lot, is in a commercial zoning district, while part B is in a residential zoning district. ZONING DISTRICT 1 will contain the commercial zoning district associated with part A.

Tax lots that intersect with areas designated in NYC Zoning Districts as PARK, BALL FIELD, PLAYGROUND, and PUBLIC SPACE are assigned a single value of PARK in PLUTO. The NYC Zoning Districts do not constitute a definitive list of parks in the city. Lots designated as PARK should not be used to calculate the amount of open space in an area.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source
Department of City Planning NYC GIS Zoning Features

List of values

Value R1-1 - R10H
Description Residential Districts

Value C1-6 - C8-4
Description Commercial Districts

Value M1-1 - M3-2
Description Manufacturing Districts

Value BPC
Description Battery Park City

Value PARK
Description Area designated as PARK, BALL FIELD, PLAYGROUND and PUBLIC SPACE in NYC Zoning Districts

Value M1-1/R5 - M1-6/R10
Description Mixed Manufacturing & Residential Districts

Field ZoneDist2 ►

Field description

If the tax lot is divided by zoning boundary lines, ZONING DISTRICT 2 represents the zoning classification occupying the second greatest percentage of the tax lot's area. Only zoning districts that cover at least 10% of a tax lot’s area are included.

If the tax lot is not divided by a zoning boundary line, the field is blank.

For example: Tax lot 98 is divided by a zoning boundary line into part A and part B. Part A, the larger portion of the lot, is in a commercial zoning district, while part B is in a residential zoning district. ZONING DISTRICT 2 will contain the residential zoning district associated with part B.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source

Department of City Planning NYC GIS Zoning Features

List of values

Value Same as ZoneDist1

Field ZoneDist3 ►

Field description

If the tax lot is divided by zoning boundary lines, ZONING DISTRICT 3 represents the zoning classification occupying the third greatest percentage of the tax lot's area. Only zoning districts that cover at least 10% of a tax lot’s area are included.

If the tax lot is not split between three zoning districts, the field is blank.

For example: Tax lot 98 is divided by zoning boundary lines into three sections - part A, part B and part C. Part A represents the largest portion of the lot, part B is the second largest portion of the lot, and part C covers the smallest portion of the tax lot. ZONING DISTRICT 3 will contain the zoning associated with part C.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source

Department of City Planning NYC GIS Zoning Features

List of values

Value Same as ZoneDist1

Field ZoneDist4 ►

Field description

If the tax lot is divided by zoning boundary lines, ZONING DISTRICT 4 represents the zoning classification occupying the fourth greatest percentage of the tax lot's area. Only zoning districts that cover at least 10% of a tax lot’s area are included.

If the tax lot is not split between four zoning districts, the field is blank.

For example: Tax lot 98 is divided by zoning boundary lines into four sections - part A, part B, part C and part D.

Part A represents the largest portion of the lot, part B is the second largest portion of the lot, part C represents the third largest portion of the lot, and part D covers the smallest portion of the tax lot. ZONING DISTRICT 4 will contain the zoning associated with part D.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source
Department of City Planning NYC GIS Zoning Features

List of values
Value Same as ZoneDist1

Field Overlay1 ►
Field description
The commercial overlay assigned to the tax lot. A commercial overlay is a C1 or C2 zoning district mapped within residential zoning districts to serve local retail needs (grocery stores, dry cleaners, restaurants, for example).

If more than one commercial overlay exists on the tax lot, COMMERCIAL OVERLAY 1 represents the commercial overlay occupying the greatest percentage of the lot area. The commercial overlay district must either cover at least 10% of a tax lot's area or at least 50% of the commercial overlay district must be contained within the tax lot.

If the tax lot is does not contain a commercial overlay, the field is blank.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source
Department of City Planning NYC GIS Zoning Features

Field Overlay2 ►
Field description
A commercial overlay assigned to the tax lot.

If the tax lot has more than one commercial overlays, COMMERCIAL OVERLAY 2 represents the commercial overlay occupying the second largest percentage of the tax lot's area. The commercial overlay district must either cover at least 10% of a tax lot's area or at least 50% of the commercial overlay district must be contained within the tax lot.

If the tax lot is not divided by two commercial overlays the field is blank.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source
Department of City Planning NYC GIS Zoning Features

Field SPDist1 ►
Field description
The special purpose district assigned to the tax lot. The regulations for special purpose districts are designed to supplement and modify the underlying zoning in order to respond to distinctive neighborhoods with particular issues and goals. Only special purpose districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not in a special purpose district, the field is blank.

If more than one special purpose district exists on the tax lot, SPECIAL PURPOSE DISTRICT 1 represents the special

purpose district occupying the greatest percentage of the lot area.

There are two exceptions:
• In the area of Manhattan covered by both the Special Midtown District and the Special Clinton District, SPECIAL PURPOSE DISTRICT 1 is “CL” and SPECIAL PURPOSE DISTRICT 2 is “MiD”.
• In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, SPECIAL PURPOSE DISTRICT 1 is “MiD” and SPECIAL PURPOSE DISTRICT 2 is “TA”.

See Appendix A for valid values.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source
Department of City Planning NYC GIS Zoning Features

List of values

Value 125th
Description Special 125th Street District

Value 125th/TA
Description Special 125th Street District/Transit Land Use District

Value BNY
Description Special Brooklyn Navy Yard

Value BPC
Description Special Battery Park City District

Value BR
Description Special Bay Ridge District

Value C
Description Special Grand Concourse Preservation District

Value CD
Description Special City Island District

Value CI
Description Special Coney Island District

Value CL
Description Special Clinton District

Value CO
Description Special Coney Island Mixed Use District

Value CP
Description Special College Point District

Value CR
Description Special Coastal Risk District

Value DB
Description Special Downtown Brooklyn District

Value DFR
Description Special Downtown Far Rockaway District

Value DJ
Description Special Downtown Jamaica District

Value EC-1
Description Special Enhanced Commercial District 1 (Fourth Avenue, BK)

Value EC-2
Description Special Enhanced Commercial District 2 (Columbus and Amsterdam Avenue)

Value EC-3
Description Special Enhanced Commercial District 3 (Broadway, MN)

Value EC-4
Description Special Enhanced Commercial District 4 (Bedford Stuyvesant)

Value EC-5
Description Special Enhanced Commercial District 5 (BK)

Value EC-6
Description Special Enhanced Commercial District 6 (BK)

Value EHC
Description East Harlem Corridors

Value EHC/TA
Description East Harlem Corridors/Transit Land Use District

Value FH
Description Special Forest Hills District

Value G
Description Special Gowanus Mixed-Use District

Value GC
Description Special Garment Center District

Value GI
Description Special Governors Island District

Value HP
Description Special Hunts Point District

Value HRP
Description Special Hudson River Park District

Value HRW
Description Special Harlem River Waterfront District

Value HS
Description Special Hillsides Preservation District

Value HSQ
Description Special Hudson Square District

Value HY
Description Special Hudson Yards District

Value IN
Description Special Inwood District

Value J
Description Jerome Corridor District

Value L
Description Special Lincoln Square District

Value LC
Description Special Limited Commercial District

Value LI
Description Special Little Italy District

Value LIC
Description Special Long Island City Mixed Use District

Value LM
Description Special Lower Manhattan District

Value MiD
Description Special Midtown District

Value MMU
Description Special Manhattanville Mixed Use District

Value MP
Description Special Madison Avenue Preservation District

Value MX-1
Description Special Mixed Use District-1 Port Morris (BX)

Value MX-2
Description Special Mixed Use District-2 Dumbo (BK)

Value MX-4
Description Special Mixed Use District-4 Flushing/Bedford (BK)

Value MX-5
Description Special Mixed Use District-5 Red Hook (BK)

Value MX-6
Description Special Mixed Use District-6 Hudson Square (MN)

Value MX-7
Description Special Mixed Use District-7 Morrisania (BX)

Value MX-8
Description Special Mixed Use District-8 Greenpoint Williamsburg(BK)

Value MX-9
Description Special Mixed Use District-9 Northern Hunters Point Waterfront (QN)

Value MX-10
Description Special Mixed Use District-10 Atlantic and Howard Avenues (BK)

Value MX-11
Description Special Mixed Use District - 11 Gowanus (BK)

Value MX-12
Description Special Mixed Use District-12 Borough Park (BK)

Value MX-13
Description Special Mixed Use District-13 Lower Concourse (BX)

Value MX-14
Description Special Mixed Use District-14 Third Avenue /Tremont Avenue (BX)

Value MX-15
Description Special Mixed Use District - 15 West Harlem (MN)

Value MX-16
Description Special Mixed Use District - 16 Ocean Hill/East New York (BK)

Value MX-17
Description Special Mixed Use District - 17 Hunts Point (BX)

Value MX-18
Description Special Mixed Use District-18 Mott Haven (BX)

Value MX-19
Description Special Mixed Use District-19 Brownsville (BK)

Value MX-20
Description Special Mixed Use District-20 Crown Heights West (BK)

Value MX-21
Description Special Mixed Use District-21 Arverne East (QN)

Value MX-22
Description Special Mixed Use District-22 Bushwick (BK)

Value MX-23
Description Special Mixed Use District-23 Ravenswood (QN)

Value MX-24
Description Special Mixed Use District-24 Astoria (QN)

Value MX-25
Description Special Mixed Use District-25 Gowanus (BK)

Value NA-1
Description Special Natural Area District-1

Value NA-2
Description Special Natural Area District-2

Value NA-3
Description Special Natural Area District-3

Value NA-4
Description Special Fort Totten Natural Area District-4

Value OP
Description Special Ocean Parkway District

Value PC
Description Special Planned Community Preservation District

Value PI
Description Special Park Improvement District

Value SB
Description Special Sheepshead Bay District

Value SG
Description Special St. George District

Value SHP
Description Special Southern Hunters Point District

Value SNX
Description Special SoHo-NoHo Mixed Use District

Value SRD
Description Special South Richmond Development District

Value SRI
Description Special Southern Roosevelt Island District

Value SV-1
Description Special Scenic View District

Value SW
Description Special Stapleton Waterfront District

Value TA
Description Special Transit Land Use District

Value TMU
Description Special Tribeca Mixed Use District

Value U
Description Special United Nations Development District

Value US
Description Special Union Square District

Value WCh
Description Special West Chelsea District

Value WP
Description Special Willets Point District

Field SPDist2 ►

Field description

The special purpose district assigned to the tax lot. The regulations for special purpose districts are designed to supplement and modify the underlying zoning in order to respond to distinctive neighborhoods with particular

issues and goals. Only special purpose districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not divided by at least two special purpose districts, the field is blank.

If more than one special purpose district exists on the tax lot, SPECIAL PURPOSE DISTRICT 2 represents the special purpose district occupying the second greatest percentage of the lot area.

There are two exceptions:
• In the area of Manhattan covered by both the Special Midtown District and the Special Clinton District, SPECIAL PURPOSE DISTRICT 1 is "CL" and SPECIAL PURPOSE DISTRICT 2 is "MiD".
• In the area of Manhattan covered by both the Special Midtown District and the Special Transit District, SPECIAL PURPOSE DISTRICT 1 is "MiD" and SPECIAL PURPOSE DISTRICT 2 is "TA".

See Appendix A for valid values.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source
Department of City Planning NYC GIS Zoning Features

List of values
Value Same as SPDist1

Field SPDist3 ►
Field description
The special purpose district assigned to the tax lot. The regulations for special purpose districts are designed to supplement and modify the underlying zoning in order to respond to distinctive neighborhoods with particular issues and goals. Only special purpose districts that cover at least 10% of a tax lot's area are included.

If the tax lot is not divided by at least three special purpose districts, the field is blank.

If the tax lot has more than two special purpose districts, SPECIAL PURPOSE DISTRICT 3 represents the special purpose district occupying the smallest percentage of the lot area.

See Appendix A for valid values.

See SPLIT BOUNDARY INDICATOR to determine if the tax lot is divided.

Description source
Department of City Planning NYC GIS Zoning Features

List of values
Value Same as SPDist1

Field SplitZone ►
Field description
A code indicating whether the tax lot is split between multiple zoning features. The split boundary indicator is equal to "Y" if the tax lot has a value for ZONING DISTRICT 2, COMMERCIAL OVERLAY 2, or SPECIAL DISTRICT BOUNDARY 2.

Description source
Department of City Planning NYC GIS Zoning Features

List of values
Value Y

Description Lot is split.

Value N
Description Lot is not split.

Value (blank)
Description Unknown

Field BldgClass ►

Field description
A code describing the major use of structures on the tax lot.

Except as described below, BUILDING CLASS is taken from PTS without modification.

For condominiums, PTS contains the building class for each unit lot. When merging this data into a single record for the billing lot, DCP creates several mixed-use building classes (RC, RD, RI, RM, RX, and RZ). These are assigned as follows:

• If all unit lots have the same building class, that building class is used for the billing lot.
• PTS building class types are grouped as follows:
  o Commercial - R5, R7, R8, RA, RB, RH, and RK
  o Residential - R1, R2, R3, R4, R6, and RR
  o Mixed commercial and residential – R9
  o Industrial/warehouse - RW
• If the unit lots are a mixture of commercial building types, BUILDING CLASS = RC.
• If the unit lots are a mixture of residential building types, BUILDING CLASS = RD.
• If the unit lots are a mixture of commercial and residential building types, BUILDING CLASS = RM.
• If the unit lots are a mixture of commercial and industrial/warehouse building types, BUILDING CLASS = RI.
• If the unit lots are a mixture of commercial, residential, and industrial/warehouse building types, BUILDING CLASS = RX.
• If the unit lots are a mixture of residential and industrial/warehouse building types, BUILDING CLASS = RZ.
• When unit lots with a building class of RG (Indoor Parking), RP (Outdoor Parking), RS (Non-Business Storage Space), or RT (Terraces/Gardens/Cabanas) have the same billing lot as another building class, their building class is ignored. For example, if the billing lot has unit lots with a building class of R4 (Residential Unit in Elevator Bldg) and RG (Indoor Parking), BUILDING CLASS = R4.

Q0 is assigned by DCP to tax lots with an PTS building class starting with "V" that are identified in the NYC GIS Zoning Database as PARK, BALL FIELD, PLAYGROUND, or PUBLIC SPACE.

PTS contains two building classes for some tax lots, with one of the building classes being Z7 (Easement). BUILDING CLASS is only set to Z7 when it is the only PTS building class for the tax lot.

See Appendix C - Building Class Codes for valid values

Description source
Deparment of City Planning based on data from: Department of Finance - Property Tax System (PTS)

List of values

Value A
Description One Family Dwellings

Value A0
Description Cape Cod

Value A1
Description Two Story Detatched (Small or Moderate Size, With or Without Attic)

Value A2
Description One Story (Permanent Living Quaters)

Value A3
Description Large Suburban Residence

Value A4
Description City Residence

Value A5
Description Attached or Semi-Detatched

Value A6
Description Summer Cottages

Value A7
Description Mansion Type or Town House

Value A8
Description Bungalow Colony / Land Coop Owned

Value A9
Description Miscellaneous

Value B
Description Two Family Dwellings

Value B1
Description Brick

Value B2
Description Frame

Value B3
Description Converted (From One Family)

Value B9
Description Miscellaneous

Value C
Description Walk Up Apartments

Value C0
Description Three Families

Value C1
Description Over Six Families Without Stores

Value C2
Description Five to Six Families

Value C3
Description Four Families

Value C4
Description Old Law Tenements

Value C5
Description Converted Dwelling or Rooming House

Value C6
Description Cooperative

Value C7
Description Over Six Families with Stores

Value C8
Description Co-op Conversion from Loft / Warehouse

Value C9
Description Garden Apartments

Value CM
Description Mobile Homes/Trailer Parks

Value D
Description Elevator Apartments

Value D0
Description Co-op Conversion from Loft / Warehouse

Value D1
Description Semi-fireproof (Without Stores)

Value D2
Description Artists in Residence

Value D3
Description Fireproof (Standard Construction Without Stores)

Value D4
Description Cooperatives (Other Than Condominiums)

Value D5
Description Converted

Value D6
Description Fireproof - With Stores

Value D7
Description Semi- Fireproof With Stores

Value D8
Description Luxury Type

Value D9
Description Miscellaneous

Value E
Description Warehouses

Value E1
Description Fireproof

Value E2
Description Contractors Warehouse

Value E3
Description Semi-Fireproof

Value E4
Description Frame, Metal

Value E6
Description Governmental Warehouses

Value E7
Description Warehouse, Self Storage

Value E9
Description Miscellaneous

Value F
Description Factory and Industrial Buildings

Value F1
Description Heavy Manufacturing (Fireproof)

Value F2
Description Special Construction (Printing Plant, etc., Fireproof)

Value F4
Description Semi-Fireproof

Value F5
Description Light Manufacturing

Value F8
Description Tank Farms

Value F9
Description Miscellaneous

Value G
Description Garages and Gasoline Stations

Value G0
Description Residential Tax Class 1 Garage

Value G1
Description All Parking Garages

Value G2
Description Auto Body/Collision or Auto Repair

Value G3
Description Gas Station with Retail Store

Value G4
Description Gas Station with Service/Auto Repair

Value G5
Description Gas Station only with/without Small Kiosk

Value G6
Description Licensed Parking Lot

Value G7
Description Unlicensed Parking Lot

Value G8
Description Garage with Showroom

Value G9
Description Miscellaneous

Value GU
Description Car Sales/Rental without Showroom

Value GW
Description Car Wash or Lubritorium Facility

Value H
Description Hotels

Value H1
Description Luxury Type

Value H2
Description Full Service Hotel

Value H3
Description Limited Service - Many Affiliated with National Chain

Value H4
Description Motels

Value H5
Description Private Club, Luxury Type

Value H6
Description Apartment Hotels

Value H7
Description Apartment Hotels- Co-Op Owned

Value H8
Description Dormitories

Value H9
Description Miscellaneous

Value HB
Description Boutique 10-100 Rooms, with Luxury Facilities, Themed, Stylish, with Full Service Accommodations

Value HH
Description Hostel-Bed Rental in Dorm Like Setting with Shared Rooms and Bathrooms

Value HR
Description SRO-1 or 2 People Housed in Individual Rooms in Multiple Dwelling Affordable Housing

Value HS
Description Extended Stay/Suite Amenities Similar to Apt., Typically Charge Weekly Rates and Less Expensive than Full Service Hotel

Value I
Description Hospitals and Health

Value I1
Description Hospitals, Sanitariums, Mental Institutions

Value I2
Description Infirmary

Value I3
Description Dispensary

Value I4
Description Staff Facilities

Value I5
Description Health Center, Child Center, Clinic

Value I6
Description Nursing Homes

Value I7
Description Adult Care Facilities

Value I9
Description Miscellaneous

Value J
Description Theaters

Value J1
Description Art Type (Seating Capacity Under 400 Seats)

Value J2
Description Art Type (Seating Capcity over 400 seats)

Value J3
Description Motion Picture Theater with Balcony

Value J4
Description Legitimate Theaters (Theater Sole Use of Building)

Value J5
Description Theatre in Mixed Use Building

Value J6
Description T.V. Studio

Value J7

Description Off-Broadway Type

Value J8
Description Multiplex Picture Theatre

Value J9
Description Miscellaneous

Value K
Description Store Buildings (Taxpayers Included)

Value K1
Description One Story Retail Building

Value K2
Description Multi-Story Retail Building

Value K3
Description Department Stores, Multi - Story

Value K4
Description Predominant Retail with Other Uses

Value K5
Description Stand Alone Food Establishment

Value K6
Description Shopping Centers With or Without Parking

Value K7
Description Banking Facilities with or Without Parking

Value K8
Description Big Box Retail Not Affixed and Standing On Own Lot with Parking

Value K9
Description Miscellaneous

Value L
Description Loft Buildings

Value L1
Description Over Eight Stores (Mid-Manhattan Type)

Value L2
Description Fireproof and Storage Type (Without Stores)

Value L3
Description Semi-Fireproof

Value L8
Description With Retail Stores (Other than Type 1)

Value L9
Description Miscellaneous

Value M

Description Churches, Synagogues, Etc.

Value M1
Description Church, Synagogue, Chapel

Value M2
Description Mission House (Non-Residential)

Value M3
Description Parsonage, Rectory

Value M4
Description Convents

Value M9
Description Miscellaneous

Value N
Description Asylums and Homes

Value N1
Description Asylums

Value N2
Description Homes for Indigent Children, Aged, Homelss

Value N3
Description Orphanages

Value N4
Description Detention House For Wayward Girls

Value N9
Description Miscellaneous

Value O
Description Office Buildings

Value O1
Description Office Only - 1 Story

Value O2
Description Office Only - 2 to 6 Stories

Value O3
Description Office Only - 7 to 9 Stories

Value O4
Description Office Only or Office with Comm - 20 Stories or More

Value O5
Description Office with Comm - 1 to 6 Stories

Value O6
Description Office with Comm - 7 to 19 Stories

Value O7

Description Professional Buildings/Stand Alone Funeral Homes

Value O8
Description Office with Apartments Only (No Comm)

Value O9
Description Miscellaneous and Old Style Bank Bldgs

Value P
Description Places of Public Assembly (Indoor) and Cultural

Value P1
Description Concert Halls

Value P2
Description Lodge Rooms

Value P3
Description YWCA, YMCA, YWHA, YMHA, PAL

Value P4
Description Beach Club

Value P5
Description Community Center

Value P6
Description Amusement Places, Bathhouses, Boat Houses

Value P7
Description Museum

Value P8
Description Library

Value P9
Description Miscellaneous Including Riding Academies and Stables

Value Q
Description Outdoor Recreation Facilities

Value Q0
Description Open Space

Value Q1
Description Parks/Recreation Facilities

Value Q2
Description Playgrounds

Value Q3
Description Outdoor Pools

Value Q4
Description Beaches

Value Q5

Description Golf Courses

Value Q6
Description Stadium, Race Tracks, Baseball Fields

Value Q7
Description Tennis Courts

Value Q8
Description Marinas / Yacht Clubs

Value Q9
Description Miscellaneous

Value R
Description Condominiums

Value R0
Description Condo Billing Lot

Value R1
Description Residential Unit in 2-10 Unit Bldg

Value R2
Description Residential Unit in Walk-Up Bldg

Value R3
Description Residential Unit in 1-3 Story Bldg

Value R4
Description Residential Unit in Elevator Bldg

Value R5
Description Miscellaneous Commercial

Value R6
Description Residential Unit of 1-3 Unit Bldg-Orig Class 1

Value R7
Description Commercial Unit of 1-3 Units Bldg-Orig Class 1

Value R8
Description Commercial Unit of 2-10 Unit Bldg

Value R9
Description Co-op within a Condominium

Value RA
Description Cultural, Medical, Educational, etc

Value RB
Description Office Space

Value RC
Description Commercial Building (Mixed Commercial Condo Building Classification Codes)

Value RD

Description Residential Building (Mixed Residential Condo Building Classification Codes)

Value RG
Description Indoor Parking

Value RH
Description Hotel, Boatel

Value RI
Description Mixed Warehouse, Factory, Inductrial, Commercial

Value RK
Description Retail Space

Value RM
Description Mixed Residential & Commercial Building (Mixed Residential & Commercial Condo Building Classification Codes)

Value RP
Description Outdoor Parking

Value RR
Description Condominium Rental

Value RS
Description Non-Business Storage Space

Value RT
Description Terraces/Gardens/Cabanas

Value RW
Description Warehouse,Factory,Industrial

Value RX
Description Mixed Residential, Commercial, Industrial

Value RZ
Description Mixed Residential, Warehouse

Value S
Description Residence -Multiple Use

Value S0
Description Primarily One Family with Two Stores or Offices

Value S1
Description Primarily One Family with One Store or Office

Value S2
Description Primarily Two Family with One Store or Office

Value S3
Description Primarily Three Family with One Store or Office

Value S4
Description Primarily Four Family with One Store or Office

Value S5
Description Primarily Five to Six Family with One Store or Office

Value S9
Description Single or Multiple Dwelling with Stores or Offices

Value T
Description Transportation Facilities (Assessed in ORE)

Value T1
Description Airports, Air Fields, Terminals

Value T2
Description Piers, Docks, Bulkheads

Value T9
Description Miscellaneous

Value U
Description Utility Bureau Properties

Value U0
Description Utility Company Land and Buildings

Value U1
Description Bridges, Tunnels, Highways

Value U2
Description Electric Utilities, Gas

Value U3
Description Ceiling R.R.

Value U4
Description Telephone Utilities

Value U5
Description Communications Facilities (Other than Telephone)

Value U6
Description Railroad, Private Ownership

Value U7
Description Transportation, Public Ownership

Value U8
Description Revocable Consents

Value U9
Description Miscellaneous

Value V
Description Vacant Land

Value V0
Description Zoned Residential; Not Manhattan

Value V1
Description Zoned Commercial or Manhattan Residential

Value V2
Description Zoned Commercial Adjacent to Class 1 Dwelling; Not Manhattan

Value V3
Description Zoned Primarily Residential; Not Manhattan

Value V4
Description Police or Fire Department

Value V5
Description School Site or Yard

Value V6
Description Library, Hospitals, or Museums

Value V7
Description Port Authority of NY and NJ

Value V8
Description State & US

Value V9
Description Miscellaneous

Value W
Description Educational Structures

Value W1
Description Public Elementary Junior and Senior High Schools

Value W2
Description Parochial Schools, Yeshivas

Value W3
Description Schools or Academies

Value W4
Description Training Schools

Value W5
Description City University

Value W6
Description Other Colleges and Universities

Value W7
Description Theological Seminaries

Value W8
Description Other Private Schools

Value W9
Description Miscellaneous

Value Y
Description Selected Government Installations (Excluding Office Buildings, Training Schools, Academic, Garages, Warehouses, Piers, Air Fields, Vacant Land, Vacant Sites, and Land Under Water and Easments)

Value Y1
Description Fire Department

Value Y2
Description Police Department

Value Y3
Description Prisons, Jails, Houses of Detention

Value Y4
Description Military and Naval

Value Y5
Description Department of Real Estate

Value Y6
Description Department of Sanitation

Value Y7
Description Department of Ports and Terminals

Value Y8
Description Department of Public Works

Value Y9
Description Department of Environmental Protection

Value Z
Description Miscelleneous

Value Z0
Description Tennis Court, Pool, Shed, etc

Value Z1
Description Court House

Value Z2
Description Public Parking Areas

Value Z3
Description Post Office

Value Z4
Description Foreign Governments

Value Z5
Description United Nations

Value Z6
Description Land Under Water

Value Z7
Description Easements

Value Z8
Description Cemetaries

Value Z9
Description Other

Value QG
Description Community Gardens

Field LandUse ►

Field description
A code for the tax lot's land use category.

The Department of City Planning has created 11 land use categories and assigns each BUILDING CLASS to the most appropriate land use category.

Description source
Department of City Planning

List of values

Value 01
Description One & Two Family Buildings

Value 02
Description Multi - Family Walk- Up Buldings

Value 03
Description Multi - Family Elevator Buildings

Value 04
Description Mixed Residential and Commercial Buildings

Value 05
Description Commercial and Office Buildings

Value 06
Description Industrial and Manufacturing

Value 07
Description Transportation and Utility

Value 08
Description Public Facilities and Institutions

Value 09
Description Open Space and Outdoor Recreation

Value 10
Description Parking Facilities

Value 11
Description Vacant Land

Field Easements ►

Field description
The number of unique easements on the tax lot.

PTS contains a record for each easement. NUMBER OF EASEMENTS is calculated by counting the number of unique PTS easement records for the tax lot.

If the number of easements is zero, the tax lot has no easements.

Description source
Department of City Planning - based on data from: Department of Finance – Property Tax System (PTS)

Field OwnerType ►
Field description
A code indicating type of ownership for the tax lot.

Only one data source is used per tax lot.

The COLP file, which contains more accurate and specific type of city ownership data than PTS, is used when data is available for that lot. Codes C, M, O, P are derived from COLP.

If the tax lot is not in COLP, PTS is checked to see if the lot's EXEMPT TOTAL VALUE equals its ASSESSED TOTAL VALUE. If the two values are the same, the lot is given a code of X. Otherwise the tax lot is not given any TYPE OF OWNERSHIP CODE.

OWNER NAME should be referenced to verify type of ownership, particularly when it's important to distinguish between state, federal, and public authority ownership.

Description source
Department of City Planning - City Owned and Leased Properties (COLP); Department of Finance - Property Tax System (PTS)

List of values
Value C
Description City Ownership

Value M
Description Mixed City and Private Ownership

Value O
Description Other - Owned by either a public authority or the state or federal government

Value P
Description Private Ownership

Value X
Description Fully tax-exempt property that may be owned by the city, state, or federal government; a public authority; or a private institution

Value blank
Description Unknown (Usually Private Ownership)

Field OwnerName ►
Field description
The name of the owner of the tax lot.

For publicly owned tax lots, owner names have been normalized. For example, “NYC PARKS”, “PARKS DEPARTMENT”, and “PARKS AND RECREATION (GENERAL)” have been changed to “NYC DEPARTMENT OF PARKS AND RECREATION”.

If OWNER NAME is normalized, DCPEdited is set to “1”.

Description source
Department of Finance - Property Tax System (PTS)

Field LotArea ►

Field description
Total area of the tax lot, expressed in square feet rounded to the nearest integer.

LOT AREA contains street beds when the tax lot contains “paper streets” i.e., street mapped but not built.

If the tax lot is not an irregularly shaped lot (see IRREGULAR LOT CODE) the Department of Finance calculates the LOT AREA by multiplying the LOT FRONTAGE by the LOT DEPTH. If the tax lot is irregularly shaped, DOF calculates the LOT AREA from the Digital Tax Map.

If PTS contains a zero value for LOT AREA, this field is changed to show the area of the tax lot’s geometric shape in the Digital Tax Map and DCPEdited is set to “1”.

Description source
Department of Finance - Property Tax System (PTS)

Field BldgArea ►

Field description
The total gross area in square feet, except for condominium measurements which come from the Condo Declaration and are net square footage not gross.

TOTAL BUILDING FLOOR AREA is populated in the following order of preference:
1. Gross floor area from PTS
2. Gross floor area from CAMA
3. Calculated from the PTS building dimensions and number of stories for the primary building on the lot. TOTAL BUILDING FLOOR AREA calculated by this method will not include floor area for any other buildings on the lot.
4. TOTAL BUILDING FLOOR AREA is set to zero if the building class starts with “V” and the number of buildings is zero.

See TOTAL BUILDING FLOOR AREA SOURCE CODE to determine which method was used.

If TOTAL BUILDING FLOOR AREA SOURCE CODE has a value of 2 (PTS) or 7 (CAMA), the TOTAL BUILDING FLOOR AREA is based on gross building area, also known as total gross square feet. For these data sources, the TOTAL BUILDING FLOOR AREA is for all of the structures on the tax lot, including stairwells, halls, elevator shafts, attics and extensions such as attached garages. Measurements are based on exterior dimensions and take into account setbacks.

If the TOTAL BUILDING FLOOR AREA SOURCE CODE field has a value of 5, the floor area was calculated from the DOF Property Tax System (PTS) using the building dimensions and number of stories for ONLY the largest structure on the tax lot.

In all cases, this is a rough estimate of the gross building floor area and does not necessarily take into account all the criteria for calculating floor area as defined in section 12-10 of the Zoning Resolution.

Roof areas used for parking/garden/playground are not included in the floor area.

If TOTAL BUILDING FLOOR AREA SOURCE CODE is 2, TOTAL BUILDING FLOOR AREA contains the common area for condominiums.

If FLOOR AREA, TOTAL BUILDING SOURCE CODE is 7, TOTAL BUILDING FLOOR AREA does not include below grade finished basements.

If the basement in a one, two or three family structure is above grade and finished, its square footage is included in TOTAL BUILDING FLOOR AREA.

A TOTAL BUILDING FLOOR AREA of zero can mean it is either not available or not applicable. If NUMBER OF BUILDINGS is greater than zero, then a TOTAL BUILDING FLOOR AREA of zero means it is not available. If NUMBER OF BUILDINGS is zero, then a TOTAL BUILDING FLOOR AREA of zero means it is not applicable.

Description source
Department of City Planning based on data from: Department of Finance - Property Tax System (PTS); Department of Finance - Mass Appraisal System (CAMA)

Field ComArea ►

Field description
An estimate of the exterior dimensions of the portion of the structure(s) allocated for commercial use.

Value is taken from PTS, if available. When calculated from PTS data, COMMERCIAL FLOOR AREA is the sum of floor areas for office, retail, garage, storage, factory, and other uses. If these fields are not populated in PTS, the value is taken from CAMA.

Originally square footage came from sketches, but, for both new construction and alterations, it now comes from site visits.

Basement square footage may be included in COMMERCIAL FLOOR AREA if the commercial buildings meets two of the three following criteria:
• Finished
• Active
• Publicly accessible

For condominiums, COMMERCIAL FLOOR AREA is the sum of the commercial floor area for condominium lots with the same billing lot. COMMERCIAL FLOOR AREA does not contain the condominium's common area.

A COMMERCIAL FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

Description source
Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

Field ResArea ►

Field description
An estimate of the exterior dimensions of the portion of the structure(s) allocated for residential use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

For condominiums, RESIDENTIAL FLOOR AREA is the sum of the residential floor area for condominium lots with the same billing lot. RESIDENTIAL FLOOR AREA does not contain the condominium's common area.

A RESIDENTIAL FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

Description source
Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

Field OfficeArea ►
Field description
An estimate of the exterior dimensions of the portion of the structure(s) allocated for office use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

An OFFICE FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

Description source
Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

Field RetailArea ►
Field description
An estimate of the exterior dimensions of the portion of the structure(s) allocated for retail use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

A RETAIL FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

Description source
Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

Field GarageArea ►
Field description
An estimate of the exterior dimensions of the portion of the structure(s) allocated for garage use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

A GARAGE FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

Description source
Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

Field StrgeArea ►
Field description
An estimate of the exterior dimensions of the portion of the structure(s) allocated for storage or loft purposes.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

A STORAGE FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

Description source
Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

Field FactryArea ►
Field description
An estimate of the exterior dimensions of the portion of the structure(s) allocated for factory, warehouse or loft use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

A FACTORY FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

Description source
Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

Field OtherArea ►
Field description
An estimate of the exterior dimensions of the portion of the structure(s) allocated for other than commercial, residential, office, retail, garage, storage, or factory use.

Value is taken from PTS, if available. Otherwise it comes from CAMA.

This information is NOT available for one, two or three family structures.

An OTHER FLOOR AREA of zero can mean it is either not available or not applicable.

An update to the floor area is triggered by the issuance of a Department of Buildings permit, feedback from the public, or site visits by Department of Finance assessors.

The sum of the various floor area fields does not always equal TOTAL BUILDING FLOOR AREA.

Description source
Department of Finance - Property Tax System (PTS), Mass Appraisal System (CAMA)

Field AreaSource ►

Field description
A code indicating the methodology used to determine the tax lot's TOTAL BUILDING FLOOR AREA (BldgArea)

Only one source is used per tax lot.

Description source
Department of City Planning

List of values

Value 0
Description Not Available

Value 2
Description Department of Finance's Property Tax System (PTS)

Value 4
Description BUILDING CLASS starts with "V" and NUMBER OF BUILDINGS is 0. TOTAL BUILDING FLOOR AREA is 0.

Value 5
Description Calculated from PTS building dimensions and NUMBER OF FLOORS for primary building only.

Value 7
Description Department of Finance's Mass Appraisal System (CAMA)

Field NumBldgs ►

Field description
The number of buildings on the tax lot.

The number of buildings on a lot is calculated by taking the Building Identification Number (BIN) for every building in DoITT's Building Footprints dataset, running Geosupport function BN to get the BBL associated with that BIN, and summing the number of buildings per tax lot.

Description source
Department of City Planning based on: Department of City Planning - GeoSupport System; Department of Finance - Property Tax System (PTS)

Field NumFloors ►

Field description

The number of full and partial floors starting from the ground floor, for the tallest building on the tax lot. A partial floor is a floor that does not span the entire building envelope. For example, if a building is 3 stories tall and 2 floors cover the entire footprint of the building and one floor covers half of the footprint, the number of floors would be 2.5.

Above ground basements are not included in the NUMBER OF FLOORS.

A roof used for parking, farming, playground, etc. is not included in NUMBER OF FLOORS.

If the NUMBER OF FLOORS is null and the NUMBER OF BUILDINGS is greater than zero, then NUMBER OF FLOORS is not available for the tax lot.

Description source

Department of Finance - Property Tax System (PTS)

Field UnitsRes ►

Field description

The sum of residential units in all buildings on the tax lot.

If there are no residential units in the tax lot, this field will be zero.

Hotels/motels, nursing homes and SROs do not have residential units, but boarding houses do. Basement units for building superintendents are counted as a residential unit.

An update to residential units is triggered by the issuance of a Department of Buildings permit.

Description source

Department of Finance - Property Tax System (PTS)

Field UnitsTotal ►

Field description

The sum of residential and non-residential (offices, retail stores, etc.) units for all buildings on the tax lot.

The count of non-residential units is sometimes not available if the building contains residential units.

Non-residential units are units with a separate use.  If a building has 25 different offices it would be counted as 1 unit because they have the same use.

Updates to residential and non-residential units are triggered by the issuance of a Department of Buildings permit.

Description source

Department of Finance - Property Tax System (PTS)

Field LotFront ►

Field description

The tax lot's frontage measured in feet.

NOTE: It appears that if a lot fronts on more than one street, the PTS building address often determines which side of the lot used for calculating lot frontage.

Description source

Department of Finance - Property Tax System (PTS)

Field LotDepth ►

Field description

The tax lot's depth measured in feet.

Description source

Department of Finance - Property Tax System (PTS)

Field BldgFront ►

Field description

The building's frontage along the street measured in feet.

Description source

Department of Finance - Property Tax System (PTS)

Field BldgDepth ►

Field description

The building's depth, which is the effective perpendicular distance, measured in feet.

Description source

Department of Finance - Property Tax System (PTS)

Field EXT ►

Field description

A code identifying whether there is an extension on the lot or a garage other than the primary structure.

Description source

Department of Finance - Property Tax System (PTS)

List of values

Value E
Description Extension

Value G
Description Garage

Value EG
Description Extension and garage

Value N
Description None

Field ProxCode ►

Field description

A code describing the physical relationship of the building to neighboring buildings. If there are multiple buildings on the lot, CAMA data for building number 1 is used.

Description source

Department of Finance - Mass Appraisal System (CAMA)

List of values

Value 0
Description Not Available

Value 1
Description Detatched

Value 2
Description Semi-Attached

Value 3
Description Attached

Field IrrLotCode ►

Field description
A code indicating whether the tax lot is irregularly shaped.

Description source
Department of Finance - Property Tax System (PTS)

List of values

Value Y
Description Yes, an irregularly shaped lot

Value N
Description No, not an irregularly shaped lot

Value blank
Description Unknown

Field LotType ►

Field description
A code indicating the location of the tax lot in relationship to another tax lot and/or the water.

CAMA may contain multiple lot types for a tax lot. For instance, a lot may be both a corner lot and waterfront lot. DCP assigns LOT TYPE by taking the lowest CAMA lot type for the tax lot, with the exception of LOT TYPE 5, which is only assigned if the lot has no other lot types in CAMA.

Description source
Department of Finance - Mass Appraisal System (CAMA)

List of values

Value 0
Description Unknown

Value 1
Description Block Assemblage - A tax lot which encompasses an entire block.

Value 2
Description Waterfront - A tax lot bordering on a body of water. Waterfront lots may contain a small amount of submerged land.

Value 3
Description Corner - A tax lot bordering on two intersecting streets

Value 4
Description Through - A tax lot which connects two streets, with frontage on both streets. Note that a lot with two frontages is not necessarily a through lot. For example, an L-shaped lot with two frontages would be coded as an Inside Lot (5).

Value 5
Description Inside - A tax lot with frontage on only one street. This value comes from CAMA, but is only assigned in PLUTO if CAMA has no other lot types for the tax lot.

Value 6
Description Interior Lot - A tax lot that has no street frontage.

Value 7
Description Island Lot - A tax lot that is entirely surrounded by water.

Value 8
Description Alley Lot - A tax lot that is too narrow to accommodate a building. The lot is usually 12 feet or less in width.

Value 9
Description Submerged Land Lot - A tax lot that is totally or almost completely submerged.

Field BsmtCode ►

Field description
A code describing the building's basement.

This information is available for one, two or three family structures.

This information may also be available for commercial buildings if two of the following three criteria are met:
• Finished
• Active
• Publicly accessible

A value may exist for other types of property, but the data is not verified by DOF.

Basements in brownstones, high ranches, split-levels and attached row houses are considered above grade.

A fully exposed basement garage door does not, in itself, satisfy the criteria for above grade.

A cellar is below a basement and not habitable.

Description source
Department of City Planning - based on data from: Department of Finance - Mass Appraisal System (CAMA)

List of values

Value 0
Description None/No Basement

Value 1
Description Above grade full basement - the basement is 75% or more of the area of the first floor and the basement walls are at least 4 feet high on at least two sides.

Value 2
Description Below grade full basement - The basement is 75% or more of the area of the first floor and the basement walls are fully submerged or are less than 4 feet on at least three sides.

Value 3
Description Above grade partial basement - The basement is between 25% and 75% of the area of the first floor and the basement walls are at least 4 feet high on at least two sides.

Value 4
Description Below grade partial basement - The basement is between 25% and 75% of the area of the first floor and the basement walls are fully submerged or are less than 4 feet on at least three sides.

Value 5
Description Unknown

Field AssessLand ►

Field description
The assessed land value for the tax lot.

The Department of Finance calculates the assessed value by multiplying the tax lot's estimated full market land value, determined as if vacant and unimproved, by a uniform percentage for the property's tax class.

Assessed and exempt values are updated twice a year. Tentative values are released in mid-January and final values are released around May 25. If the date on source file (PTS), as reported in the Readme file, is between January 15 and May 25, ASSESSED LAND VALUE is from the tentative roll for the tax year starting in July. Otherwise, ASSESSED LAND VALUE is from the final roll.

Description source
Department of Finance - Property Tax System (PTS)

Field AssessTot ►

Field description
The assessed total value for the tax lot.

The Department of Finance calculates the assessed value by multiplying the tax lot's estimated full market value by a uniform percentage for the property's tax class.

Property value is assessed as of January 5th. If a new building is not completed by April 14th, the assessed building value is 0 and the Building Class reverts to Vacant.

Assessed and exempt values are updated twice a year. Tentative values are released in mid-January and final values are released around May 25. If the date on source file (PTS), as reported in the Readme file, is between January 15 and May 25, ASSESSED LAND VALUE is from the tentative roll for the tax year starting in July. Otherwise, ASSESSED LAND VALUE is from the final roll.

Description source
Department of Finance - Property Tax System (PTS)

Field ExemptTot ►

Field description
The exempt total value, which is determined differently for each exemption program, is the dollar amount related to that portion of the tax lot that has received an exemption.

Assessed and exempt values are updated twice a year. Tentative values are released in mid-January and final values are released around May 25. If the date on source file (PTS), as reported in the Readme file, is between January 15 and May 25, EXEMPT TOTAL VALUE is from the tentative roll for the tax year starting in July. Otherwise, EXEMPT TOTAL VALUE is from the final roll.

Note that New York State typically releases STAR exempt values right after the tentative roll is released. EXEMPT TOTAL VALUE will change to reflect these values after they are received.

Description source
Department of Finance - Property Tax System (PTS)

Field YearBuilt ►

Field description
The year construction of the building was completed.

In general, YEAR BUILT is accurate for the decade, but not necessarily for the specific year. Between 1910 and 1985, the majority of YEAR BUILT values are in years ending in 5 or 0. A large number of structures built between 1800s and early 1900s have a YEAR BUILT between 1899 and 1901.

For ~26,000 buildings in historic districts, YEAR BUILT has been changed to the date_high value from Landmarks Preservation Commission's Individual Landmark and Historic District Building Database. Any tax lot updated with LPC data has a value of 1 in field CHANGED BY DCP. The original YEAR BUILT value can be found in PLUTOChangeFileYYv#.#.csv, where YYv#.# is the version number.

If Year Built is null or 0, then the value is unknown.

Description source
Department of Finance - Property Tax System (PTS)

Field YearAlter1 ►

Field description
If a building has only been altered once, YEAR ALTERED 1 is the date that alteration began.

If a building has been altered more than once, YEAR ALTERED 1 is the year of the second most recent alteration.

The Department of Finance defines alterations as modifications to the structure that, according to the assessor, change the value of the real property.

The date comes from Department of Buildings permits and may either be the actual date or an estimate.

Description source
Department of Finance - Property Tax System (PTS)

Field YearAlter2 ►

Field description
If a building has only been altered once, this field is blank.

If a building has been altered more than once, YEAR ALTERED 2 is the year that the most recent alteration began.

The Department of Finance defines alterations as modifications to the structure that, according to the assessor, change the value of the real property.

The date comes from Department of Buildings permits and may either be the actual date or an estimate.

Description source
Department of Finance - Property Tax System (PTS)

Field HistDist ►

Field description

The name of the Historic District that the tax lot is within. Historic Districts are designated by the New York City Landmarks Preservation Commission.

Description source

Landmarks Preservation Commission Historic Districts dataset

Field Landmark ►

Field description

This value indicates whether the lot contains an individual landmark building, an interior landmark building, or both.

Description source

Landmarks Preservation Commission Individual Landmarks dataset

Field BuiltFAR ►

Field description

The BUILT FLOOR AREA RATIO is the total building floor area divided by the area of the tax lot.

This is an estimate by City Planning based on rough building area and lot area measurements provided by the Department of Finance. BUILT FLOOR AREA RATIO is calculated using the TOTAL BUILDING FLOOR AREA and the LOT AREA.

Description source

Department of City Planning – based on data from: Department of Finance - Property Tax System (PTS)

Field ResidFAR ►

Field description

The maximum allowable residential floor area ratio, based on the zoning district classification occupying the greatest percentage of the tax lot's area as reported in ZoneDist1. If the lot is assigned to more than one zoning district and ZoneDist1 does not allow residential uses, MAXIMUM ALLOWABLE RESIDENTIAL FAR is based on ZoneDist2, ZoneDist3 or ZoneDist4, in that order.

The maximum allowable residential floor area ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades, or other amenities.

For R2X, R3, R4, and C3 zoning districts, ResidFAR does not include the attic allowance, under which the FAR may be increased by up to 20% for the inclusion of space beneath a pitched roof.

For properties zoned R6, R7, R7-1, R8 or R9 the maximum allowable floor area reflects the maximum achievable floor area under ideal conditions.

The maximum allowable floor area does not reflect Voluntary Inclusionary Housing or Mandatory Inclusionary Housing Program floor area. See Appendix F and Section 23-154, paragraphs (b) and (d) of the Zoning Resolution.

For properties in special mixed use districts, PLUTO uses the wide street maximum allowable floor area ratio. Since the maximum allowable floor area ratio in mixed use special districts is actually determined by whether the property is located on a wide street or a narrow

Description source
Department of City Planning Zoning Division

Field CommFAR ►

Field description
The maximum allowable commercial floor area ratio, based on the zoning district classification occupying the greatest percentage of the tax lot's area as reported in ZoneDist1. If the lot is assigned to more than one zoning district and ZoneDist1 does not allow commercial uses, MAXIMUM ALLOWABLE COMMERCIAL FAR is based on ZoneDist2, ZoneDist3 or ZoneDist4, in that order.

The maximum allowable commercial floor area ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades, or other amenities.

Users should consult Section 43-12 of the Zoning Resolution for more information.

Description source
Department of City Planning Zoning Division

Field FacilFAR ►

Field description
The maximum allowable community facility floor area ratio, based on the zoning district classification occupying the greatest percentage of the tax lot's area as reported in ZoneDist1. If the lot is assigned to more than one zoning district and ZoneDist1 does not allow community facility uses, MAXIMUM ALLOWABLE COMMUNITY FACILITY FAR is based on ZoneDist2, ZoneDist3 or ZoneDist4, in that order.

The maximum allowable community facility floor area ratios are exclusive of bonuses for plazas, plaza-connected open areas, arcades, or other amenities.

Users should consult Section 24-11 of the Zoning Resolution for more information.

Description source
Department of City Planning Zoning Division

Field BoroCode ►

Field description
The borough in which the tax lot is located.

Two portions of the city, Marble Hill and Rikers Island, are legally located in one borough but are serviced by a different borough. The BORO CODEs associated with these areas are the boroughs in which they are legally located.

Marble Hill is serviced by the Bronx, but is legally located in Manhattan and has a BORO CODE of 1. Rikers Island is serviced by Queens, but is legally located in the Bronx and has a BORO CODE of 2.

Description source
Department of City Planning based on data from: Department of Finance - Property Tax System (PTS)

List of values

| Value | Description |
|---|---|
| 1 | Manhattan |
| 2 | Bronx |

Value 3
Description Brooklyn

Value 4
Description Queens

Value 5
Description Staten Island

Field BBL ►

Field description
A concatenation of the borough code, tax block and tax lot.

This field consists of the borough code followed by the tax block followed by the tax lot. The borough code is one numeric digit. The tax block is one to five numeric digits, preceded with leading zeros when the block is less than five digits. The tax lot is one to four digits and is preceded with leading zeros when the lot is less than four digits.

For condominiums, the BBL is for the billing lot. See TAX LOT for more information on how condominiums are handled.

Examples:

Manhattan Borough Code 1, Tax Block 16, Tax Lot 100 would be stored as 1000160100.
Brooklyn Borough Code 3, Tax Block 15828, Tax Lot 7501 would be stored as 3158287501.

Description source
Department of City Planning - based on data from: Department of Finance - Property Tax System (PTS)

Field CondoNo ►

Field description
The condominium number assigned to the complex.

Condominium numbers are unique within a borough (see BOROUGH).

Description source
Department of Finance - Property Tax System (PTS)

Field Tract2010 ►

Field description
This field contains a one to four-digit census tract number and a two-digit suffix. There is an implied decimal point between the census tract number and the suffix. The census tract number is preceded with leading zeros when the tract is less than four digits. If the tract has no suffix, CENSUS TRACT 2 contains 4 characters.

2010 census tracts are geographic areas defined by the U.S. Census Bureau for the 2010 Census.

Examples:

Census Tract 203.01 would be stored as 020301
Census Tract 23 would be stored as 0023

Description source
Department of City Planning – Geosupport System

Field XCoord ►

Field description

The X coordinate of the XY coordinate pair which depicts the approximate location of the lot.

The XY coordinates are expressed in the New York-Long Island State Plane coordinate system.

Description source

Department of City Planning- Geosupport System

Field YCoord ►

Field description

The Y coordinate of the XY coordinate pair which depicts the approximate location of the lot.

The XY coordinates are expressed in the New York-Long Island State Plane coordinate system.

Description source

Department of City Planning - Geosupport System

Field ZoneMap ►

Field description

The Department of City Planning Zoning Map Number associated with the tax lot's X and Y Coordinates. If the tax lot is on the border of two or more zoning maps, ZONING MAP # is the zoning map covering the greatest area.

Description source

Department of City Planning Georeferenced NYC Zoning Maps

Field ZMCode ►

Field description

A code (Y) identifies a tax lot on the border of two or more zoning maps.

Description source

Department of City Planning Georeferenced NYC Zoning Maps

Field Sanborn ►

Field description

The Sanborn Map Company map number associated with the tax block and lot.

SANBORN MAP # format is Borough Code/Volume Number/Page Number,
where Borough Code is 1 (Manhattan), 2 (Bronx), 3 (Brooklyn), 4 (Queens), or 5 (Staten Island)

For example: the SANBORN MAP # associated with tax block 154, tax lot 23 in Manhattan is 1/01S/020.

Description source

Department of City Planning - Geosupport System

Field TaxMap ►

Field description

The Department of Finance paper tax map volume number associated with the tax block and lot.

The first character of the Tax Map # is the Borough Code – 1 (Manhattan), 2 (Bronx), 3 (Brooklyn), 4 (Queens), or 5 (Staten Island). The second and third characters are the Section Number and the fourth and fifth characters are the Volume Number.

NOTE: The Department of Finance no longer updates their paper tax maps.

Description source
Department of City Planning - Geosupport System

Field EDesigNum ►

Field description
The (E) designation number assigned to the tax lot. An (E) designation provides notice of the presence of an environmental requirement pertaining to potential hazardous materials contamination, high ambient noise levels or air emission concerns on a particular tax lot.

Note that a tax lot may have more than one (E) designation. See the source file for all designations on the lot.

Description source
Department of City Planning - E - Designation File

Field APPBBL ►

Field description
The originating BBL (borough, block and lot) from the apportionment prior to the merge, split or property's conversion to a condominium.

APPORTIONMENT BBL is only available for mergers, splits, and conversions since 1984.

Description source
Department of Finance - Property Tax System (PTS)

Field APPDate ►

Field description
The date of the apportionment.

The data is in the format MM/DD/YYYY, where MM is a two-digit month, DD is the two-digit day, and YYYY is the four-digit year.

Description source
Department of City Planning - based on data from: Department of Finance - Property Tax System (PTS)

Field PLUTOMapID ►

Field description
A code indicating whether the tax lot is in the PLUTO file, the MapPLUTO file with water areas included, and/or the MapPLUTO file that is clipped to the shoreline.

Because the Digital Tax Map (DTM) and the PTS Master File are not updated at the same time, they are slightly out-of-sync. There will be lots in PTS that are not in the DTM and vice versa. In addition, some lots are wholly underwater and are not included in the version of MapPLUTO that is clipped to the shoreline.

The lot geographies in MapPLUTO (with water areas included) are created from the DTM. City Planning modifies the DTM for condominium lots to show the billing tax lot in MapPLUTO, rather than the base tax lot. If there is more than one base tax lot with the same billing lot, the base tax lots are merged into a single feature and

assigned to the billing lot. See LOT for more information on condominium lots.

MapPLUTO (clipped to shoreline) is created by clipping the full MapPLUTO using DOF's Shoreline File.

Description source
Department of City Planning - PLUTO Data File; Department of City Planning – MapPLUTO (water areas included); Department of City Planning – MapPLUTO (clipped to shoreline); Department of Finance - Digital Tax Map; Department of Finance - Shoreline File; Department of Finance - Property Tax System (PTS)

List of values
Value 1
Description Lot is in PLUTO and both versions of MapPLUTO

Description Lot is in PLUTO only.
Value 2

Description Lot is in both versions of MapPLUTO, but not in PLUTO
Value 3

Value 4
Description Lot is in PLUTO and MapPLUTO (with water areas included), but not in the clipped version of MapPLUTO. Tax lot is completely under water.

Description Lot is in MapPLUTO (with water areas included), but not in the clipped version of MapPLUTO or in PLUTO. Tax lot is completely under water.
Value 5

Field FIRM07_FLAG ►

Field PFIRM15_FLAG ►

Field Version ►
Field description
The version number for this release of PLUTO.

The Version Number is in the format YYv#.# where:
"YY" is the last two digits of the year;
"v" stands for version;
"#" is the release number for that year; and
".#" indicates an amendment to the original release, if applicable.

Description source
Department of City Planning

Field LtdHeight ►
Field description
The limited height district assigned to the tax lot. A limited height district is superimposed on an area designated as an historic district by the Landmarks Preservation Commission.

See Appendix B for valid values.

Description source

Department of City Planning NYC GIS Zoning Features

List of values

Value LH-1
Description Limited Height District No. 1 (Gramercy Park/Brooklyn Heights/Cobble Hill)

Value LH-1A
Description Limited Height District No. 1A (Upper East Side)

Value LH-2
Description Limited Height District No. 2

Value LH-3
Description Limited Height District No. 3

Field DCPEdited ►

Field description
.Flag indicating that City Planning has applied a correction to the record.

Flag set to "1" if City Planning has made a change to any field values for this tax lot. To see which field(s) were changed, refer to the PLUTO_change_file_YYv#.#.csv, where YYv#.# is the version number. The change file contains the BBL; field name; old and new values; and the reason that the field was changed

Field Latitude ►

Field Longitude ►

Field Notes ►

Field Shape_Leng ►

Field Shape_Area ►

Field description
Area of feature in internal units squared.

Description source
Esri

Description of values
Positive real numbers that are automatically generated.

## Metadata Details ►

Scope of the data described by the metadata dataset

ArcGIS metadata properties

Metadata format ArcGIS 1.0
Standard or profile used to edit metadata FGDC

Last modified in ArcGIS for the item 2023-08-01 13:10:29

## Thumbnail and Enclosures ►

Thumbnail

Thumbnail type

Image file