THE CITY OF WINNIPEG

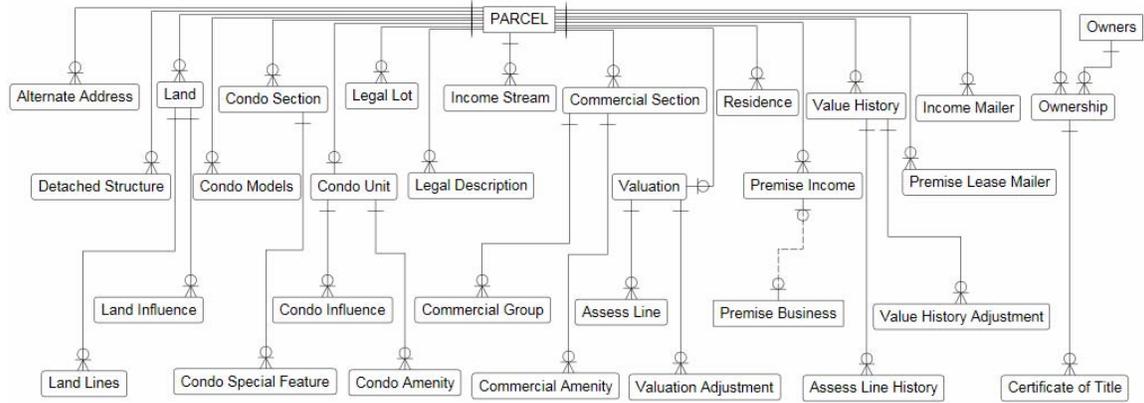# REQUEST FOR PROPOSAL

RFP NO. 784-2009

APPENDIX C - EXISTING CAMA SYSTEM DATA MODEL

Template Version: **Error! Unknown document property name.**

Realty Assessment Data Model

Business Assessment Data Model

The City of Winnipeg
RFP No. 784-2009
Template Version: **Error! Unknown document property name.**
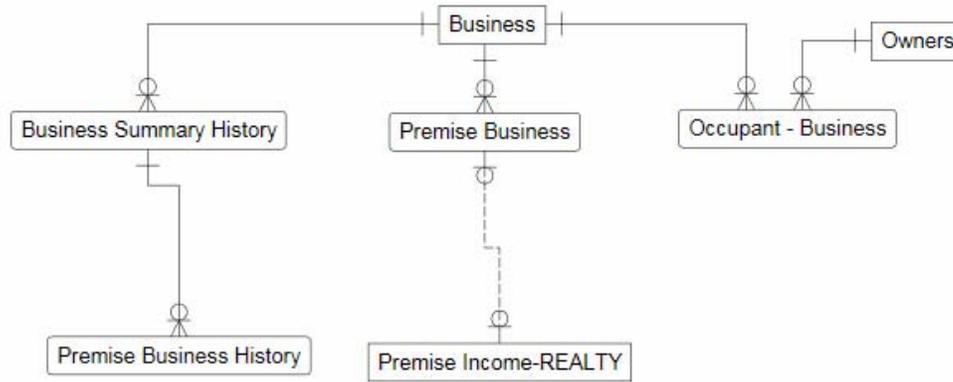
Appendix C
Page 3 of 32

Table Definitions

Alternate Address

All property addresses information including primary and secondary addresses for the Parcel.

Assessed Line

The Assessed Line displays the final assessed value for the parcel. This final value is split into a land assessment value and a building assessment value. These two values are further broken down by the portion of the value that applies to specific tax class code(s) and tax liability status(es).

Assess Line History

The Assessed Line History stores the assessment lines as at the start of a roll year for each roll year.

Business

The Business stores the business name (Operating As), address, start date of a commercial entity that is or was conducting business in a premise in the city of Winnipeg.

Business Summary History

The Business Summary History stores the business information as at the start of a roll year for each roll year.

Certificate of Title

The Certificate of Title stores the certificate of title number representing the Provincial Land Title that identifies the ownership.

Commercial Amenity

The Commercial Amenity stores additional attribute/features of the commercial section and includes these when the cost calculations are calculated and applied.

Commercial Group

The Commercial Group is a portion of the commercial section with common features and provides more detailed information relating to the physical use of the components of the commercial section. For example, a commercial section could have multiple uses, the first floor could be retail, the second floor could be office and floors three to five could be apartment units. The group table stores the breakdown of different uses of the commercial section so that different cost and income categories and values can be applied to the different building components. This table is also linked to the premise income, so that both cost and income approaches can be applied to the parcel.

Commercial Section

A commercial building is any building used for commercial or industrial purposes or any building used for residential purposes that contains more than 4 dwelling units. A commercial section is a portion of the building with common features, for example building age or construction type. This stores some of the physical attributes relating to the structure used for the cost approach and income approach (multiple regression rent models).

The City of Winnipeg
RFP No. 784-2009
Template Version: **Error! Unknown document property name.**

Appendix C
Page 4 of 32

Condo Amenity

Condo Amenity stores the amenities of each condo unit, such as balcony, fireplace, laundry and storage.

Condo Influence

Condo Influences stores the location influences for the condo unit such as the proximity to the lobby, elevator, parking and garbage chute.

Condo Models

Condo Models stores condo unit floor plans and model numbers that can be linked to the Condo Section and Condo Unit.

Condo Section

The physical aspects of the condo complex as to the number of storeys, construction type, number of elevators, year built and effective year built for the overall structures. The condo section has a unique PID#, and does not have an assessment value attached to it. The physical information is used when valuing the individual condo units. The Condo Section, Condo Special Features and Condo Models information is linked to each Condo Unit (which has it's own different unique PID#) when data extracts are done and values are applied.

Condo Special Features

Features in the Condo Section that are shared by the condo units e.g. swimming pools and recreation centers. These features are displayed in the Condo Section and are descriptive and add value to each Condo Unit.

Condo Unit

Condo Unit stores data that is specific to the condo unit such as its location within the condo section, what floor it is on, the view quality and feature and the model type. The condo section has a unique PID#, and has an assessment value attached to it.

Detached structures

Any assessable improvement to a parcel that is not included in Residential or Commercial. This table stores the type of the structure and its attributes relating to the structure. Detached structures include fencing, detached garages, pools, barns and personal property such as rail or pipe lines.
This information is used for valuation using the cost approach, multiple regression sales models and income approach (multiple regression rent models).

Income Mailer

The Income Mailer stores the income and expense mailers at the parcel level. The mailers are easily viewed by selecting or scrolling thru inventory or sale mailers for multiple types of properties (multifamily, hotel and nursing homes).

Income Stream

The Income Stream stores income related information. It aggregates information from Premise Income, the Mailers, Income Adjustment Tables, Land, Residential and Commercial. Each Income Stream is based on the Property Type Class (PTC) entered in the Commercial Group and linked to the Premise Income by the physical location of the premise within the Commercial Group. The Income Stream totals the rent from the Premise Income by tenant groupings, it stores

The City of Winnipeg
RFP No. 784-2009
Template Version: **Error! Unknown document property name.**

Appendix C
Page 5 of 32

the actual, table and override for rent, misc. income, vacancy, shortfall, expenses and cap by Tenant Class groups (Anchor, Office and Retail) and stores the type of value (actual, table or override) used for the valuation of the parcel. The income stream also stores excess land and cost components that have been selected to the income approach value. The table cap rates used in the income approach are determined by the PTC, overall year, number of storeys, and quality from the Income Stream and the Neighbourhood Characterization Area (NCA) from the Parcel.

Land

Land as defined in the Municipal Assessment Act is:
> "real property other than an improvement "

Where Improvement means
> "a building, fixture or structure that is erected or placed in, on, over or under land, whether or not the building, fixture or structure is affixed to the land and is capable of being transferred without special mention by transfer of the land."

Land stores information such as land value method, land type, land area, zoning and overrides.

Land Influences

The land features such as services, pond influence, heavy traffic, corner lots that affect the value of a parcel.

Land Line

The lot dimensions such as length and width, square feet, acres and triangular factor.

Legal Lot

The Legal Lot stores the legal description for the land, when it is in a simple format such as lot/block/plan.

Legal Description

The Legal Description stores the long textual descriptions that are required for some parcels.

Occupant-Business

The Occupant-Business (which should actually be named Ownership-Business) stores ownership information of a business, including the Ownership Type, Tax Status (AKA Liability Status) and Effective Date.

Owners

The Owners stores the owner information.

Ownership

The Ownership stores registered owner, Non-resident, Vendor and Sales Registration Date.

Parcel Table

The Parcel stores information for all assessable properties that are assessed in the City of Winnipeg, whether it is land, improvements, units, or personal property for taxation purposes. Each property has a unique reference number referred to as a Parcel Identifier (PID#). This PID# is the link to all other satellite and external systems including our Manta system.

Premise Business

The Premise Business stores the rent and area from the Premise Income, stores the occupancy rates used, override areas for the rent, occupancy and overall ARV. It also provides the link to the Premise Income via the realty PID# and Premise ID.

Premise Business History

The Premise Business History stores the premise business information as at the start of a roll year for each roll year.

Premise Income

The Premise Income stores all the premises (actual or potential rental units) for the parcel. Each premise is linked to the Commercial Section and Group based on its physical location within the parcel. It stores actual, table or override rents as well as which is used for valuation. It stores the type of tenant, location quality, premise start and end dates, and is linked to the Business Premise via the Premise ID for vacancy and tenant name.

Premise Lease Mailer

The Premise Lease Mailer stores all income and expense mailer information related to the individual premises (rental units) by year and month.

Residential

A residential building is any building used for residential purposes and contains less than 4 dwelling units. This table stores all the physical attributes relating to the structure. This data is used for valuation using the cost approach and multiple regression sales models.

Valuation

The Valuation stores the several different assessment values generated by different valuation approaches and the selected valuation method. It also stores the parcel IDs, sale year and sale months of 10 comparable parcel sales as determined by the auto comparable function.

Valuation Adjustment

The Valuation Adjustment stores the final adjustments to be applied to the parcel. These adjustments can be temporary or permanent and can have a percentage or dollar adjustment. These adjustments could be user for over-developed, unique properties or any feature that could positively or negatively affect the parcel's value.

Value History

The Value History stores the assessment as at the start of a roll year for each roll year.

Value History Adjustment

The Value History Adjustment stores any adjustment applied to the assessment value as at the start of a roll year for each roll year.

Data Definitions

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
ALT_ADDRESS	ADDR TYPE	Property Address type (primary or secondary)
ALT_ADDRESS	POSTAL CODE	
ALT_ADDRESS	STATUS	Active or inactive
ALT_ADDRESS	ST DIR	Street direction on address line
ALT_ADDRESS	ST NAME	Street name on address line
ALT_ADDRESS	ST NBR	Street suffix on address line
ALT_ADDRESS	ST SUFFIX	Street type on address line
ALT_ADDRESS	ST TYPE	
ALT_ADDRESS	UNIT NBR	
ASSESS_LINE	BLDG_OVERRIDE	Override building assessment value
ASSESS_LINE	BLDG_PCT	Percentage of building assessment to attribute to this assessment line
ASSESS_LINE	CLASS CODE	Tax class code for this assessment line.
ASSESS_LINE	EXEMPT CODE	Code describing why assessment is exempt from tax
ASSESS_LINE	LAND_OVERRIDE	Override land assessment value
ASSESS_LINE	LAND_PCT	Percentage of land assessment to attribute to this assessment line
ASSESS_LINE	LIABILITY STATUS	Indicates whether assessment is exempt from tax, paid by grant, or taxable
ASSESS_LINE	NBR DWELLINGS	Number of dwelling units attributed to this assessment line.
ASSESS_LINE	PAR USE CODE	Parcel use attributable to this assessment line.
ASSESS_LINE	REASON CHANGE	Code indicating why assessment changed.
ASSESS_LINE	REMARKS	Description of change
ASSESS_LINE	BLDG VALUE	Building assessment value
ASSESS_LINE	LAND VALUE	Land assessment value
ASSESS_LINE_HIST	CLASS CODE	
ASSESS_LINE_HIST	EXEMPT CODE	
ASSESS_LINE_HIST	LIABILITY STATUS	
ASSESS_LINE_HIST	NBR DWELLINGS	
ASSESS_LINE_HIST	PAR USE CODE	
ASSESS_LINE_HIST	PORTION VAL BLDG	
ASSESS_LINE_HIST	PORTION VAL LAND	
ASSESS_LINE_HIST	PORTION VAL TOTL	
ASSESS_LINE_HIST	REASON CHANGE	
ASSESS_LINE_HIST	REMARKS	

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
ASSESS_LINE_HIST	BLDG VALUE	
ASSESS_LINE_HIST	LAND VALUE	
BUSINESS	ACTIVE IND	
BUSINESS	ACTUAL ARV	Actual annual rental value
BUSINESS	ARV OVERRIDE	
BUSINESS	BA PID	Business assessment parcel identifier
BUSINESS	BUS NAME	"Operating As" name
BUSINESS	EFF DATE	Effective date of the current assessment
BUSINESS	FULL YR ARV	Sum of ARV's of all premises currently occupied by the business. This is the business's assessment value
BUSINESS	MAIL CITY	Mailing address
BUSINESS	MAIL COUNTRY	
BUSINESS	MAIL ADDR LINE1	
BUSINESS	MAIL ADDR LINE2	
BUSINESS	MAIL POSTAL CODE	
BUSINESS	MAIL PROV	
BUSINESS	BUSINESS START	Date business was created
BUSINESS	REASON CHANGE	Reason for change in assessment.
BUSINESS	TOTAL AREA	Sum of areas of all premises currently occupied by the business
BUSINESS	TOTAL NET INC	Sum of net incomes of all premises currently occupied by the business
BUSINESS	TOTAL OCC COST	Sum of occupancy costs of all premises currently occupied by the business
BUSINESS_VAL_HIST	ACTIVE	
BUSINESS_VAL_HIST	ACTUAL ARV	
BUSINESS_VAL_HIST	ARV OVERRIDE	
BUSINESS_VAL_HIST	BA PID	
BUSINESS_VAL_HIST	FULL YEAR ARV	
BUSINESS_VAL_HIST	FULL YEAR COST	
BUSINESS_VAL_HIST	FULL YEAR INC	
BUSINESS_VAL_HIST	LICENSE NBR	
BUSINESS_VAL_HIST	TOTAL AREA	
BUSINESS_VAL_HIST	VALUATION YEAR	
BUSINESS_VAL_HIST_PREMISE	ACTUAL ARV	
BUSINESS_VAL_HIST_PREMISE	ADD DESCRIPTION	
BUSINESS_VAL_HIST_PREMISE	AREA IMP	
BUSINESS_VAL_HIST_PREMISE	ARV OVERRIDE	
BUSINESS_VAL_HIST_PREMISE	BASE FLOOR	
BUSINESS_VAL_HIST_PREMISE	BA PID	

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
BUSINESS_VAL_HIST_PREMISE	BIZ NBR	
BUSINESS_VAL_HIST_PREMISE	FULL YEAR ARV	
BUSINESS_VAL_HIST_PREMISE	FULL YEAR COST	
BUSINESS_VAL_HIST_PREMISE	FULL YEAR INC	
BUSINESS_VAL_HIST_PREMISE	GROUP NBR	
BUSINESS_VAL_HIST_PREMISE	NUM FLOORS	
BUSINESS_VAL_HIST_PREMISE	PREMISE ID	
BUSINESS_VAL_HIST_PREMISE	PREMISE TYPE	
BUSINESS_VAL_HIST_PREMISE	REALTY PID	
BUSINESS_VAL_HIST_PREMISE	SECTION	
BUSINESS_VAL_HIST_PREMISE	START DATE	
BUSINESS_VAL_HIST_PREMISE	UNIT NBR	
BUSINESS_VAL_HIST_PREMISE	VALUATION YEAR	
COMMERCIAL_AMENITY	AMENITY MS	Amenity measure.
COMMERCIAL_AMENITY	AMENITY TY	Amenity type. Drop down list could be pared down.
COMMERCIAL_GROUP	BASE FLOOR	Base floor (storey) from which the area calculation begins.
COMMERCIAL_GROUP	BASE FL AREA IMP	Base floor area (imperial).
COMMERCIAL_GROUP	COMM NBR FLOORS	Number of floors to which the base floor area is applied.
COMMERCIAL_GROUP	MS BLDG TYPE	Marshall Swift detailed building type. Used in the model to identify basement parkades.
COMMERCIAL_GROUP	PROPERTY TYPE CLASS	Property type class identifies the type of building at a sub-parcel level. Could be pared down.
COMMERCIAL_SECTION	AVG WALL HGT IMP	Average wall height (imperial).
COMMERCIAL_SECTION	BLDG NAME	Building name.
COMMERCIAL_SECTION	CLASS	Class of construction.
COMMERCIAL_SECTION	COMM BLDG TYPE	Marshall Swift building type. Not as detailed as the MS codes in Group.
COMMERCIAL_SECTION	CONDITION	Building condition.
COMMERCIAL_SECTION	EFF YR BUILT	Effective year built.
COMMERCIAL_SECTION	EXT WALL TYPE	Exterior wall type.
COMMERCIAL_SECTION	BASE FLOOR IMP	Base floor area (imperial).
COMMERCIAL_SECTION	HEATCOOL TYP	Type of heating/cooling/ventilation system. Drop down list needs clear definitions.
COMMERCIAL_SECTION	INCOME FLAG	Adds the cost of the building section to the income approach value.
COMMERCIAL_SECTION	MISC STRUCT	Miscellaneous structure description/name.

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
COMMERCIAL_SECTION	MISC STRUCT VAL	Miscellaneous structure value.
COMMERCIAL_SECTION	NBR STOREYS	Number of storeys.
COMMERCIAL_SECTION	OVERRIDE VALUE	Cost override value.
COMMERCIAL_SECTION	PCT HEATED	Percent heated.
COMMERCIAL_SECTION	PCT SPRNKLRS	Percent sprinklered.
COMMERCIAL_SECTION	PERIMETER IMP	Perimeter could be replaced with a building shape field.
COMMERCIAL_SECTION	PILING	Piling.
COMMERCIAL_SECTION	QUALITY	Commercial building quality.
COMMERCIAL_SECTION	RCN	Reproduction cost new.
COMMERCIAL_SECTION	RCNLD	Reproduction cost new less depreciation.
COMMERCIAL_SECTION	SKETCH	
COMMERCIAL_SECTION	SPRNKLR TYPE	Sprinkler type
COMMERCIAL_SECTION	YEAR BUILT	Year built.
CONDO_AMENITY	AMENITY	Specific individual condo amenity such as fireplace or balcony
CONDO_AMENITY	MEASURE1 IMP	Count or area of amenity
CONDO_AMENITY	QUALITY	Quality of amenity, may be of some use for additional structures like sunrooms
CONDO_AMENITY	UNIT OF MEASURE	Unit of measure-count or area
CONDO_AMENITY	YEAR BUILT	Year of construction-only of value if varies from unit year built
CONDO_MODELS	MODEL NAME	Name of condo unit model
CONDO_MODELS	MODEL TYPE	Alphanumeric code for condo unit model
CONDO_SECTION	BLDG STYLE	Basic construction type such as apartment
CONDO_SECTION	BUILDING NUM	Building number within condo complex (not address)
CONDO_SECTION	CONSTRUCTION CLASS	Class of construction per Marshall Swift
CONDO_SECTION	COMML UNITS	Number of commercial units in section
CONDO_SECTION	CONDITION	Condition of section
CONDO_SECTION	EFF YR BUILT	Effective year of construction of section
CONDO_SECTION	EXT WALL FINISH	Exterior building wall finish
CONDO_SECTION	MEMO	Condo section memo
CONDO_SECTION	MIXED UNITS	Number of commercial/res mixed use units in section
CONDO_SECTION	NBR STOREYS	Number of storeys in the building

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
CONDO_SECTION	NUM FRGT ELV	Number of freight elevators in section
CONDO_SECTION	NUM OF SECTS	Total number of sections in building
CONDO_SECTION	NUM PASS ELV	Number of passenger elevators in section
CONDO_SECTION	QUALITY	Quality of complex-normally same as condo unit quality
CONDO_SECTION	RESDL UNITS	Number of Res units in section
CONDO_SECTION	SECTION NUM	Section number within building
CONDO_SECTION	YEAR BUILT	Duplicated at Condo Unit level
CONDO_SPECIAL_FEATURE	FEATURE TYPE	Amenity for entire condo building
CONDO_SPECIAL_FEATURE	MEASURE 1 IMP	Count or square feet of special feature
CONDO_SPECIAL_FEATURE	MEMO	Condo section memo
CONDO_SPECIAL_FEATURE	UNITS	Unit of measure for special feature
CONDO_SPECIAL_FEATURE	YEAR BUILT	Could be of use for tracking change although audit trail also useful
CONDO_UNIT	AIR CONDITON	Air conditioning
CONDO_UNIT	ATT DBL GAR IMP	Attached double garage area
CONDO_UNIT	ATT SNG GAR IMP	Attached single garage area
CONDO_UNIT	BASE FLOOR	Floor on which unit entry is located
CONDO_UNIT	BSMT AREA IMP	Basement area
CONDO_UNIT	BUILDING NUM	Building number within condo complex (not address)
CONDO_UNIT	CANTLVR PROJ IMP	Sum total of any self-supporting, heated living area that extends beyond the perimeter of the foundation or exterior wall. Included in Fin_Liv_Area_Imp.
CONDO_UNIT	CONDITION	Unit condition
CONDO_UNIT	EFF YR BUILT	Unit effective year of construction
CONDO_UNIT	FIN LIV AREA IMP	Total unit heated living area excluding basement unless basement apartment
CONDO_UNIT	FN BSMT AREA IMP	Finished basement area
CONDO_UNIT	FN BSMT QUAL	Quality of basement finish
CONDO_UNIT	FULL BATHS	Number of 3 pce baths
CONDO_UNIT	GARAGE CAP	Garage capacity in number of vehicles
CONDO_UNIT	HALF BATHS	Number of half baths

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
CONDO_UNIT	HEAT TYPE	Type of heating system
CONDO_UNIT	LOCATION	Location of unit within building floor plate
CONDO_UNIT	MEMO	Condo unit memo
CONDO_UNIT	MODEL TYPE	Model type/design within complex
CONDO_UNIT	NBR BEDROOMS	Number of bedrooms excluding basement
CONDO_UNIT	NBR FLOORS	Total bedrooms in unit excluding basement unless unit is located in basement only
CONDO_UNIT	NBR SPLITS	Number of levels in split excluding basement
CONDO_UNIT	PCT COMPLETE	Percentage of construction completed
CONDO_UNIT	QUALITY	Quality of construction
CONDO_UNIT	SECTION NUM	Section number within building
CONDO_UNIT	TOTAL ROOMS	Total rooms excluding basement unless unit is located in basement
CONDO_UNIT	VIEW FEATURE	Exterior influences on individual unit
CONDO_UNIT	VIEW QUALITY	Quality of view for unit but marginal, was used in past and could be used to split complex where View Quality does not apply
CONDO_UNIT	YEAR BUILT	Year built
CT_NUMBER	CT NBR	Certificate of title
CT_NUMBER	CT POSTFIX	Certificate of title postfix
CT_NUMBER	CT PREFIX	Certificate of title prefix
DETACHED_STRUCTURE	ACT YR BUILT	Year built
DETACHED_STRUCTURE	CONDITION	Condition of structure
DETACHED_STRUCTURE	ECN PCT GOOD	Economic obsolescence percent good
DETACHED_STRUCTURE	EFF YR BUILT	Effective year built
DETACHED_STRUCTURE	FUN PCT GOOD	Functional obsolescence percent good
DETACHED_STRUCTURE	INCOME FLAG	Include cost value of detached structure with the income value (name should be changed)
DETACHED_STRUCTURE	MEASURE 1 IMP	Unit measure of structure (imperial)
DETACHED_STRUCTURE	MEASURE 2 IMP	Second unit measure of structure (imperial)
DETACHED_STRUCTURE	MEMO	Notes

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
DETACHED_STRUCTURE	OVERRIDE VALUE	Override value for structure
DETACHED_STRUCTURE	PCT COMPLETE	Percentage complete
DETACHED_STRUCTURE	PHY PCT GOOD	Physical depreciation percent good
DETACHED_STRUCTURE	POOL HEAT	Type of pool heat
DETACHED_STRUCTURE	POOL LOC	Pool location (indoor/outdoor)
DETACHED_STRUCTURE	QUALITY	Quality of structure
DETACHED_STRUCTURE	RCN	Replacement cost new
DETACHED_STRUCTURE	RCNLD	Replacement cost new less depreciation
DETACHED_STRUCTURE	STRUCTURE	Type of detached structure
DETACHED_STRUCTURE	UNITS	Measuring unit for structure
INCOME_MAILER	ADM WAGE/BENE INCUR	Administration wages and benefits incurred.
INCOME_MAILER	ADM MRKT/ADV INCUR	Administration marketing/advertising incurred.
INCOME_MAILER	BAD DEBT LOSS	Bad debt loss.
INCOME_MAILER	BILLBOARD	Revenue from billboard rental.
INCOME_MAILER	UTIL CABLE/SAT INCUR	Cable/Satellite TV expenses incurred.
INCOME_MAILER	CAP HVAC INCURRED	HVAC capital expenses incurred.
INCOME_MAILER	CAP OTHER INCURRED	Other capital expenses incurred.
INCOME_MAILER	CAP ROOF INCURRED	Roof capital expenses incurred.
INCOME_MAILER	CAP WINDOWS INCURRED	Window capital expenses incurred.
INCOME_MAILER	DATE MAILER RECEIVED	Date mailer received.
INCOME_MAILER	EXTENSION DATE	Extension to mailer due date.
INCOME_MAILER	ADM PROF FEES INCUR	Administration professional fees incurred.
INCOME_MAILER	FOLLOW-UP MAIL SENT	Date follow-up mailer sent.
INCOME_MAILER	GEN ADMIN RECOV	Administration and general expense recoveries.
INCOME_MAILER	HEAT_INCL	Cost of heat included in the rent.
INCOME_MAILER	UTIL HVAC INCUR	Heating, ventilation, and cooling expenses incurred.
INCOME_MAILER	HYDRO_INCL	Cost of electricity included in rent. Change name from Hydro to electricity.
INCOME_MAILER	UTIL HYDRO INCURRED	Electricity expenses incurred. Change name from Hydro to electricity.
INCOME_MAILER	INCLUDE FOR ANALYSIS	Include income data in analysis.

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
INCOME_MAILER	INCL EXP FOR ANAL	Include expense data in analysis.
INCOME_MAILER	INCOME TYPE	Specifies gross or net income.
INCOME_MAILER	INCOMPLETE STATUS	Specifies the missing part of an incomplete return.
INCOME_MAILER	INC MAILER ID	Mailer link
INCOME_MAILER	GEN INSUR INCURRED	Insurance expenses incurred.
INCOME_MAILER	LAND LEASE INCUR	Rent paid for leased land. Not an operating expense but good information.
INCOME_MAILER	MAILER SENT	Date mailer sent.
INCOME_MAILER	YEAR OF MAILER	Calendar year to which mailer relates. Fiscal year reported may differ.
INCOME_MAILER	MTCE REPAIR INCUR	Repair and maintenance expenses incurred.
INCOME_MAILER	ADM MGMNT INCURRED	Management expenses incurred.
INCOME_MAILER	MONTH OF MAILER	Month that a sale-triggered mailer relates to.
INCOME_MAILER	MTC_WAGES_INCUR	Maintenance wage expenses incurred.
INCOME_MAILER	NUM_BACH	Number of bachelor units. Add total number of units.
INCOME_MAILER	NUM_MORE_THREE	Number of units with more than three bedrooms. Add total number of units.
INCOME_MAILER	NUM_ONE_BED	Number of one-bedroom units. Add total number of units.
INCOME_MAILER	NUM_THREE_BED	Number of three-bedroom units. Add total number of units.
INCOME_MAILER	NUM_TWO_BED	Number of two-bedroom units. Add total number of units.
INCOME_MAILER	ORI PCT RENTS	Percentage rents for retail properties.
INCOME_MAILER	ORI RENT INC	Office, retail, or industrial rental income.
INCOME_MAILER	OTHER INCURRED	Other expenses incurred.
INCOME_MAILER	OTHER INCURRED DESC	Description of other expense incurred.
INCOME_MAILER	OTHER RECOV DESC	Description of recoveries of other expenses.
INCOME_MAILER	OTHER INCOME	Other income for all property types.
INCOME_MAILER	OTHER INCOME DESC	Description of other income for all property types.
INCOME_MAILER	ADM OWNER OCC FLAG	Owner-occupied flag.

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
INCOME_MAILER	PARCEL ID	Assume PID is needed for link.
INCOME_MAILER	PARKING	Parking income.
INCOME_MAILER	PROP TAX INCURRED	Property tax expense incurred.
INCOME_MAILER	PROP TAX RECOV	Property tax expense recovered.
INCOME_MAILER	REGISTERED MAIL NUM	Registered mail number.
INCOME_MAILER	REG SENT DATE	Date registered mailer sent.
INCOME_MAILER	RENTS LAUNDRY	Laundry income.
INCOME_MAILER	RENTS SUITES	Suite rental income received.
INCOME_MAILER	MTCE SECUR INCUR	Security expense incurred.
INCOME_MAILER	STORAGE	Storage income.
INCOME_MAILER	STORAGE DESC	Storage description.
INCOME_MAILER	MTCE SUPPLIES INCUR	Maintenance supplies expense incurred.
INCOME_MAILER	TELECOMMUNICATIONS	Telecommunication income (mobile telephone antennae).
INCOME_MAILER	TOT_ANNUAL_INC	Annual potential multi-family rental income. Add potential rental income per unit.
INCOME_MAILER	TOTAL INCOME	Total annual income received.
INCOME_MAILER	UTIL MTCE RECOV	Utilities/maintenance expenses recoveries.
INCOME_MAILER	VACANCY LOSS	Dollar amount of rent loss due to vacancy.
INCOME_MAILER	MTCE WAST/SNOW INCUR	Waste and snow removal expenses incurred.
INCOME_MAILER	WATER_INCL	Water included in rent.
INCOME_MAILER	UTIL SEW/WATER INCUR	Sewer and water expenses.
INCOME_MAILER	YEAR OF MAILER	Year that a sale-triggered mailer relates to.
INCOME_STREAM	ADD BLDG VAL	Additional building value inserted by activating income flag in Commercial Section.
INCOME_STREAM	ADD LAND VAL	Additional land value inserted by activating income flag in Land.
INCOME_STREAM	ANC_ACT_SF_AREA	Actual anchor square foot area is recorded in Premise Income.
INCOME_STREAM	ANC_ACT_VAC_PCT	Actual anchor vacancy percentage can be entered as an override.
INCOME_STREAM	ANC_LEASE_SF	Square foot area leased to anchor tenants.
INCOME_STREAM	ANC_OVR_SF_AREA	Anchor override shortfall area.
INCOME_STREAM	ANC_OVR_SF_RATE	Anchor override shortfall rate.
INCOME_STREAM	ANC_OVR_VAC_PCT	Anchor override vacancy percentage.

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
INCOME_STREAM	ANC_POT_INC	Anchor potential income is recorded in Premise Income.
INCOME_STREAM	ANC_TBL_SF_AREA	Anchor table shortfall area.
INCOME_STREAM	ANC_TBL_SF_RATE	Anchor table shortfall rate.
INCOME_STREAM	ANC_TBL_VAC_PCT	Anchor table vacancy percentage.
INCOME_STREAM	ANC_USE_SF_AMT	Anchor used shortfall amount - indicated in $s
INCOME_STREAM	ANC_USE_SF_AREA	Anchor used shortfall area - calculated based on the vacant area
INCOME_STREAM	ANC_USE_SF_AREA_TYPE	Anchor used shortfall amount - indicates whether table or override has been used
INCOME_STREAM	ANC_USE_SF_RATE	Anchor used shortfall rate - rate % used
INCOME_STREAM	ANC_USE_SF_RATE_TYPE	Anchor used shortfall rate type- indicates whether table or override has been used
INCOME_STREAM	ANC_USE_VAC_AMT	Anchor used vacancy amount indicates whether table or override has been used
INCOME_STREAM	ANC_USE_VAC_PCT	Anchor used vacancy percentage
INCOME_STREAM	ANC_USE_VAC_TYPE	Anchor used vacancy type - indicates whether table or override has been used
INCOME_STREAM	ANC_VACANT_SF	Anchor used vacancy sqft
INCOME_STREAM	BLDG QUALITY FACTOR	Tenant appeal. Re-name. (Tenant appeal describes the property's *relative* demand or desirability from a tenant's perspective given the property's age, size, and location.)
INCOME_STREAM	COM_OVR_SF_AREA	Commercial override shortfall area.
INCOME_STREAM	COM_OVR_SF_RATE	Commercial override shortfall square foot rate.
INCOME_STREAM	COM_OVR_VAC_PCT	Commercial override vacancy percentage.
INCOME_STREAM	COM_TBL_SF_AREA	Commercial table shortfall area
INCOME_STREAM	COM_TBL_SF_RATE	Commercial table square foot shortfall rate.
INCOME_STREAM	COM_TBL_VAC_PCT	Commercial table vacancy percentage.

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
INCOME_STREAM	COM_USE_SF_AREA	Commercial used shortfall area indicates whether table or override has been used.
INCOME_STREAM	COM_USE_SF_AMT	Commercial used shortfall amount.
INCOME_STREAM	COM_USE_SF_RATE	Commercial used shortfall area indicates whether table or override has been used
INCOME_STREAM	COM_USE_SF_RATE_TYPE	Commercial used shortfall rate - indicates whether table or override has been used
INCOME_STREAM	COM_USE_SF_AREA_TYPE	Commercial used shortfall area type - indicates whether table or override has been used.
INCOME_STREAM	COM_USE_VAC_AMT	Commercial used vacancy dollar amount. Used for the net income calculation and for the shortfall calculation.
INCOME_STREAM	COM_USE_VAC_PCT	Commercial used vacancy rate. Used for the net income calculation and for the shortfall calculation.
INCOME_STREAM	COM_USE_VAC_TYPE	Commercial used vacancy rate. Used for the net income calculation and for the shortfall calculation.
INCOME_STREAM	COM_VACANT_SF	Commercial used vacant square foot area.
INCOME_STREAM	FINAL INCOME VALUE	Final value by the income approach.
INCOME_STREAM	INCOME METHOD	Indicates whether the valuation is based solely on the model or on overrides.
INCOME_STREAM	LEASE SF	Leasable area. This is the total of all leasable space from the premise income screen
INCOME_STREAM	PRED NUM STOREYS	Predominant number of storeys.
INCOME_STREAM	OTHER ADJUSTMENTS	Lump sum adjustments to the capitalized value.
INCOME_STREAM	OVERALL YEAR BUILT	Overall effective year built for the property type to which the income stream relates.
INCOME_STREAM	OVR_CAP_RATE	Override cap rate.
INCOME_STREAM	OVR_MGMT_EXP_AMT	Override management expense amount.

The City of Winnipeg
RFP No. 784-2009
Template Version: **Error! Unknown document property name.**

Appendix C
Page 18 of 32

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
INCOME_STREAM	OVR_MGMT_EXP_PCT	Override management expense percentage.
INCOME_STREAM	OVR_MISC_IN	Override miscellaneous income.
INCOME_STREAM	OVR_OTHR_EXP_AMT	Override other expense amount.
INCOME_STREAM	OVR_OTHR_EXP_PCT	Override other expense percentage.
INCOME_STREAM	PROPERTY TYPE CLASS	Property type class identifies the type of building at a sub-parcel level. Could be pared down.
INCOME_STREAM	TBL CAP RATE	Table cap rate.
INCOME_STREAM	TBL EFF GR	Table effective gross income.
INCOME_STREAM	POTENTIAL INCOME	Table potential rental income.
INCOME_STREAM	TBL_MGMT_EXP_AMT	Table management expense amount.
INCOME_STREAM	TBL_MGMT_EXP_PCT	Table management expense percentage.
INCOME_STREAM	TBL MISC IN	Table miscellaneous income.
INCOME_STREAM	TBL NET INC	Table net income.
INCOME_STREAM	TBL_OTHR_EXP_AMT	Table other expense amount.
INCOME_STREAM	TBL_OTHR_EXP_PCT	Table other expense percentage.
INCOME_STREAM	TBL VAC AMT	Table vacancy amount.
INCOME_STREAM	TBL VAC PCT	Table vacancy percentage.
INCOME_STREAM	USED CAP RATE	Used cap rate (the actual, override, or table cap rate)
INCOME_STREAM	USED_CAP_RATE_TYPE	Type of cap rate used (actual, override, table)
INCOME_STREAM	USE_GIM_TYPE	Used gross income multiplier type.
INCOME_STREAM	USE_MGMT_EXP_AMT	Used management expense amount.
INCOME_STREAM	USE_MGMT_EXP_PCT	Used management expense percentage.
INCOME_STREAM	USE_MGMT_EXP_TYPE	Used management expense type?
INCOME_STREAM	USED_MISC_IN	Used miscellaneous income.
INCOME_STREAM	USE_MISC_TYPE	Used miscellaneous income type?
INCOME_STREAM	USE_OTHR_EXP_AMT	Used other expense amount.
INCOME_STREAM	USE_OTHR_EXP_PCT	Used other expense percentage.
INCOME_STREAM	USE_OTHR_EXP_TYPE	Used other expense type
INCOME_STREAM	USE_SF_AMT	Used shortfall amount
INCOME_STREAM	USED_SF_AREA	Used shortfall area
INCOME_STREAM	USED_SF_RATE	Used shortfall rate

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
INCOME_STREAM	USED_VAC_AMT	Used vacancy amount.
INCOME_STREAM	USED VAC %	Used vacancy percentage.
INSPECTION	ASSESSOR_ID	Assessor id
INSPECTION	ASSESS_CHNG_DATE	Assessment change date
INSPECTION	INFO_SOURCE	Information source
INSPECTION	INSPECTION_DATE	Inspection date
INSPECTION	INSPECT_REAS	Reason for inspection
INSPECTION	INSPECT_TYPE	Inspection type
INSPECTION	PARCEL_ID	Parcel id
INSPECTION	REASON_CHANGE	Reason for change
INSPECTION	REINSPECTION	Area to re-inspect
LAND	ACT ACRES	Actual area in acres
LAND	ACT DEPTH IMP	Actual depth
LAND	ACT FRONTAGE IMP	Actual frontage
LAND	ACT HECTARES	Metric
LAND	ACT SQ FEET	Actual area in square feet
LAND	ASD ACRES	Assessed area in acres
LAND	ASD HECTARES	Metric
LAND	ASD SQ FEET	Assessed area in square feet
LAND	EFF FRONTAGE IMP	Calculated total effective frontage
LAND	INCOME FLAG	Flag for excess land to be added to income value
LAND	LAND TYPE	Land type category
LAND	LAND VALUE	Land value from tables
LAND	MEMO	Land memo
LAND	OVERRIDE VAL	Override land value
LAND	RES COM FLAG	Land usage type
LAND	VALUE METHOD	Method or unit used for valuation
LAND	ZONING	Zoning
LAND_INFLUENCE	INFLUENCE	Land influence or characteristic
LAND_INFLUENCE	INF ADJUST AMT	Land influence value dollar adjustment
LAND_INFLUENCE	INF ADJUST PCT	Land influence value percentage adjustment
LAND_LINES	ASD ACRES	Assessed acres area of land segment(line)
LAND_LINES	ASD HECTARES	Metric
LAND_LINES	ASD SQ FEET	Assessed sqft area of land segment(line)
LAND_LINES	DEPTH1 IMP	Depth of land segment(line)
LAND_LINES	DEPTH2 IMP	Second depth of land segment(line)
LAND_LINES	EFF FRONTAGE IMP	Calculated effective frontage for land segment(line)

Template Version: **Error! Unknown document property name.**

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
LAND_LINES	RWIDTH IMP	Rectangular width of land segment(line)
LAND_LINES	TRIANGLE	Type of triangle for land segment(line)
LEGAL_DESC	LEGAL DESCRIPTION	Long legal description of the land lot
LEGAL_LOT	BLOCK	Short legal description (lot, block, plan)
LEGAL_LOT	LOT	
LEGAL_LOT	LOT TYPE	
LEGAL_LOT	PARISH	
LEGAL_LOT	PART LOT DESC	
LEGAL_LOT	PLAN NBR	
MEMO	NOTES	Notes about a feature
MEMO	NOTE_DATE	Date note was entered
MEMO	PARCEL_ID	Parcel the note is for
MEMO	TABLE_REF	Table the note is for (e.g. Commercial Section, Land)
MEMO	TABLE_REF_RECID1	Record in the table the note is for.
MEMO	TABLE_REF_RECID2	Sub-record in the table the note is for
OCCUPANT (should be named Business Owner)	BA PID	BID# of business owned by customer.
OCCUPANT	OCC TYPE	Type of owner (lessee, owner)
OCCUPANT	OWNER ID	ID of customer that is the owner
OCCUPANT	TAX STATUS CODE	Tax Liability status of the owner
OWNERS	ADDR LINE1	
OWNERS	ADDR LINE2	
OWNERS	CITY	
OWNERS	COUNTRY	
OWNERS	EAR CUSTOMER ID	Manta customer number
OWNERS	EAR MAILING ID	Manta mailing address ID
OWNERS	FIRST NAME	
OWNERS	LAST NAME	
OWNERS	MAILING CODE	Zip code etc.
OWNERS	NON_DISCLOSURE	
OWNERS	OWNER CODE	
OWNERS	OWNER ID	
OWNERS	POSTAL CODE	
OWNERS	PROV STATE	
OWNERSHIP	INT	
OWNERSHIP	OWNER ID	
OWNERSHIP	OWNER TYPE	Type of owner of a parcel (Owner, lessee)
OWNERSHIP	REGISTRATION DATE	Date ownership started
OWNERSHIP	REG OWNER	Legal registered owner name

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
		shown on provincial Land Titles
OWNERSHIP	RESIDENT	Owner resides on this parcel or not
OWNERSHIP	VENDOR IND	Identifies whether owner was the vendor for a sale transaction
PARCEL	ACCESS TYPE	Street type (regional, collector, etc)
PARCEL	ACTIVE	Active parcel (yes/no)
PARCEL	ADJ SALE PRICE	Adjusted sale price
PARCEL	AIR RIGHTS	Air rights
PARCEL	APPEAL	Appeal
PARCEL	APPEAL NBR PAR	Appeal number
PARCEL	APPEAL_YEAR	Year of appeal
PARCEL	APPRAISAL DONE	Flag if there is an appraisal
PARCEL	APPRAISAL ON FILE	Flag if appraisal is on file
PARCEL	AREA CODE	Nca
PARCEL	AREA CODE OVERRIDE	NCA override
PARCEL	ASSOC PAR 2	Associated parcel id (used with condos)
PARCEL	BARE LAND IND	Bare land indicator for condos
PARCEL	BONAFIDE	Bonafide sales indicator
PARCEL	BUS PHONE NBR	Business phone number (from contact info)
PARCEL	COMPANY NAME	Company name (contact info)
PARCEL	CONDO NAME	Condo name
PARCEL	CONDO NUMBER	Condo number
PARCEL	CONDO PLAN	Condo plan
PARCEL	CONDO REG DATE	Condo registration date
PARCEL	CONDO UNIT	Condo unit
PARCEL	CONTACT NAME	Contact name (contact info)
PARCEL	CONTACT TITLE	Contact title (contact info)
PARCEL	COST_LETTER	Cost letter
PARCEL	COST_LETTER_DATE	Cost letter date
PARCEL	COST_LETTER_VALUE	Cost letter value
PARCEL	DATE RECEIVED	Date received (from sales mailer)
PARCEL	DEMOLITION	Demolition flag (yes/no) from sales tab
PARCEL	DEMO DATE	Demolition date from sales tab
PARCEL	DITCHES	Ditches (yes/no) from features and areas tab
PARCEL	FAX NBR	Fax number (contact info)
PARCEL	FINANCE SALE ADJ	Financing adjustment to sale price
PARCEL	FOLLOW UP SENT DATE	Follow up sent date for sales mailer

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
PARCEL	GAS	Natural gas yes/no flag (features and areas tab)
PARCEL	HIST DESIG	Historical designation
PARCEL	HOLDING TANK	Holding tank (features and areas tab)
PARCEL	HOME PHONE NBR	Home phone number (contact info)
PARCEL	HYDRO OVERHEAD	Hydro lines overhead (features and areas tab)
PARCEL	HYDRO UNDERGRND	Hydro lines underground (features and areas tab)
PARCEL	INCLUDE FOR ANALYSIS	Include sale for analysis flag
PARCEL	INCOMPLETE	Incomplete reason (from sales mailer) needs discussion
PARCEL	INCOMPLETE DESC	Incomplete description (from sales mailer) needs discussion
PARCEL	INSTRUMENT NUMBER	Sale instrument number
PARCEL	INSTRUMENT TYPE	Sale instrument type
PARCEL	LANDSCAPING	Landscaping description (features and area tab)
PARCEL	LAND DRAINAGE	Land drainage (features and ares tab)
PARCEL	LEASE SALE ADJ	Lease adjustment to sale price
PARCEL	LIST DATE 1	Last list date of sale
PARCEL	LIST PRICE 1	Last list price of sale
PARCEL	LONG DESC PRESENT	Long legal description flag (yes/no)
PARCEL	MAILER APPLICABLE	Generate mailer flag
PARCEL	MAILER SENT DATE	Mailer sent date (from sales mailer) needs discussion
PARCEL	MAIL ADDR CITY	Mail address city (contact info)
PARCEL	MAIL ADDR COUNTRY	Mail address country (contact info)
PARCEL	MAIL ADDR LINE1	Mail address line 1 (contact info)
PARCEL	MAIL ADDR LINE2	Mail address line 2 (contact info)
PARCEL	MAIL POSTAL CODE	Mail address postal code (contact info)
PARCEL	MAIL ADDR PROV	Mail address province (contact info)
PARCEL	MEMO	Note pad
PARCEL	OTHER SALE ADJ	Other adjustment to sale
PARCEL	SIZE	Size descriptor for lot (features and areas)
PARCEL	PAR USE CODE	Parcel use code

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
PARCEL	PERS PROP SALE ADJ	Personal property adjustment to sale
PARCEL	PRIM PARC ID	Primary parcel id
PARCEL	PROP BLDG NBR	Building number on address line
PARCEL	PROP POSTAL CODE	Postal code on address line
PARCEL	PROP ST DIR	Street direction on address line
PARCEL	PROP ST NAME	Street name on address line
PARCEL	PROP ST NBR	Street name on address line
PARCEL	PROP ST SUFFIX	Street suffix on address line
PARCEL	PROP ST TYPE	Street type on address line
PARCEL	PROP UNIT NBR	Unit number on address line
PARCEL	REG MAIL NBR	Registered mail number (from sales mailer) needs discussion
PARCEL	REG MAIL SENT DATE	Registered mail sent date (from sales mailer) needs discussion
PARCEL	REVISE NCA	Revised NCA
PARCEL	SALES ASR	ASR at time of sale
PARCEL	SALES ASSESSMENT	Assessment at time of sale
PARCEL	SALES_ENTRY_DATE	Sale entry date
PARCEL	SALE CLASS	Sale class
PARCEL	SALE DATE	Registration date
PARCEL	SALE NOTES	Sales notes
PARCEL	SALE PRICE	Sale price
PARCEL	SALE TYPE	Sale type
PARCEL	SANITARY SEWER	City sewer flag (features and areas tab)
PARCEL	SCHOOL	School division
PARCEL	SEPTIC	Septic tank (features and areas tab)
PARCEL	SHAPE	Lot shape (features and areas tab)
PARCEL	SIDEWALK	Sidewalk (features and areas tab)
PARCEL	SOURCE REPLOT	Source replot number
PARCEL	STREET FINISH	Street finish (features and areas tab)
PARCEL	STREET INFLUENCE	Street influence (features and areas tab)
PARCEL	SUB NCA	Sub NCA
PARCEL	SWORN VALUE	Sworn value
PARCEL	TARGET REPLOT	Target replot number
PARCEL	VERIFICATION DATE	Verification date of sale
PARCEL	VERIFIER	Verifier of sale
PARCEL	VERIF SOURCE	Verification source for sale
PARCEL	WATER	City water (features and areas tab)

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
PARCEL	WELL	Well water (features and areas tab)
PARCEL	EMAIL	Email address (contact info)
PICTURES	BEGIN DATE	Date of picture
PICTURES	BUILDING RECID	Building record id
PICTURES	BUILDING TYPE	Building type
PICTURES	DIRECTORY NAME	Directory where picture resides
PICTURES	END DATE	Date of picture
PICTURES	FILE NAME	File name
PICTURES	STATUS	
PREMISE_BUSINESS	AC AREA OVER	Area override
PREMISE_BUSINESS	ADJ NBR	
PREMISE_BUSINESS	ARV OVERRIDE	ARV override
PREMISE_BUSINESS	BA PID	Business id
PREMISE_BUSINESS	ELEC AREA OVER	Area override for electricity cost
PREMISE_BUSINESS	OCCUPANCY END	Occupancy end date
PREMISE_BUSINESS	HTNG AREA OVER	Heating area override
PREMISE_BUSINESS	LICENSE NBR	Business license number
PREMISE_BUSINESS	NOTE	Note pad
PREMISE_BUSINESS	OCC CODE	Occupancy code
PREMISE_BUSINESS	OCC COST AC	Occupancy cost for air conditioning
PREMISE_BUSINESS	OCC COST ELEC	Occupancy cost for electricity
PREMISE_BUSINESS	OCC COST HTNG	Occupancy cost for heating
PREMISE_BUSINESS	OCC COST OTHER	Occupancy cost for other
PREMISE_BUSINESS	OCC COST WATER	Occupancy cost for water
PREMISE_BUSINESS	OCC CST CMN AREA	Occupancy cost for common area charges
PREMISE_BUSINESS	OCC CST RLT TAX	Occupancy cost for realty tax
PREMISE_BUSINESS	OCC CST TNNT IMP	Occupancy cost for tenant improvements
PREMISE_BUSINESS	OLD BA ROLL	Old BA roll number
PREMISE_BUSINESS	OLD MUN	Old municipality
PREMISE_BUSINESS	O/R AREA COST OTHER	Area override for other cost
PREMISE_BUSINESS	O/R AREA COST COMMON	Area override for common area cost
PREMISE_BUSINESS	O/R AREA COST TENNAN	Area override for tennant improvement cost
PREMISE_BUSINESS	O/R AREA INCOME	Area override for other cost
PREMISE_BUSINESS	O/R AREA OCC TAX	Area override for occ realty tax
PREMISE_BUSINESS	OVERRIDE INC	Override income amount
PREMISE_BUSINESS	O/R RATE COST OTHER	Override rate for other cost
PREMISE_BUSINESS	O/R RATE COST COMMON	Override rate for common area cost
PREMISE_BUSINESS	O/R RATE COST TENNAN	Override rate for tenant improvement cost
PREMISE_BUSINESS	O/R AREA INCOME	Area override for net income

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
PREMISE_BUSINESS	O/R RATE OCC TAX	Override rate for occ realty tax
PREMISE_BUSINESS	PART YEAR ARV	Part year ARV
PREMISE_BUSINESS	PREMISE AREA	Premise area
PREMISE_BUSINESS	PREMISE ARV	Premise ARV
PREMISE_BUSINESS	PREMISE ID	Premise id
PREMISE_BUSINESS	PREMISE RATE ARV	Premise ARV rate
PREMISE_BUSINESS	PREM NET INC	Premise net income amount
PREMISE_BUSINESS	PREMISE RATE NET INC	Premise rate for net income
PREMISE_BUSINESS	REALTY PID	Realty PID
PREMISE_BUSINESS	SKETCH	Sketch of premise
PREMISE_BUSINESS	OCCUPANCY START	Occupancy start date
PREMISE_BUSINESS	WATER AREA OVER	Area override for water cost
PREMISE_INCOME	ACTIVE IND	Active record indicator.
PREMISE_INCOME	ADDR NBR	Links the premise to one of multiple addresses for the parcel.
PREMISE_INCOME	LEASE AREA IMP.	Leased area (imperial).
PREMISE_INCOME	BASE FLOOR	Base floor for premise leased area.
PREMISE_INCOME	BIZ NBR	Business Improvement Zone number.
PREMISE_INCOME	MS BLDG TYPE	Marshall Swift building type. This is a lookup from Commercial Group.
PREMISE_INCOME	PREMISE END DATE	Premise end date.
PREMISE_INCOME	EXEMPT CODE	Exempt code
PREMISE_INCOME	FINAL RENT NET	Final annual rent.
PREMISE_INCOME	FINAL RENT NET/SQFT	Final rent per square foot.
PREMISE_INCOME	GROUP NBR	Building group number in which the premise is located.
PREMISE_INCOME	INCOME SOURCE	Income source. Remove Actual from choices.
PREMISE_INCOME	IND FIN AREA%	Industrial finished area as a percent range. If populated, this field will allow consolidation of property type classes. Could be incorporated in tenant class.
PREMISE_INCOME	NUM FLOORS	The number of floors of which the premise leased area is comprised.
PREMISE_INCOME	#UNITS/STALLS	The number of units or parking stalls to which the rent applies. Most applicable to multi-family and parking.
PREMISE_INCOME	OVER RENT NET	Override annual rent.
PREMISE_INCOME	OVER RENT SF	Override rent per square foot.

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
PREMISE_INCOME	PREMISE ID	Premise income number.
PREMISE_INCOME	RENTAL TYPE	Units to which the rent rate applies. Consolidate 0 to 4 into multi-family units.
PREMISE_INCOME	COMM SEC REC#	Commercial building section in which the premise is located.
PREMISE_INCOME	PREMISE START DATE	Premise start date.
PREMISE_INCOME	TABLE RENT	Table annual rent.
PREMISE_INCOME	TABLE RENT/SQFT	Table rent per square foot.
PREMISE_INCOME	TENANT LOC QUALITY	Tenant location quality. Re-name premise location quality. The relative desirability of the premise location within the property.
PREMISE_INCOME	TENANT CLASS	Tenant class. Re-name premise class. Codes need to be re-defined to eliminate overlap, confusion. Possibly incorporate industrial finished area percent.
PREMISE_INCOME	UNIT NBR	Unit number.
PREMISE_INCOME	VACANT	Indicates whether the premise is vacant.
PREMISE_LEASE_MAILER	ADJ NET RENT	Indicates whether a gross rent was adjusted to a net rent.
PREMISE_LEASE_MAILER	CLEANING/CARETAKING	Indicates cleaning is included in the rent.
PREMISE_LEASE_MAILER	FLOOR NBR	Base floor for premise leased area.
PREMISE_LEASE_MAILER	GEN/ADMIN RECOV	Amount of administration and general expenses recovered from this tenant.
PREMISE_LEASE_MAILER	HVAC	Indicates heating, ventilation, and cooling are included in the rent.
PREMISE_LEASE_MAILER	HYDRO	Indicates electricity is included in the rent. Re-name electricity.
PREMISE_LEASE_MAILER	INCLUDE FOR ANALYSIS	Indicates that this lease is valid for analysis purposes.
PREMISE_LEASE_MAILER	INCOME VERIFIED	Income verified
PREMISE_LEASE_MAILER	INSURANCE	Indicates insurance is included in the rent.
PREMISE_LEASE_MAILER	LEASE END DATE	Lease end date.
PREMISE_LEASE_MAILER	LEASE START DATE	Lease start date.
PREMISE_LEASE_MAILER	MAILER AREA	Leased area reported on the mailer.

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
PREMISE_LEASE_MAILER	MAIL PARCEL YR	The parcel year to which the mailer relates.
PREMISE_LEASE_MAILER	MAINTENANCE/REPAIR	Indicates repair and maintenance is included in the rent.
PREMISE_LEASE_MAILER	MANAGEMENT	Indicates management is included in the rent.
PREMISE_LEASE_MAILER	MKT/ADVERTISING	Indicates advertising/marketing space for rent is included in the rent.
PREMISE_LEASE_MAILER	MONTHLY LEASE	Indicates premise is rented on a month-to-month basis.
PREMISE_LEASE_MAILER	MONTH OF MAILER	The month to which a sale-triggered mailer relates.
PREMISE_LEASE_MAILER	NET LEASE	Indicates a net lease.
PREMISE_LEASE_MAILER	NOT ON MAILER	Active premise in DMT not on mailer
PREMISE_LEASE_MAILER	OWNER OCCUPIED	Owner occupied premise.
PREMISE_LEASE_MAILER	PARCEL ID	Parcel ID.
PREMISE_LEASE_MAILER	PLM_ID	Premise lease mailer record number.
PREMISE_LEASE_MAILER	PREMISE ID	Premise income number.
PREMISE_LEASE_MAILER	PROPERTY TAX	Indicates property tax is included in the rent.
PREMISE_LEASE_MAILER	PROP TAX RECOV	Amount of property taxes recovered from this tenant.
PREMISE_LEASE_MAILER	PROPERTY TYPE CLASS	Property type class.
PREMISE_LEASE_MAILER	ANNUAL RENT	Annual reported rent.
PREMISE_LEASE_MAILER	MONTHLY RENT	Monthly reported rent.
PREMISE_LEASE_MAILER	RPTD PRIMARY USE	Reported primary use.
PREMISE_LEASE_MAILER	RPTD TENANT NAME	Reported tenant name.
PREMISE_LEASE_MAILER	SEWER/WATER	Indicates sewer/water is included in the rent.
PREMISE_LEASE_MAILER	STEP UP	Indicates a step-up lease.
PREMISE_LEASE_MAILER	TENANT CLASS	Tenant class. Re-name premise class. Codes need to be re-defined to eliminate overlap, confusion. Possibly incorporate industrial finished area percent.
PREMISE_LEASE_MAILER	UNIT NBR	Unit number.
PREMISE_LEASE_MAILER	UTIL/MTCERECOVERIES	Amount of utilities/maintenance recovered from this tenant.
PREMISE_LEASE_MAILER	VACANT	Indicates vacant premise.
PREMISE_LEASE_MAILER	WASTE/SNOW REMOVAL	Amount of waste and snow removal recovered from this tenant.

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
PREMISE_LEASE_MAILER	YEAR_OF_MAILER	The year to which a sale-triggered mailer relates.
RESIDENCE	AA HEAT EXCH	Air-air heat exchanger (change name)
RESIDENCE	ADDL AREA IMP	Additional area of building (imperial)
RESIDENCE	ADDL AREA QUAL	Quality of additional area
RESIDENCE	ATT MLT GAR IMP	Multiple attached garage sqft (imperial)
RESIDENCE	ATT SNG GAR IMP	Single attached garage sqft (imperial)
RESIDENCE	BATH QUALITY	Quality of baths
RESIDENCE	BLDG CODE	Building code (single family, duplex, etc)
RESIDENCE	BLTIN GAR IMP	Built-in attached garage sqft (imperial)
RESIDENCE	BSMT AREA IMP	Basement area sqft (imperial)
RESIDENCE	BSMT GAR IMP	Basement garage sqft (imperial)
RESIDENCE	BSMT TYPE	Basement type (full, part, etc)
RESIDENCE	CANTLVR PROJ IMP	Cantilevers sqft (imperial)
RESIDENCE	CARPORT IMP	Attached carport sqft (imperial)
RESIDENCE	CENTRAL A C	Central air conditioning
RESIDENCE	CENTRAL VACUUM	Central vacuum
RESIDENCE	CONFORMITY	Over/under built for the area - needs discussion (infill?)
RESIDENCE	CONSTR TYPE	Construction type
RESIDENCE	DORMER LIFT IMP	Dormers and lifts sqft (imperial)
RESIDENCE	NO. DU RES	Number of dwelling units
RESIDENCE	ECN PCT GOOD	Economic obsolescence percent good
RESIDENCE	EFF YR BUILT	Effective year built
RESIDENCE	EXTRA FIXTURES	Extra bathroom plumbing fixtures - needs discussion
RESIDENCE	EXT CONDITION	Exterior condition of house
RESIDENCE	EXT WALL FIN	Exterior wall finish
RESIDENCE	FN ATTC AREA IMP	Finish attic area sqft (imperial)
RESIDENCE	FN BSMT AREA IMP	Finished basement area sqft (imperial)
RESIDENCE	FN BSMT QUAL	Quality of basement finish
RESIDENCE	FULL BATHS	Number of full baths
RESIDENCE	FUN PCT GOOD	Functional obsolescence percent good
RESIDENCE	GLAZ VER 1STY IMP	1 storey glazed veranda sqft (imperial)
RESIDENCE	GLAZ VER 2STY IMP	2 storey glazed veranda sqft (imperial)

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
RESIDENCE	HALF BATHS	Number of half baths
RESIDENCE	HEAT PUMP	Heat pump - should be in with heat type
RESIDENCE	HEAT TYPE	Heat type
RESIDENCE	INCOME FLAG	Yes/no flag to include cost value with income value - change name
RESIDENCE	INTERIOR TRIM	Interior trim
RESIDENCE	INT CONDITION	Interior condition of house
RESIDENCE	KITCHEN QUALITY	Quality of kitchen
RESIDENCE	LEAN TO IMP	Attached leanto sqft (imperial)
RESIDENCE	LIV AREA IMP	Living area sqft (imperial)
RESIDENCE	MAIN AREA B IMP	Main floor area B sqft (used in 3 & 4 level splits) imperial
RESIDENCE	MAIN AREA IMP	Main floor area sqft (imperial)
RESIDENCE	MASONRY TRIM IMP	Masonry trim sqft (imperial)
RESIDENCE	MAS FIREPLCS	Number of masonry fireplaces
RESIDENCE	MEMO	Note pad
RESIDENCE	MISSING FLOOR IMP	Missing floor area sqft (imperial)
RESIDENCE	NBR BEDROOMS	Number of bedrooms
RESIDENCE	OPEN VER IMP	Open or screened veranda area sqft (imperial)
RESIDENCE	OVERRIDE VALUE	Override value for building
RESIDENCE	OVER ATT IMP	Over attached garage area sqft (imperial)
RESIDENCE	PCT COMPLETE	Percent of building complete
RESIDENCE	PHY PCT GOOD	Physical depreciation percent good
RESIDENCE	PILING	Piling
RESIDENCE	QUALITY	Quality of house
RESIDENCE	RCN	Replacement cost new
RESIDENCE	RCNLD	Replacement cost new less depreciation
RESIDENCE	REMODEL YEAR	Year house was remodelled
RESIDENCE	RES BLDG TYPE	Building type (one sty, bilevel, etc)
RESIDENCE	ROOFING	Type of roofing
RESIDENCE	ROOF STYLE	Roof style
RESIDENCE	SAUNA IMP	Sauna area sqft (imperial)
RESIDENCE	SHOWER AVG	Average quality shower stall
RESIDENCE	SHOWER GOOD	Good quality shower stall
RESIDENCE	SHOWER LOW	Low quality shower stall
RESIDENCE	SKETCH	Sketch of house
RESIDENCE	STYLE	Building style (descriptive)
RESIDENCE	SUITES	Number of extra suites for duplex/triplex

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
RESIDENCE	SUN ROOM IMP	Attached sunroom area sqft (imperial)
RESIDENCE	SUN ROOM QUAL	Quality of sunroom
RESIDENCE	TOTAL ROOMS	Number of rooms
RESIDENCE	UNIT CODE	Unit code (ext/int) for rowhousing
RESIDENCE	UPPR FL AREA IMP	Second floor area sqft (imperial)
RESIDENCE	WHIRLPOOL	Whirlpool
RESIDENCE	WOOD DECK B IMP	Wood deck area sqft (higher quality) imperial
RESIDENCE	WOOD STOVES	Number of wood stoves
RESIDENCE	YEAR BUILT	Year built
RESIDENCE	ZERO FIREPLCS	Number of zero clearance fireplaces
VALUATION	ADD BLDG VAL	Additional building value to income value
VALUATION	ADD LND VAL	Additional land value to income value
VALUATION	APPRAISER ID	Assessor id
VALUATION	APPRAIS DATE	Date when override was made by assessor
VALUATION	BLDG VALUE	Building value
VALUATION	CMP1 ADJ VAL	Comparison 1 adjusted value
VALUATION	CMP2 ADJ VAL	Comparison 2 adjusted value
VALUATION	CMP3 ADJ VAL	Comparison 3 adjusted value
VALUATION	CMP4 ADJ VAL	Comparison 4 adjusted value
VALUATION	CMP5 ADJ VAL	Comparison 5 adjusted value
VALUATION	COMP 1 ID	Comparison 1 id
VALUATION	COMP 2 ID	Comparison 2 id
VALUATION	COMP 3 ID	Comparison 3 id
VALUATION	COMP 4 ID	Comparison 4 id
VALUATION	COMP 5 ID	Comparison 5 id
VALUATION	COMP EST	Comparison estimated value
VALUATION	COMP SEL DTE	Date when comparison estimated value was made
VALUATION	COST DATE	Date when cost was run
VALUATION	COST LAND	Cost land
VALUATION	COST TOTAL	Cost total
VALUATION	ECO CAP RATE	Economic cap rate
VALUATION	ECO INC DATE	Date when economic income value was made
VALUATION	ECO INC VAL	Total economic income
VALUATION	ECO MODEL #	Model number for the economic income
VALUATION	ECO NET INC	Economic net income
VALUATION	EFF FROM DATE	Effective from date

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
VALUATION	EFF TO DATE	Effective to date
VALUATION	FIELD AP BLD	Assessor building override value
VALUATION	FIELD AP LND	Assessor land override value
VALUATION	FIELD AP TOT	Assessor total override value
VALUATION	FINAL VALUE	Final value
VALUATION	GRM INCOME	Gross income
VALUATION	LAND VALUE	Land value
VALUATION	MEMO	Notes
VALUATION	MKT ADJ COST	Market adjusted cost value
VALUATION	MKT ADJ MOD#	Market adjusted cost model number
VALUATION	MK ADJ RCNLD	Market adjusted cost RCNLD
VALUATION	RCN	Replacement cost new
VALUATION	RCNLD	Replacement cost new less depreciation
VALUATION	REGRESS BLDG	Regression building value
VALUATION	REGRESS LAND	Regression land value
VALUATION	REGRESS MOD#	Regression model number
VALUATION	REGRESS MOD NAME	Regression model name
VALUATION	REGRESS TOTL	Regression total value
VALUATION	REGRESS VAL DATE	Regression value date
VALUATION	REVAL_FLAG	Revaluation flag
VALUATION	SELECT SRCE	Selected source for valuation (regression, cost, etc)
VALUATION	SELECT VALUE	Selected total value
VALUATION	SEL BLDG VAL	Selected building value
VALUATION	SEL LAND VAL	Selected land value
VALUATION	VALUE DATE	Valuation date
VALUATION_ADJUSTMENT	ADJUST AMT	
VALUATION_ADJUSTMENT	ADJUST PCT	
VALUATION_ADJUSTMENT	ADJUST REASON	
VALUATION_ADJUSTMENT	ADJUST TYPE	
VALUE_HISTORY	AREA CODE	
VALUE_HISTORY	BLDG FACTOR	
VALUE_HISTORY	BLDG VALUE	
VALUE_HISTORY	CMP1 ADJ VAL	
VALUE_HISTORY	CMP2 ADJ VAL	
VALUE_HISTORY	CMP3 ADJ VAL	
VALUE_HISTORY	CMP4 ADJ VAL	
VALUE_HISTORY	CMP5 ADJ VAL	
VALUE_HISTORY	COMP 1 ID	
VALUE_HISTORY	COMP 2 ID	
VALUE_HISTORY	COMP 3 ID	
VALUE_HISTORY	COMP 4 ID	
VALUE_HISTORY	COMP 5 ID	
VALUE_HISTORY	FINAL VALUE	

TABLE NAME	COLUMN NAME	DESCRIPTION OF FIELD
VALUE_HISTORY	LAND FACTOR	
VALUE_HISTORY	LAND VALUE	
VALUE_HISTORY	REVISED BLDG	
VALUE_HISTORY	REVISED LAND	
VALUE_HISTORY	REVISED TOTAL	
VALUE_HISTORY	SCHOOL	
VALUE_HISTORY	SELECT SRCE	
VALUE_HISTORY_ADJUST	ADJUST AMT	
VALUE_HISTORY_ADJUST	ADJUST PCT	
VALUE_HISTORY_ADJUST	ADJUST REASON	
VALUE_HISTORY_ADJUST	ADJUST TYPE	