

File Name: General				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
First Name	28	N		Name of first owner listed on this property.
RAO #	2	N		MPAC field office identification number.
Extract Date	8	N		Date file was exported from MPAC's system.
Location	60	Y	Change field size from 28 to 60	Physical location of the property.
Street Number	12	Y	Change field size from 5 to 12	This is the number identifying the physical street number of the property.
Upper Number	6	Y	Change field size from 5 to 6	Identifies the top end of a street number when the number is a range. (I.e. 21-23 Yonge St. The upper number would be 23)
Qualifier	3	Y	Change field size from 1 to 3	Part of the street number which identifies any additional features of the Street Number. (I.e. alpha (A-Z), slash (/) or an asterisk *.)
Street Name	30	Y	Change field size from 17 to 30	The name of the street as identified by municipal bylaw.
Unit Number	8	Y	Change field size from 5 to 8	The number identifying an apartment, suite, etc.
Prop Code	3	N		Property code describes the purpose for which the property is used. Refer Appendix 1.
Property Num	15	N		Roll number of the property.
Prime/Sub	4	N		Subordinate number of the property.
Prev Roll #	15	N		Previous roll number if applicable.
Prev Prime/Sub	4	N		Previous subordinate information if applicable.
Frontage	12(2)	Y	Change field size from 8 to 12 with 2 implied decimal places	This is the width of the lot measured by the boundaries bordering the street.
Depth	12(2)	Y	Change field size from 6 to 12 with 2 implied decimal places	This is the depth of the lot measured lengthwise from the street to the rear of the lot.
Area	16(4)	Y	Change field size from 8 to 16 with 4 implied decimal places	The total area of the lot calculated from the site dimensions. If the lot is rectangular then frontage multiplied by depth is equal to the total area.
Unit of Measure	1	N		The total area has a unit of measure which expresses how the lot was measured. Most measurements are in acres (A), feet (F) or metres (M).
Variance	6	N		Variance indicates the shape of the property. I.E. if lot is rectangular then variance is regular, or if lot is pie-shaped then variance is irregular.
Access	1	N		This field indicates accessibility of the property.
Serv. - Water	1	N		This field indicates the primary water source for the property. (I.e. municipal or well.)
Serv. - Sanitary	1	N		This field indicates the current sanitation service on the property.
Serv. - Hydro	1	N		The field indicates if there is hydro service to the property. (Yes/No)
Zoning	25	Y	Change field size from 7 to 25. Fit as many zonings as possible into the 25 characters and separate each zoning by a space.	Zoning provided by the local municipal planning authority.
Climate Zone	1	N		Used for farm properties, this field indicates the Climatic Zone (1-7) in which the property is located.

File Name: General				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Farm Op Code	2	N		Used for farm properties, this field identifies the type of farm operation on the property. (Refer Appendix 12)
NBHD	3	N		Used to identify a geographical area with the same locational desirability.
Homo NBHD	3	N		This is an alphanumeric field used by MPAC to group properties with similar characteristics within a municipality.
Roll Create Date	8	N		The date the roll was created by MPAC.
Prop Last Changed	8	N		The last date a change was made to the property.
#Subs	4	N		The number of subordinates on the property.
#Names	3	N		The number of names identified on the property.
Unit Last Changed	8	N		The last date a change was made to a unit of the property.
#Strs	2	N		The number of structures on the property.
#Soils	2	N		The number of soil parcels on the property.
#Sales	2	N		The number of sales available on this property.
Ward	2	N		The electoral Ward assigned by the municipality.
Poll	3	N		The electoral Poll assigned by the municipality.
Poll SFX	1	N		The Poll Suffix provides additional municipal electoral areas to a poll.
High	3	Y	Change field size from 2 to 3.	School Board identifier.
Public	3	Y	Change field size from 2 to 3.	Public School Board identifier.
Sep	3	Y	Change field size from 2 to 3.	Separate School Support Board identifier.
FrPub	3	Y	Change field size from 2 to 3.	French Public School Board identifier.
FrSep	3	Y	Change field size from 2 to 3.	French Separate School Board identifier.
Unit Cl	3	N		Unit Class (Refer Appendix 2)
RTC	1	N		Realty Tax Class (Refer Appendix 3)
RTQ	1	N		Realty Tax Qualifier (Refer Appendix 4)
Unit Sup	1	N		The field indicates the School Support direction for the unit.
Current Yr Ph-In Rlty Ptn EP	14	Y	Rename this field from Pub Ptn to Current Yr Ph-In Rlty Ptn EP AND change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Public School Support.
Current Yr Ph-In Rlty Ptn ES	14	Y	Rename this field from Sep Ptn to Current Yr Ph-In Rlty Ptn ES AND change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Separate School Support.
Current Yr Ph-In Rlty Ptn PS	14	Y	Rename this field from P Sp Ptn to Current Yr Ph-In Rlty Ptn PS AND change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with Protestant Separate School Support.
Current Yr Ph-In Rlty Ptn FP	14	Y	Rename this field from Fr Pub Ptn to Current Yr Ph-In Rlty Ptn FP AND change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Public School Support.
Current Yr Ph-In Rlty Ptn FS	14	Y	Rename this field from Fr Sep Ptn to Current Yr Ph-In Rlty Ptn FS AND change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Separate School Support.

File Name: General				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Current Yr Ph-In Rlty Ptn N	14	Y	Rename this field from No Sup Ptn to Current Yr Ph-In Rlty Ptn N AND change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with No School Support required.
TTL	1	N		A unit (land, building or both) where the property tax obligation is the responsibility of the tenant.
PRT	11	N		Identifies an assessable unit occupied by a Partnership and is therefore subject to split school support.
PTU	11	N		Identifies an assessable unit where the taxation responsibility is subject to the provincially calculated ratio.
Current Yr Ph-In Asmt Tot	14	Y	Rename this field from Realty Tot to Current Yr Ph-In Asmt Tot AND change field size from 11 to 14.	Field contains assessed value for Current Year Phase-In Realty Total.
Current Yr Ph-In Asmt Ptn	14	Y	Rename this field from Realty Ptn to Current Yr Ph-In Asmt Ptn AND change field size from 11 to 14.	Field contains assessed value for Current Year Phase-In Realty Portion.
Roll Total	14	Y	Change field size from 11 to 14	The total value assessment as provided on the roll returned in 2008 for 2009 taxation
Roll Ptn	14	Y	Change field size from 11 to 14	The value assessment as provided on the roll returned in 2008 for 2009 taxation for the assessable portion.
Split %FP	6	N		Education percentage for french public school support.
Split %FS	6	N		Education percentage for french separate school support.
Split %SEP	6	N		Education percentage for separate school support.
Split %PUB	6	N		Education percentage for public school support.
Mailing Address 1	40	Y	Change field size from 28 to 40	First line of mailing address information.
Mailing Address 2	40	Y	Change field size from 28 to 40	Second line of mailing address information.
Mailing Address 3	40	Y	Change field size from 28 to 40	Third line of mailing address information.
City/Prov/Country	40	Y	Change field size from 21 to 40	City/Province/Country of mailing address.
Postal Code	10	Y	Change field size from 9 to 10	Postal Code of mailing address.
SRA 1	1	N		Special Rate Areas are used by the municipality to identify properties needing special tax treatment (I.e. Business Improvement Areas)
SRA 2	1	N		
SRA 3	1	N		
SRA 4	1	N		
SRA 5	1	N		
SRA 6	1	N		
Legal Text	28	N		The legal description of the property provided to MPAC during the land registry process. (I.e. lots, concession, Mplan, Rplan, Condo plan)
Location Comments	28	N		Additional locational information on this property. (I.e. school lease in effect, 911 addressing, etc.)
Destination Asmt Rlty Tot	14	Y	NEW FIELD	Field contains 2008 CVA Destination Assessment Realty Total (I.e. 2012 assessed value).

File Name: General				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Destination Asmt Rlty Ptn	14	Y	NEW FIELD	Field contains 2008 CVA Destination Assessment Realty Portion (I.e. 2012 assessed value).
Destinaton Asmt Rlty Ptn EP	14	Y	NEW FIELD	Field contains 2008 CVA Destination Assessment for Realty Portion with English Public School Support (I.e. 2012 assessed value).
Destination Asmt Rlty Ptn ES	14	Y	NEW FIELD	Field contains 2008 CVA Destination Assessment for Realty Portion with English Separate School Support (I.e. 2012 assessed value).
Destination Asmt Rlty Ptn FP	14	Y	NEW FIELD	Field contains 2008 CVA Destination Assessment for Realty Portion with French Public School Support (I.e 2012 assessed value).
Destination Asmt Rlty Ptn FS	14	Y	NEW FIELD	Field contains 2008 CVA Destination Assessment for Realty Portion with French Separate School Support (I.e. 2012 assessed value).
Destination Asmt Rlty Ptn PS	14	Y	NEW FIELD	Field contains 2008 CVA Destination Assessment for Realty Portion with Protestant Separate School Support (I.e. 2012 assessed value).
Destination Asmt Rlty Ptn N	14	Y	NEW FIELD	Field contains 2008 CVA Destination Assessment for Realty Portion with No Support (I.e. 2012 assessed value).

File Name: NAME				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
First Name	28	N		Name of first owner listed on this property.
RAO #	2	N		MPAC field office identification number.
Extract Date	8	N		Date file was exported from MPAC's system.
Location	60	Y	Change field size from 28 to 60	Physical location of the property.
Street Number	12	Y	Change field size from 5 to 12	This is the number identifying the physical street number of the property.
Upper Number	6	Y	Change field size from 5 to 6	Identifies the top end of a street number when the number is a range. (I.e. 21-23 Yonge St. The upper number would be 23)
Qualifier	3	Y	Change field size from 1 to 3	Part of the street number which identifies any additional features of the Street Number.(I.e. alpha (A-Z), slash (/) or an asterisk *.)
Street Name	30	Y	Change field size from 17 to 30	The name of the street as identified by municipal bylaw.
Unit Number	8	Y	Change field size from 5 to 8	The number identifying an apartment, suite, etc.
Prop Code	3	N		Property code describes the purpose for which the property is used. Refer Appendix 1.
Property Num	15	N		Roll number of the property.
Prime/Sub	4	N		Subordinate number of the property.
Prev Roll #	15	N		Previous roll number if applicable.
Prev Prime/Sub	4	N		Previous subordinate information if applicable.
Frontage	12(2)	Y	Change field size from 8 to 12 with 2 implied decimal places	This is the width of the lot measured by the boundaries bordering the street.
Depth	12(2)	Y	Change field size from 6 to 12 with 2 implied decimal places	This is the depth of the lot measured lengthwise from the street to the rear of the lot.
Area	16(4)	Y	Change field size from 8 to 16 with 4 implied decimal places	The total area of the lot calculated from the site dimensions. If the lot is rectangular then frontage multiplied by depth is equal to the total area.
Unit of Measure	1	N		The total area has a unit of measure which expresses how the lot was measured. Most measurements are in acres (A), feet (F) or metres (M).
Variance	6	N		Variance indicates the shape of the property. I.E. if lot is rectangular then variance is regular, or if lot is pie-shaped then variance is irregular.
Access	1	N		This field indicates accessibility of the property.
Serv. - Water	1	N		This field indicates the primary water source for the property. (I.e. municipal or well.)
Serv. - Sanitary	1	N		This field indicates the current sanitation service on the property.
Serv. - Hydro	1	N		The field indicates if there is hydro service to the property. (Yes/No)

File Name: NAME				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Zoning	25	Y	Change field size from 7 to 25. Fit as many zonings as possible into the 25 characters and separate each zoning by a space.	Zoning provided by the local municipal planning authority.
Climate Zone	1	N		Used for farm properties, this field indicates the Climatic Zone (1-7) in which the property is located.
Farm Op Code	2	N		Used for farm properties, this field identifies the type of farm operation on the property. (Refer Appendix 12)
NBHD	3	N		Used to identify a geographical area with the same locational desirability.
Homo NBHD	3	N		This is an alphanumeric field used by MPAC to group properties with similar characteristics within a municipality.
Roll Create Date	8	N		The date the roll was created by MPAC.
Prop Last Changed	8	N		The last date a change was made to the property.
#Subs	4	N		The number of subordinates on the property.
#Names	3	N		The number of names identified on the property.
Unit Last Changed	8	N		The last date a change was made to a unit of the property.
#Strs	2	N		The number of structures on the property.
#Soils	2	N		The number of soil parcels on the property.
#Sales	2	N		The number of sales available on this property.
Ward	2	N		The electoral Ward assigned by the municipality.
Poll	3	N		The electoral Poll assigned by the municipality.
Poll SFX	1	N		The Poll Suffix provides additional municipal electoral areas to a poll.
High	3	Y	Change field size from 2 to 3	School Board identifier.
Public	3	Y	Change field size from 2 to 3	Public School Board identifier.
Sep	3	Y	Change field size from 2 to 3	Separate School Support Board identifier.
FrPub	3	Y	Change field size from 2 to 3	French Public School Board identifier.
FrSep	3	Y	Change field size from 2 to 3	French Separate School Board identifier.
Unit Cl	3	N		Unit Class (Refer Appendix 2)
RTC	1	N		Realty Tax Class (Refer Appendix 3)
RTQ	1	N		Realty Tax Qualifier (Refer Appendix 4)
Unit Sup	1	N		The field indicates the School Support direction for the unit.
Current Yr Ph-In Rlty Ptn EP	14	Y	Rename this field from Pub Ptn to Current Yr Ph-In Rlty Ptn EP AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Public School Support.
Current Yr Ph-In Rlty Ptn ES	14	Y	Rename this field from Sep Ptn to Current Yr Ph-In Rlty Ptn ES AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Separate School Support.

File Name: NAME				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Current Yr Ph-In Rlty Ptn PS	14	Y	Rename this field from P Sp Ptn to Current Yr Ph-In Rlty Ptn PS AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with Protestant Separate School Support.
Current Yr Ph-In Rlty Ptn FP	14	Y	Rename this field from Fr Pub Ptn to Current Yr Ph-In Rlty Ptn FP AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Public School Support.
Current Yr Ph-In Rlty Ptn FS	14	Y	Rename this field from Fr Sep Ptn to Current Yr Ph-In Rlty Ptn FS AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Separate School Support.
Current Yr Ph-In Rlty Ptn N	14	Y	Rename this field from No Sup Ptn to Current Yr Ph-In Rlty Ptn N AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with No School Support required.
TTL	1	N		A unit (land, building or both) where the property tax obligation is the responsibility of the tenant.
PRT	11	N		Identifies an assessable unit occupied by a Partnership and is therefore subject to split school support.
PTU	11	N		Identifies an assessable unit where the taxation responsibility is subject to the provincially calculated ratio.
Current Yr Ph-In Asmt Tot	14	Y	Rename this field from Realty Tot to Current Yr Ph-In Asmt Tot AND Change field size from 11 to 14.	Field contains assessed value for Current Year Phase-In Realty Total.
Current Yr Ph-In Asmt Ptn	14	Y	Rename this field from Realty Ptn to Current Yr Ph-In Asmt Ptn AND Change field size from 11 to 14.	Field contains assessed value for Current Year Phase-In Realty Portion.
Roll Total	14	Y	Change field size from 11 to 14 with no decimal places	The total value assessment as provided on the roll returned in 2008 for 2009 taxation
Roll Ptn	14	Y	Change the field size from 11 to 14 with no decimal places	The value assessment as provided on the roll returned in 2008 for 2009 taxation for the assessable portion.
Split %FP	6	N		Education percentage for french public school support.
Split %FS	6	N		Education percentage for french separate school support.
Split %SEP	6	N		Education percentage for separate school support.
Split %PUB	6	N		Education percentage for public school support.
Mailing Address 1	40	Y	Change field size from 28 to 40	First line of mailing address information.
Mailing Address 2	40	Y	Change field size from 28 to 40	Second line of mailing address information.
Mailing Address 3	40	Y	Change field size from 28 to 40	Third line of mailing address information.
City/Prov/Country	40	Y	Change field size from 21 to 40	City/Province/Country of mailing address.
Postal Code	10	Y	Change field size from 9 to 10	Postal Code of mailing address.
SRA 1	1	N		Special Rate Areas are used by the municipality to identify properties needing
SRA 2	1	N		

File Name: NAME				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
SRA 3	1	N		special tax treatment (i.e. Business Improvement Areas)
SRA 4	1	N		
SRA 5	1	N		
SRA 6	1	N		
Legal Text	28	N		The legal description of the property provided to MPAC during the land registry process. (i.e. lots, concession, Mplan, Rplan, Condo plan)
Location Comments	28	N		Additional locational information on this property. (i.e. school lease in effect, 911 addressing, etc.)
NAME - Seq	4	Y	Change field size from 3 to 4	Number identifies the order of the name on record. (i.e. #1 is first, #2 is second)
NAME - Name	28	N		Names of persons and non-persons (Eg. Corporation, government, etc.) on record for the property.
NAME - ID	1	N		The identifier (ID) is used to classify the type of name on this record (i.e.M=Male, X=Corporation) Refer Appendix 5
NAME - OS	1	N		Occupancy (OS) status gives the legal relationship between the person and property (Eg. owner, tenant, spouse, boarder, etc.)
NAME - BrYr	4	N		The year the individual was born.
NAME - BrMo	2	N		The month the individual was born.
NAME - BrDy	2	N		The day of the month that the individual was born.
NAME - CTZ	1	N		Citizenship of the individual. (i.e. Canadian, non-Canadian or unconfirmed).
NAME - RES	1	N		Residency Code is used to identify where the individual lives. Refer Appendix 6.
NAME - REL	1	N		Identifies an individual as Roman Catholic or not for election purposes. (i.e. R for Roman Catholic only when the ID =M or F otherwise blank.)
NAME - SS	1	N		School Support of the individual.
NAME - FE	1	N		Indicates persons who have French-language Education Rights under Section 23 of the Constitution Act, 1982. This code applies to all persons, regardless of age, who are Canadian citizens.
NAME - DRC	1	N		Designated Ratepayer code used for Corporations whose assessments are pooled for taxation purposes.

File Name: Sale				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
First Name	28	N		Name of first owner listed on this property.
RAO #	2	N		MPAC field office identification number.
Extract Date	8	N		Date file was exported from MPAC's system.
Location	60	Y	Change field size from 28 to 60	Physical location of the property.
Street Number	12	Y	Change field size from 5 to 12	This is the number identifying the physical street number of the property.
Upper Number	6	Y	Change field size from 5 to 6	Identifies the top end of a street number when the number is a range. (I.e. 21-23 Yonge St. The upper number would be 23)
Qualifier	3	Y	Change field size from 1 to 3	Part of the street number which identifies any additional features of the Street Number.(I.e. alpha (A-Z), slash (/) or an asterisk *.)
Street Name	30	Y	Change field size from 17 to 30	The name of the street as identified by municipal bylaw.
Unit Number	8	Y	Change field size from 5 to 8	The number identifying an apartment, suite, etc.
Prop Code	3	N		Property code describes the purpose for which the property is used. Refer Appendix 1.
Property Num	15	N		Roll number of the property.
Prime/Sub	4	N		Subordinate number of the property.
Prev Roll #	15	N		Previous roll number if applicable.
Prev Prime/Sub	4	N		Previous subordinate information if applicable.
Frontage	12(2)	Y	Change field size from 8 to 12 with 2 implied decimal places	This is the width of the lot measured by the boundaries bordering the street.
Depth	12(2)	Y	Change field size from 6 to 12 with 2 implied decimal places	This is the depth of the lot measured lengthwise from the street to the rear of the lot.
Area	16(4)	Y	Change field size from 8 to 16 with 4 implied decimal places	The total area of the lot calculated from the site dimensions. If the lot is rectangular then frontage multiplied by depth is equal to the total area.
Unit of Measure	1	N		The total area has a unit of measure which expresses how the lot was measured. Most measurements are in acres (A), feet (F) or metres (M).
Variance	6	N		Variance indicates the shape of the property. I.E. if lot is rectangular then variance is regular, or if lot is pie-shaped then variance is irregular.
Access	1	N		This field indicates accessibility of the property.
Serv. - Water	1	N		This field indicates the primary water source for the property. (I.e. municipal or well.)
Serv. - Sanitary	1	N		This field indicates the current sanitation service on the property.
Serv. - Hydro	1	N		The field indicates if there is hydro service to the property. (Yes/No)

File Name: Sale				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Zoning	25	Y	Change field size from 7 to 25. Fit as many zonings as possible into the 25 characters and separate each zoning by a space	Zoning provided by the local municipal planning authority.
Climate Zone	1	N		Used for farm properties, this field indicates the Climatic Zone (1-7) in which the property is located.
Farm Op Code	2	N		Used for farm properties, this field identifies the type of farm operation on the property. (Refer Appendix 12)
NBHD	3	N		Used to identify a geographical area with the same locational desirability.
Homo NBHD	3	N		This is an alphanumeric field used by MPAC to group properties with similar characteristics within a municipality.
Roll Create Date	8	N		The date the roll was created by MPAC.
Prop Last Changed	8	N		The last date a change was made to the property.
#Subs	4	N		The number of subordinates on the property.
#Names	3	N		The number of names identified on the property.
Unit Last Changed	8	N		The last date a change was made to a unit of the property.
#Strs	2	N		The number of structures on the property.
#Soils	2	N		The number of soil parcels on the property.
#Sales	2	N		The number of sales available on this property.
Ward	2	N		The electoral Ward assigned by the municipality.
Poll	3	N		The electoral Poll assigned by the municipality.
Poll SFX	1	N		The Poll Suffix provides additional municipal electoral areas to a poll.
High	3	Y	Change field size from 2 to 3	School Board identifier.
Public	3	Y	Change field size from 2 to 3	Public School Board identifier.
Sep	3	Y	Change field size from 2 to 3	Separate School Support Board identifier.
FrPub	3	Y	Change field size from 2 to 3	French Public School Board identifier.
FrSep	3	Y	Change field size from 2 to 3	French Separate School Board identifier.
Unit Cl	3	N		Unit Class (Refer Appendix 2)
RTC	1	N		Realty Tax Class (Refer Appendix 3)
RTQ	1	N		Realty Tax Qualifier (Refer Appendix 4)
Unit Sup	1	N		The field indicates the School Support direction for the unit.
Current Yr Ph-In Rlty Ptn EP	14	Y	Rename this field from Pub Ptn to Current Yr Ph-In Rlty Ptn EP AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Public School Support.
Current Yr Ph-In Rlty Ptn ES	14	Y	Rename this field from Sep Ptn to Current Yr Ph-In Rlty Ptn ES AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Separate School Support.

File Name: Sale				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Current Yr Ph-In Rlty Ptn PS	14	Y	Rename this field from P Sp Ptn to Current Yr Ph-In Rlty Ptn PS AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with Protestant Separate School Support.
Current Yr Ph-In Rlty Ptn FP	14	Y	Rename this field from Fr Pub Ptn to Current Yr Ph-In Rlty Ptn FP AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Public School Support.
Current Yr Ph-In Rlty Ptn FS	14	Y	Rename this field from Fr Sep Ptn to Current Yr Ph-In Rlty Ptn FS AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Separate School Support.
Current Yr Ph-In Rlty Ptn N	14	Y	Rename this field from No Sup Ptn to Current Yr Ph-In Rlty Ptn N AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with No School Support required.
TTL	1	N		A unit (land, building or both) where the property tax obligation is the responsibility of the tenant.
PRT	11	N		Identifies an assessable unit occupied by a Partnership and is therefore subject to split school support.
PTU	11	N		Identifies an assessable unit where the taxation responsibility is subject to the provincially calculated ratio.
Current Yr Ph-In Asmt Tot	14	Y	Rename this field from Realty Tot to Current Yr Ph-In Asmt Tot AND Change field size from 11 to 14 AND populate with the phase-in value	Field contains assessed value for Current Year Phase-In Realty Total.
Current Yr Ph-In Asmt Ptn	14	Y	Rename this field from Realty Ptn to Current Yr Ph-In Asmt Ptn AND Change field size from 11 to 14 AND populate with the phase-in value	Field contains assessed value for Current Year Phase-In Realty Portion.
Roll Total	14	Y	Change field size from 11 to 14 with no decimal places	The total value assessment as provided on the roll returned in 2008 for 2009 taxation
Roll Ptn	14	Y	Change field size from 11 to 14 with no decimal places	The value assessment as provided on the roll returned in 2008 for 2009 taxation for the assessable portion.
Split %FP	6	N		Education percentage for french public school support.
Split %FS	6	N		Education percentage for french separate school support.
Split %SEP	6	N		Education percentage for separate school support.
Split %PUB	6	N		Education percentage for public school support.
Mailing Address 1	40	Y	Change field size from 28 to 40 AND change to use long format instead of short format	First line of mailing address information.
Mailing Address 2	40	Y	Change field size from 28 to 40 AND change to use long format instead of short format	Second line of mailing address information.
Mailing Address 3	40	Y	Change field size from 28 to 40 AND change to use long format instead of short format	Third line of mailing address information.
City/Prov/Country	40	Y	Change field size from 21 to 40	City/Province/Country of mailing address.

File Name: Sale				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Postal Code	10	Y	Change field size from 9 to 10	Postal Code of mailing address.
SRA 1	1	N		Special Rate Areas are used by the municipality to identify properties needing special tax treatment (I.e. Business Improvement Areas)
SRA 2	1	N		
SRA 3	1	N		
SRA 4	1	N		
SRA 5	1	N		
SRA 6	1	N		
Legal Text	28	N		The legal description of the property provided to MPAC during the land registry process. (I.e. lots, concession, Mplan, Rplan, Condo plan)
Location Comments	28	N		Additional locational information on this property. (I.e. school lease in effect, 911 addressing, etc.)
SALE - Seq	2	N		Number indicates the order of the sale on this property.
SALE - Date	6	N		The year and month of when the sale occurred.
SALE - Instrument #	11	Y	Change field size from 10 to 11	A unique identifier provided when a change is registered within the land registry system. (Eg., sale, plan of subdivision).
SALE - Unfact Realty	11	N		The assessment for the property or primary unit at the time of sale.
SALE - Sale Amount	11	N		The total dollar amount from the sale of the property.
SALE - Sale Type Pre	2	Y	REMOVED	
SALE - Sale Type Suf	1	Y	REMOVED	
SALE - Type	4	Y	Change field size from 3 to 4	This field is a combination of the sale type prefix and sale type suffix. Refer Appendix 7)

File Name: Soil				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
First Name	28	N		Name of first owner listed on this property.
RAO #	2	N		MPAC field office identification number.
Extract Date	8	N		Date file was exported from MPAC's system.
Location	60	Y	Change field size from 28 to 60	Physical location of the property.
Street Number	12	Y	Change field size from 5 to 12	This is the number identifying the physical street number of the property.
Upper Number	6	Y	Change the size from 5 to 6	Identifies the top end of a street number when the number is a range. (I.e. 21-23 Yonge St. The upper number would be 23)
Qualifier	3	Y	Change field size from 1 to 3	Part of the street number which identifies any additional features of the Street Number.(I.e. alpha (A-Z), slash (/) or an asterisk *.)
Street Name	30	Y	Change field size from 17 to 30	The name of the street as identified by municipal bylaw.
Unit Number	8	Y	Change field size from 5 to 8	The number identifying an apartment, suite, etc.
Prop Code	3	N		Property code describes the purpose for which the property is used. Refer Appendix 1.
Property Num	15	N		Roll number of the property.
Prime/Sub	4	N		Subordinate number of the property.
Prev Roll #	15	N		Previous roll number if applicable.
Prev Prime/Sub	4	N		Previous subordinate information if applicable.
Frontage	12(2)	Y	Change field size from 8 to 12 with 2 implied decimal places	This is the width of the lot measured by the boundaries bordering the street.
Depth	12(2)	Y	Change field size from 6 to 12 with 2 implied decimal places	This is the depth of the lot measured lengthwise from the street to the rear of the lot.
Area	16(4)	Y	Change field size from 8 to 16 with 4 implied decimal places	The total area of the lot calculated from the site dimensions. If the lot is rectangular then frontage multiplied by depth is equal to the total area.
Unit of Measure	1	N		The total area has a unit of measure which expresses how the lot was measured. Most measurements are in acres (A), feet (F) or metres (M).
Variance	6	N		Variance indicates the shape of the property. I.E. if lot is rectangular then variance is regular, or if lot is pie-shaped then variance is irregular.
Access	1	N		This field indicates accessibility of the property.
Serv. - Water	1	N		This field indicates the primary water source for the property. (I.e. municipal or well.)
Serv. - Sanitary	1	N		This field indicates the current sanitation service on the property.
Serv. - Hydro	1	N		The field indicates if there is hydro service to the property. (Yes/No)
Zoning	25	Y	Change field size from 7 to 25. Fit as many zonings as possible into the 25 characters and separate each zoning by a space	Zoning provided by the local municipal planning authority.
Climate Zone	1	N		Used for farm properties, this field indicates the Climatic Zone (1-7) in which the property is located.
Farm Op Code	2	N		Used for farm properties, this field identifies the type of farm operation on the property. (Refer Appendix 12)
NBHD	3	N		Used to identify a geographical area with the same locational desirability.
Homo NBHD	3	N		This is an alphanumeric field used by MPAC to group properties with similar characteristics within a municipality.

File Name: Soil				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Roll Create Date	8	N		The date the roll was created by MPAC.
Prop Last Changed	8	N		The last date a change was made to the property.
#Subs	4	N		The number of subordinates on the property.
#Names	3	N		The number of names identified on the property.
Unit Last Changed	8	N		The last date a change was made to a unit of the property.
#Strs	2	N		The number of structures on the property.
#Soils	2	N		The number of soil parcels on the property.
#Sales	2	N		The number of sales available on this property.
Ward	2	N		The electoral Ward assigned by the municipality.
Poll	3	N		The electoral Poll assigned by the municipality.
Poll SFX	1	N		The Poll Suffix provides additional municipal electoral areas to a poll.
High	3	Y	Change field size from 2 to 3	School Board identifier.
Public	3	Y	Change field size from 2 to 3	Public School Board identifier.
Sep	3	Y	Change field size from 2 to 3	Separate School Support Board identifier.
FrPub	3	Y	Change field size from 2 to 3	French Public School Board identifier.
FrSep	3	Y	Change field size from 2 to 3	French Separate School Board identifier.
Unit Cl	3	N		Unit Class (Refer Appendix 2)
RTC	1	N		Realty Tax Class (Refer Appendix 3)
RTQ	1	N		Realty Tax Qualifier (Refer Appendix 4)
Unit Sup	1	N		The field indicates the School Support direction for the unit.
Current Yr Ph-In Rlty Ptn EP	14	Y	Rename this field from Pub Ptn to Current Yr Ph-In Rlty Ptn EP AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Public School Support.
Current Yr Ph-In Rlty Ptn ES	14	Y	Rename this field from Sep Ptn to Current Yr Ph-In Rlty Ptn ES AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Separate School Support.
Current Yr Ph-In Rlty Ptn PS	14	Y	Rename this field from P Sp Ptn to Current Yr Ph-In Rlty Ptn PS AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with Protestant Separate School Support.
Current Yr Ph-In Rlty Ptn FP	14	Y	Rename this field from Fr Pub Ptn to Current Yr Ph-In Rlty Ptn FP AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Public School Support.
Current Yr Ph-In Rlty Ptn FS	14	Y	Rename this field from Fr Sep Ptn to Current Yr Ph-In Rlty Ptn FS AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Separate School Support.
Current Yr Ph-In Rlty Ptn N	14	Y	Rename this field from No Sup Ptn to Current Yr Ph-In Rlty Ptn N AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with No School Support required.
TTL	1	N		A unit (land, building or both) where the property tax obligation is the responsibility of the tenant.
PRT	11	N		Identifies an assessable unit occupied by a Partnership and is therefore subject to split school support.
PTU	11	N		Identifies an assessable unit where the taxation responsibility is subject to the provincially calculated ratio.
Current Yr Ph-In Asmt Tot	14	Y	Rename this field from Realty Tot to Current Yr Ph-In Asmt Tot AND Change field size from 11 to 14.	Field contains assessed value for Current Year Phase-In Realty Total.

File Name: Soil				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
Current Yr Ph-In Asmt Ptn	14	Y	Rename this field from Realty Ptn to Current Yr Ph-In Asmt Ptn AND Change field size from 11 to 14.	Field contains assessed value for Current Year Phase-In Realty Portion.
Roll Total	14	Y	Change field size from 11 to 14 with no decimal places	The total value assessment as provided on the roll returned in 2008 for 2009 taxation
Roll Ptn	14	Y	Change the size from 11 to 14 with no decimal places	The value assessment as provided on the roll returned in 2008 for 2009 taxation for the assessable portion.
Split %FP	6	N		Education percentage for french public school support.
Split %FS	6	N		Education percentage for french separate school support.
Split %SEP	6	N		Education percentage for separate school support.
Split %PUB	6	N		Education percentage for public school support.
Mailing Address 1	40	Y	Change field size from 28 to 40	First line of mailing address information.
Mailing Address 2	40	Y	Change field size from 28 to 40	Second line of mailing address information.
Mailing Address 3	40	Y	Change field size from 28 to 40	Third line of mailing address information.
City/Prov/Country	40	Y	Change field size from 21 to 40	City/Province/Country of mailing address.
Postal Code	10	Y	Change field size from 9 to 10	Postal Code of mailing address.
SRA 1	1	N		Special Rate Areas are used by the municipality to identify properties needing special tax treatment (I.e. Business Improvement Areas)
SRA 2	1	N		
SRA 3	1	N		
SRA 4	1	N		
SRA 5	1	N		
SRA 6	1	N		
Legal Text	28	N		The legal description of the property provided to MPAC during the land registry process. (I.e. lots, concession, Mplan, Rplan, Condo plan)
Location Comments	28	N		Additional locational information on this property. (I.e. school lease in effect, 911 addressing, etc.)
SOIL - Seq	2	N		Number indicates the order of the soil parcels on the record.
SOIL - Class	1	N		Used for farm properties, a number from 1-6 indicating the class of soil with 1 representing good drainage and texture and 6 representing shallow soil and poor topography.
SOIL - Acres	8	N		Used for farm properties, the total acres of the soil parcels for the property.
SOIL - Texture	1	N		Used for farm properties, this field identifies the texture of the soil. A number from 1 (sand) to 9 (rocky) with 0 representing non-farmland.
SOIL - Points	3	Y	Change field size from 2 to 3	Used for farm properties, a number assigned to represent the soil, topography, stoniness, drainage, flooding and erosion of the property.
SOIL - Tile	1	N		Used for farm properties, the field identifies if tiling has been installed to improve drainage to a property. P-Partial tiling, Y-Yes, N-No
SOIL - Wooded Ac	9	Y	Change field size from 8 to 9 with 2 implied decimals	Used for farm properties, the field identifies the area in acres of woodlands on the property.
SOIL - Orchard AC	9	Y	Change field size from 8 to 9 with 2 implied decimals	Used for farm properties, the field identifies the area in acres of orchards on the property.

File Name:		Structure		
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
First Name	28	N		Name of first owner listed on this property.
RAO #	2	N		MPAC field office identification number.
Extract Date	8	N		Date file was exported from MPAC's system.
Location	60	Y	Change field size from 28 to 60	Physical location of the property.
Street Number	12	Y	Change field size from 5 to 12	This is the number identifying the physical street number of the property.
Upper Number	6	Y	Change field size from 5 to 6	Identifies the top end of a street number when the number is a range. (I.e. 21-23 Yonge St. The upper number would be 23)
Qualifier	3	Y	Change field size from 1 to 3	Part of the street number which identifies any additional features of the Street Number.(I.e. alpha (A-Z), slash (/) or an asterisk *.)
Street Name	30	Y	Change field size from 17 to 30	The name of the street as identified by municipal bylaw.
Unit Number	8	Y	Change field size from 5 to 8	The number identifying an apartment, suite, etc.
Prop Code	3	N		Property code describes the purpose for which the property is used. Refer Appendix 1.
Property Num	15	N		Roll number of the property.
Prime/Sub	4	N		Subordinate number of the property.
Prev Roll #	15	N		Previous roll number if applicable.
Prev Prime/Sub	4	N		Previous subordinate information if applicable.
Frontage	12(2)	Y	Change field size from 8 to 12 with 2 implied decimal places	This is the width of the lot measured by the boundaries bordering the street.
Depth	12(2)	Y	Change field size from 6 to 12 with 2 implied decimal places	This is the depth of the lot measured lengthwise from the street to the rear of the lot.
Area	16(4)		Change field size from 8 to 16 with 4 implied decimal places	The total area of the lot calculated from the site dimensions. If the lot is rectangular then frontage multiplied by depth is equal to the total area.
Unit of Measure	1	N		The total area has a unit of measure which expresses how the lot was measured. Most measurements are in acres (A), feet (F) or metres (M).
Variance	6	N		Variance indicates the shape of the property. I.E. if lot is rectangular then variance is regular, or if lot is pie-shaped then variance is irregular.
Access	1	N		This field indicates accessibility of the property.
Serv. - Water	1	N		This field indicates the primary water source for the property. (I.e. municipal or well.)
Serv. - Sanitary	1	N		This field indicates the current sanitation service on the property.
Serv. - Hydro	1	N		The field indicates if there is hydro service to the property. (Yes/No)
Zoning	25	Y	Change field size from 7 to 25. Fit as many zonings as possible into the 25 characters and separate each zoning by a space	Zoning provided by the local municipal planning authority.
Climate Zone	1	N		Used for farm properties, this field indicates the Climatic Zone (1-7) in which the property is located.
Farm Op Code	2	N		Used for farm properties, this field identifies the type of farm operation on the property. (Refer Appendix 12)

File Name:		Structure		
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
NBHD	3	N		Used to identify a geographical area with the same locational desirability.
Homo NBHD	3	N		This is an alphanumeric field used by MPAC to group properties with similar characteristics within a municipality.
Roll Create Date	8	N		The date the roll was created by MPAC.
Prop Last Changed	8	N		The last date a change was made to the property.
#Subs	4	N		The number of subordinates on the property.
#Names	3	N		The number of names identified on the property.
Unit Last Changed	8	N		The last date a change was made to a unit of the property.
#Strs	2	N		The number of structures on the property.
#Soils	2	N		The number of soil parcels on the property.
#Sales	2	N		The number of sales available on this property.
Ward	2	N		The electoral Ward assigned by the municipality.
Poll	3	N		The electoral Poll assigned by the municipality.
Poll SFX	1	N		The Poll Suffix provides additional municipal electoral areas to a poll.
High	3	Y	Change field size from 2 to 3	School Board identifier.
Public	3	Y	Change field size from 2 to 3	Public School Board identifier.
Sep	3	Y	Change field size from 2 to 3	Seperate School Support Board identifier.
FrPub	3	Y	Change field size from 2 to 3	French Public School Board identifier.
FrSep	3	Y	Change field size from 2 to 3	French Separate School Board identifier.
Unit Cl	3	N		Unit Class (Refer Appendix 2)
RTC	1	N		Realty Tax Class (Refer Appendix 3)
RTQ	1	N		Realty Tax Qualifier (Refer Appendix 4)
Unit Sup	1	N		The field indicates the School Support direction for the unit.
Current Yr Ph-In Rlty Ptn EP	14	Y	Rename this field from Pub Ptn to Current Yr Ph-In Rlty Ptn EP AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Public School Support.
Current Yr Ph-In Rlty Ptn ES	14	Y	Rename this field from Sep Ptn to Current Yr Ph-In Rlty Ptn ES AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with English-Separate School Support.
Current Yr Ph-In Rlty Ptn PS	14	Y	Rename this field from P Sp Ptn to Current Yr Ph-In Rlty Ptn PS AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with Protestant Separate School Support.
Current Yr Ph-In Rlty Ptn FP	14	Y	Rename this field from Fr Pub Ptn to Current Yr Ph-In Rlty Ptn FP AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Public School Support.
Current Yr Ph-In Rlty Ptn FS	14	Y	Rename this field from Fr Sep Ptn to Current Yr Ph-In Rlty Ptn FS AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with French Separate School Support.
Current Yr Ph-In Rlty Ptn N	14	Y	Rename this field from No Sup Ptn to Current Yr Ph-In Rlty Ptn N AND Change field size from 11 to 14.	Field contains Current Year Phase-In assessed value for portion with No School Support required.
TTL	1	N		A unit (land, building or both) where the property tax obligation is the responsibility of the tenant.

File Name:		Structure		
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
PRT	11	N		Identifies an assessable unit occupied by a Partnership and is therefore subject to split school support.
PTU	11	N		Identifies an assessable unit where the taxation responsibility is subject to the provincially calculated ratio.
Current Yr Ph-In Asmt Tot	14	Y	Rename this field from Realty Tot to Current Yr Ph-In Asmt Tot AND Change field size from 11 to 14.	Field contains assessed value for Current Year Phase-In Realty Total.
Current Yr Ph-In Asmt Ptn	14	Y	Rename this field from Realty Ptn to Current Yr Ph-In Asmt Ptn AND Change field size from 11 to 14.	Field contains assessed value for Current Year Phase-In Realty Portion.
Roll Total	14	Y	Change field size from 11 to 14 with no decimal places	The total value assessment as provided on the roll returned in 2008 for 2009 taxation
Roll Ptn	14	Y	Change the size from 11 to 14 with no decimal places	The value assessment as provided on the roll returned in 2008 for 2009 taxation for the assessable portion.
Split %FP	6	N		Education percentage for french public school support.
Split %FS	6	N		Education percentage for french separate school support.
Split %SEP	6	N		Education percentage for separate school support.
Split %PUB	6	N		Education percentage for public school support.
Mailing Address 1	40	Y	Change field size from 28 to 40	First line of mailing address information.
Mailing Address 2	40	Y	Change field size from 28 to 40	Second line of mailing address information.
Mailing Address 3	40	Y	Change field size from 28 to 40	Third line of mailing address information.
City/Prov/Country	40	Y	Change field size from 21 to 40	City/Province/Country of mailing address.
Postal Code	10	Y	Change field size from 9 to 10	Postal Code of mailing address.
SRA 1	1	N		Special Rate Areas are used by the municipality to identify properties needing special tax treatment (i.e. Business Improvement Areas)
SRA 2	1	N		
SRA 3	1	N		
SRA 4	1	N		
SRA 5	1	N		
SRA 6	1	N		
Legal Text	28	N		The legal description of the property provided to MPAC during the land registry process. (i.e. lots, concession, Mplan, Rplan, Condo plan)
Location Comments	28	N		Additional locational information on this property. (i.e. school lease in effect, 911 addressing, etc.)
STRUCTURE - Sequence	4	Y	Change field size from 3 to 4	Number indicates the order of the structures on the record.
STRUCTURE - Str Code	3	N		Structure code describes the type of structure on the property. Refer Appendix 8.
STRUCTURE - Str Type	1	N		Structure code type indicates if the structure has been converted from a different type of structure. E.g. F-Full, P-Partial or Y- Yes or other. A blank field indicates no conversion. Only three structure codes are eligible (i.e. 302, 322 and 323). Refer Appendix 8
STRUCTURE - Value Ind	1	N		This valuation indicator is used to identify how the structure was costed. (E.g. I - Inplace Cost, C-Cost Module)

File Name: Structure				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
STRUCTURE - Est C/Q Code	1	N		No interior inspection on this property and therefore the character and quality have been estimated. (E.g., E=primary structure estimated, G=garage estimated.)
STRUCTURE - Condition	1	N		This refers to the physical condition of the house in relation to its age. E=Excellent, G=Good, A=Average, F=Fair or P=Poor
STRUCTURE - Full Storeys	2	N		Full storeys refers to the number of storey(s) above grade, excluding the basement level. A full upper storey refers to an exterior wall height of five and one half feet or more.
STRUCTURE - Quality	4 (1)	Y	Remains size 4 with one implied decimal	The grading system running from 1 to 10 used to identify the quality of construction. This grading system runs from Class 1, which is a very inexpensive structure to a Class 10, which is a structure built with the highest degree of quality. Class 6 represents the common standard of construction for the time that it was built and is considered the benchmark class.
STRUCTURE - Part Storey	1	N		MPAC has three subclasses for partial stories: 1/4, 1/2 and 3/4.
STRUCTURE - Split	1	N		Indicates the type of split in a structure. (I.e. backsplit or frontsplit = B, sidesplit = S, unconventional = Y and no split = N.
STRUCTURE - Year Blt	4	N		The year the structure was built.
STRUCTURE - EFF Year	4	N		The adjusted date of construction taking into account any renovations and additions to the property.
STRUCTURE - Heating	2	N		Refers to the heating system found in the home. Refer Appendix 9
STRUCTURE - Year Blt Code	1	N		Year Built Code represents if the year built has been estimated and/or renovated and/or an addition to the structure. Refer Appendix 10
STRUCTURE - Air Cond	1	N		Indicates the presence of central air conditioning system (I.e. Y=Yes, N=No).
STRUCTURE - Height	6	Y	Change field size from 5 to 6 with one implied decimal	Indicates the height of the structure for non-residential properties.
STRUCTURE - Bsmt Area	7	N		The basement area including finished and unfinished areas.
STRUCTURE - Bsmt HT	4	N		The height of the basement from 0.5 to 20 in increments of 0.5 feet. The typical basement height is 8 feet.
STRUCTURE - Bsmt Fin Area	7	N		Basement finished area indicates the total area of all finished basement portions for the property.
STRUCTURE - Bsmt Type	1	N		Basement type indicates the type and quality of the finished basement. Refer Appendix 11.
STRUCTURE - Total Area	9	N		The total area of the structure not including the basement area.
STRUCTURE - F/P type 1	1	N		Identifies character of fireplaces where 1 is basic and 3 is more elaborate.
STRUCTURE - F/P type 2	1	N		
STRUCTURE - F/P type 3	1	N		
STRUCTURE - F/P Total	1	N		Total number of fireplaces for the structure.

File Name: Structure				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
STRUCTURE - Bedrooms	3	Y	Change field size from 2 to 3	This is the total number of bedrooms in the house.
STRUCTURE - Full Baths	3	Y	Change field size from 1 to 3	The number of full baths defined as having three or more fixtures and including a shower stall or bathtub.
STRUCTURE - Half Baths	3	Y	Change field size from 1 to 3	The number of half baths defined as having two fixtures in any combination, typically a toilet and sink.
STRUCTURE - Winterized	1	N		Indicates whether or not a structure has been insulation for the purpose of use during the winter months. (Note: used predominantly on recreational properties)
STRUCTURE - Aments Code	1	N		Amenity code describes the type of amenity for the structure. S=Sauna, W=Whirlpool and M=More than one amenity.
STRUCTURE - Aments Pnts	3	N		A point system used to identify the number and area of the amenities for the property.
STRUCTURE - Porch Code	1	N		There are four types of porches or decks: uncovered, covered, enclosed type 1 (used seasonally) and enclosed type 2 (similar quality to the house).
STRUCTURE - Porch Pnts	3	N		A point system used to identify the number and area of porches or decks for the property.
STRUCTURE - Garage Spcs	4	Y	Change field size from 3 to 4	Garage Spaces is a number representing the parking units available.
STRUCTURE - Garage Type	1	N		Indicates the type of garage or parking facilities.
STRUCTURE - Diameter	3	N		Used for farm structures, indicating the diameter of the structure (for example, silos).
STRUCTURE - Door Type	1	N		Used for farm properties, to identify the type of door. Eg. 1=insulated steel overhead, 2=insulated wood overhead, 3=insulated side-hung wood, 4=wood frame with metal-clad siding.
STRUCTURE - Floor Type	1	N		Used for farm structures, indicating the floor type W=wood, C=Concrete, A=Asphalt, N=No floor (dirt or gravel).
STRUCTURE - Exterior	2	Y	Change field size from 1 to 2	Used for farm structures, indicating the exterior finish of the structure.
STRUCTURE - Door SQ FT	5	N		The area of all doors to be costed.
STRUCTURE - Roof Type	1	N		Used for farm properties, indicating the type of roof line.
STRUCTURE - Rateable Area	5	N		Used for farm properties, indicates the total area of two or more structures which are attached. Used to make an allowance for a missing wall.
STRUCTURE - Insulation Type	1	N		Used for farm properties to identify the type of insulation.
STRUCTURE - Linear Feet	5	N		Used for farm properties to represent the length of the perimeter, length of the structure, or length interior partition walls depending on the structure code.
STRUCTURE - Floor Char 1	3	N		The floor character describes the type of construction of the exterior walls. Residential structures fall primarily in the D (frame), D/C and C (masonry) characters of construction.

File Name: Structure				
Field Name	Field Size	Change (Y/N)	What's changed?	Explanation of data contained in this field
STRUCTURE - Floor Shape 1	1	N		The floor shape is determined by comparing the floor area of the building to its perimeter. This calculation determines the number of corners A shape=4 corners, B shape=6 corners, C shape=8 corners, and D shape=10 corners or more.
STRUCTURE - Floor Area 1	7	N		Total area of the first floor.
STRUCTURE - Floor Char 2	3	N		The floor character describes the type of construction of the exterior walls. Residential structures fall primarily in the D (frame), D/C and C (masonry) characters of construction.
STRUCTURE - Floor Shape 2	1	N		The floor shape is determined by comparing the floor area of the building to its perimeter. This calculation determines the number of corners A shape=4 corners, B shape=6 corners, C shape=8 corners, and D shape=10 corners or more.
STRUCTURE - Floor Area 2	5	N		Total area of the second floor.
STRUCTURE - Floor Char 3	3	N		The floor character describes the type of construction of the exterior walls. Residential structures fall primarily in the D (frame), D/C and C (masonry) characters of construction.
STRUCTURE - Floor Shape 3	1	N		The floor shape is determined by comparing the floor area of the building to its perimeter. This calculation determines the number of corners A shape=4 corners, B shape=6 corners, C shape=8 corners, and D shape=10 corners or more.
STRUCTURE - Floor Area 3	5	N		Total area of the third floor and all floors above this point.

APPENDIX 1 –PROPERTY CODES

LAND CODES

Note: * Structure restrictions on this land property code.

100	-	Vacant residential land not on water *
101	-	Second tier vacant lot *
102	-	Conservation Authority Land
103	-	Municipal park (excludes Provincial parks, Federal parks, campgrounds)
105	-	Vacant commercial land *
106	-	Vacant industrial land *
107	-	Provincial park
108	-	Federal park
109	-	Large land holdings greater than 1,000 acres*
110	-	Vacant residential/recreational land on water *
111	-	Island under single ownership *
112	-	Multi-residential vacant land *
113	-	Condominium development land - residential*
114	-	Condominium development land - non residential
115	-	Property in process of redevelopment utilizing existing structure(s)
120	-	Water lot (entirely under water) *
125	-	Residential development land *
127	-	Townhouse block - freehold units
130	-	Non-buildable land (walkways, buffer/berm, storm water management pond, etc.)
134	-	Land designated and zoned for open space
140	-	Common land
150	-	Mining lands - patented
151	-	Mining lands - unpatented
155	-	Land associated with power dam
169	-	Vacant land condominium (residential)*

FARM PROPERTY CODES

"Residence" denotes residence and/or cottages for the following codes:

200	-	Farm property without any buildings/structures
201	-	Farm with residence - with or without secondary structures; no farm outbuildings
210	-	Farm without residence - with secondary structures; with farm outbuildings
211	-	Farm with residence - with or without secondary structures; with farm outbuildings
220	-	Farm without residence - with commercial/industrial operation
221	-	Farm with residence - with commercial/industrial operation
222	-	Farm with a winery
223	-	Grain/seed and feed operations
224	-	Tobacco farm
225	-	Ginseng farm
226	-	Exotic farms, i.e., emu, ostrich, pheasant, bison, elk, deer
227	-	Nut Orchard
228	-	Farm with gravel pit

- 229 - Farm with campground/mobile home park
- 230 - Intensive farm operation - without residence
- 231 - Intensive farm operation - with residence
- 232 - Large scale greenhouse operation
- 233 - Large scale swine operation
- 234 - Large scale poultry operation
- 235 - Government - agriculture research facility - predominately farm property
- 236 - Farm with oil/gas well(s)
- 240 - Managed forest property, vacant land not on water
- 241 - Managed forest property, vacant land on water
- 242 - Managed forest property, seasonal residence not on water
- 243 - Managed forest property, seasonal residence on water
- 244 - Managed forest property, residence not on water
- 245 - Managed forest property, residence on water
- 260 - Vacant residential/commercial/industrial land, owned by a non-farmer with a portion being farmed
- 261 - Land owned by a non-farmer improved with a non-farm residence with a portion being farmed
- 262 - Land owned by a farmer improved with a non-farm residence with a portion being farmed

RESIDENTIAL PROPERTY CODES

* A self-contained unit is defined as having the following characteristics:

- its own kitchen facilities
- its own bathroom
- a separate entrance
- 301 - Single-family detached (not on water)
- 302 - More than one structure used for residential purposes with at least one of the structures occupied permanently
- 303 - Residence with a commercial unit
- 304 - Residence with a commercial/industrial use building
- 305 - Link home
- 306 - Boathouse with residence above
- 307 - Community lifestyle
- 309 - Freehold Townhouse/Rowhouse
- 311 - Semi-detached residential
- 313 - Single-family detached on water
- 314 - Clergy residence
- 322 - Semi-detached with both units under one ownership
- 332 - Duplex
- 333 - Residential property with three self-contained units *
- 334 - Residential property with four self-contained units *
- 335 - Residential property with five self-contained units *
- 336 - Residential property with six self-contained units *
- 340 - Multi-residential, with seven or more self-contained units * (excludes row housing)
- 341 - Multi-residential, high-rise property with seven or more self-contained residential units* with small service-oriented commercial units, designed to service the residential tenants residing in the apartment building, e.g., hair salon, dry cleaner, variety store

- 350 - Row housing, with three to six units under single ownership
- 352 - Row housing, with seven or more units under single ownership
- 360 - Rooming or boarding house
- 361 - Bachelorette, typically a converted house with seven or more self-contained units
- 363 - Housekeeping cottages - no American plan
- 364 - Housekeeping cottages - less than 50% American plan
- 365 - Group Home as defined in the Municipal Act 2001
- 366 - Student housing (off campus)
- 368 - Residential Dockominium
- 369 - Vacant land condominium (residential - improved)
- 370 - Residential condominium
- 371 - Life Lease - No Redemption (no or limited redemption amounts)
- 372 - Life Lease - Return on Invest (guarantee return or market value based return on investment)
- 373 - Cooperative housing - equity
- 374 - Cooperative housing - non-equity
- 375 - Co-ownership
- 376 - Condominium locker unit
- 377 - Condominium parking space unit
- 378 - Residential Leasehold Condominium Corporation
- 379 - Residential phased Condominium Corporation
- 380 - Residential common elements Condominium Corporation
- 381 - Mobile home
- 382 - Mobile home park
- 383 - Bed and Breakfast establishment
- 385 - Time-share, fee simple
- 386 - Time-share, right-to-use
- 391 - Seasonal/recreational dwelling - first tier on water
- 392 - Seasonal/recreational dwelling - second tier on water
- 395 - Seasonal/recreational dwelling - not located on water

COMMERCIAL PROPERTY CODES

- 400 - Small office building, generally single tenant or owner-occupied under 7,500 square feet
- 401 - Small medical/dental building, generally single tenant or owner-occupied under 7,500 square feet
- 402 - Large office building, generally multi - tenanted, over 7,500 square feet
- 403 - Large medical/dental building, generally multi-tenanted over 7,500 square feet
- 405 - Office use converted from house
- 406 - Retail use converted from house
- 407 - Retail lumber yard
- 408 - Freestanding Beer Store or LCBO - not associated with power or shopping centre
- 409 - Retail – one storey, generally over 10,000 square feet
- 410 - Retail – one storey, generally under 10,000 square feet

- 411 - Restaurant - conventional

- 412 - Restaurant - fast food

- 413 -Restaurant - conventional, national chain
- 414 -Restaurant - fast food, national chain
- 415 -Concert hall/theatre/cinema/movie house/drive-in theatre
- 416 -Concert hall/live theatre
- 417 -Entertainment complex - with a large cinema as anchor tenant
- 419 -Automotive service centre, highway - 400 series highways
- 420 -Automotive fuel station with or without service facilities

- 421 -Specialty automotive shop/auto repair/collision service/car or truck wash
- 422 -Auto dealership
- 423 -Auto dealership - independent dealer or used vehicles
- 425 -Neighbourhood shopping centre with more than two stores attached and under one ownership, with anchor - generally less than 150,000 square feet
- 426 -Small box shopping centre less than 100,000 square feet. Minimum three box stores with one anchor (large grocery or discount store)
- 427 -Big box shopping/power centre, greater than 100,000 square feet with two or more main anchors, such as discount or grocery stores, with a collection of box or strip stores and in a commercial concentration concept
- 428 -Regional shopping centre
- 429 -Community shopping centre
- 430 -Neighbourhood shopping centre with more than two stores attached and under one ownership, without anchor - generally less than 150,000 square feet
- 431 -Department store
- 432 -Banks and similar financial institutions, including credit unions - typically single tenanted, generally less than 7,500 square feet
- 433 -Banks and similar financial institutions, including credit unions - typically single tenanted, generally greater than 7,500 square feet
- 434 -Free-standing supermarket
- 435 -Large retail building centre - generally greater than 30,000 square feet
- 436 -Free-standing large retail store, national chain - generally greater than 30,000 square feet
- 438 -Neighbourhood shopping centre with offices above
- 441 -Tavern/public house/small hotel

- 444 -Full service hotel
- 445 -Limited service hotel
- 446 -Apartment hotel
- 447 -Condominium hotel unit
- 450 -Motel

- 451 -Seasonal motel
- 460 -Resort hotel
- 461 -Resort lodge
- 462 -Country inns & small inns
- 463 -Fishing/hunting lodges/resorts
- 465 -Child and community oriented camp/resorts
- 470 -Multi-type complex - defined as a large multi-use complex consisting of retail/office and other uses (multi res/condominium/hotel)

- 471 -Retail or office with residential unit(s) above or behind - less than 10,000 square feet gross building area (GBA), street or onsite parking, with six or less apartments, older downtown core
- 472 -Retail or office with residential unit(s) above or behind - greater than 10,000 square feet gross building area (GBA), street or onsite parking, with seven or more apartments, older downtown core
- 473 -Retail with more than one non-retail use
- 475 -Commercial condominium
- 476 -Commercial condominium (live/work)
- 477 -Retail with office(s) - less than 10,000 square feet gross building area (GBA) with offices above
- 478 -Retail with office(s) - greater than 10,000 square feet gross building area (GBA) with offices above
- 480 -Surface parking lot - excludes parking facilities that are used in conjunction with another property
- 481 -Parking garage - excludes parking facilities that are used in conjunction with another property
- 482 -Surface parking lot - used in conjunction with another property
- 483 -Parking garage - used in conjunction with another property
- 486 -Campground
- 487 -Billboard
- 489 -Driving range/golf centre - stand-alone, not part of a regulation golf course
- 490 -Golf course
- 491 -Ski resort
- 492 -Marina - located on waterfront - defined as a commercial facility for the maintenance, storage, service and/or sale of watercraft
- 493 -Marina - not located on waterfront - defined as a commercial facility for the maintenance, storage, service and/or sale of watercraft
- 495 -Communication towers - with or without secondary communication structures
- 496 -Communication buildings

INDUSTRIAL PROPERTY CODES

- 500 -Mines - active
- 501 -Mines - inactive, including properties where closure plans invoked
- 502 -Mine tailings site associated with an active mine
- 503 -Mine tailings site not associated with an active mine
- 504 -Oil/gas wells
- 505 -Sawmill/lumber mill
- 506 -Forest products - including value added plywood/veneer plants
- 510 -Heavy manufacturing (non-automotive)
- 511 -Pulp and Paper mill
- 512 -Cement/asphalt manufacturing plant
- 513 -Steel mill
- 514 -Automotive assembly plant
- 515 -Shipyard/drydock

- 516 - Automotive parts production plant
- 517 - Specialty steel production (mini mills)
- 518 - Smelter/ore processing
- 519 - Foundry
- 520 - Standard industrial properties not specifically identified by other Industrial Property Codes
- 521 - Distillery/Brewery
- 522 - Grain elevators -Great Lakes waterway
- 523 - Grain handling - Primary elevators (including feed mills)
- 525 - Process elevators - flour mills, oilseed crushing, malt houses
- 527 - Abattoir/slaughter house/rendering plants
- 528 - Food processing plant
- 529 - Freezer plant/cold storage
- 530 - Warehousing
- 531 - Mini-warehousing
- 532 - Dry cleaning plant
- 535 - Research and development facilities
- 540 - Other industrial (all other types not specifically defined)
- 541 - Printing plant
- 544 - Truck terminal
- 545 - Major distribution centre
- 550 - Petrochemical plant
- 551 - Oil refinery
- 552 - Tank farm
- 553 - Bulk oil/fuel distribution terminal
- 555 - OPG Hydraulic Generating Station
- 556 - OPG Nuclear Generating Station
- 557 - OPG Fossil Generating Station
- 558 - Hydro One Transformer Station
- 559 - MEU Generating Station
- 560 - MEU Transformer Station
- 561 - Hydro One hydro right-of-way
- 562 - Private Hydro right-of-way
- 563 - Private Hydraulic Generating Station
- 564 - Private Nuclear Generating Station
- 565 - Private Generating Station (Fossil Fuel and Cogen)
- 566 - Private Transformer Station
- 567 - Wind turbine
- 575 - Industrial condominium
- 580 - Industrial mall
- 588 - Pipelines - transmission, distribution, field & gathering and all other types including distribution connections
- 589 - Compressor station - structures and turbines used in connection with transportation and distribution of gas
- 590 - Water treatment/filtration/water towers/pumping station
- 591 - Sewage treatment/waste pumping/waste disposal
- 592 - Dump/transfer station/incineration plant/landfill
- 593 - Gravel pit, quarry, sand pit

- 594 - Peat moss operation
- 595 - Heat or steam plant
- 596 - Recycling facility
- 597 - Railway right-of-way
- 598 - Railway buildings and lands described as assessable in the Assessment Act
- 599 - GO transit station/rail yard

INSTITUTIONAL PROPERTIES

- 601 - Post secondary education - university, community college, etc.
- 602 - Multiple occupancy educational institutional residence located on or off campus
- 605 - School (elementary or secondary, including private)
- 608 - Day care
- 610 - Other educational institution (e.g. schools for the blind, deaf, special education, training)
- 611 - Other institutional residence (e.g. convents)
- 621 - Hospital, private or public
- 623 - Continuum of care seniors facility
- 624 - Retirement /nursing home (combined)
- 625 - Nursing home
- 626 - Old age/retirement home
- 627 - Other health care facility
- 630 - Federal penitentiary or correctional facility
- 631 - Provincial correctional facility
- 632 - Other correctional facility

SPECIAL PURPOSE PROPERTIES

- 700 - Place of worship - with a clergy residence
- 701 - Place of worship - without a clergy residence
- 702 - Cemetery
- 703 - Cemetery with non-internment services
- 704 - Crematorium
- 705 - Funeral Home
- 710 - Recreational sport club - non-commercial (excludes golf clubs and ski resorts)
- 711 - Bowling alley
- 713 - Casino
- 715 - Race track - auto
- 716 - Racetrack - horse, with slot facility
- 717 - Racetrack - horse, without slot facility
- 718 - Exhibition grounds/fair grounds
- 720 - Commercial sport complex
- 721 - Non-commercial sport complex
- 722 - Professional sport complex
- 725 - Amusement park
- 726 - Amusement park - large/regional
- 730 - Museum and/or art gallery
- 731 - Library and/or literary institutions

- 733 - Convention, conference, congress centre
- 734 - Banquet Hall
- 735 - Assembly hall, community hall
- 736 - Clubs - private, fraternal
- 737 - Federal airport
- 738 - Provincial airport
- 739 - Local government airport
- 740 - Airport leasehold
- 741 - Airport Authority
- 742 - Public transportation - easements and rights
- 743 - International bridge/tunnel
- 744 - Private airport/hangar
- 745 - Recreational airport
- 746 - Subway station
- 748 - Transit garage
- 749 - Public transportation - other
- 750 - Scientific, pharmaceutical, medical research facility (structures predominantly other than office)
- 755 - Lighthouses
- 760 - Military base or camp (CFB)
- 761 - Armoury
- 762 - Military education facility

GOVERNMENT PROPERTIES

- 805 - Post Office
- 806 - Postal mechanical sorting facility
- 810 - Fire Hall
- 812 - Ambulance Base
- 815 - Police Station
- 822 - Government - agricultural research facility - predominantly non-farm property (office building, laboratories)
- 824 - Government - wharves and harbours
- 826 - Government - special educational facility
- 828 - Government - canals and locks
- 830 - Government - navigational facilities
- 832 - Government - historic site or monument
- 840 - Port authority - port activities
- 842 - Port authority - other activities

APPENDIX 2- UNIT CLASS CODES

- CA - Property vested in a conservation authority
- CL - Conservation land. Refer to *Conservation Land Act*, R.S.O. 1990, Chapter C.28
- COM - Commercial property
- ECL - Excess Commercial land
- EDN - Property occupied by an educational body.
- EIL - Excess Industrial land
- FG - Property (other than vacant land and residential units) occupied by the federal government, federal government agencies, or owned and occupied by a foreign government as an embassy. This code is not used when the unit is occupied by a tenant of the federal government.
- FL - Farmlands with or without farm outbuildings but not for use for farmlands on which a farm residence exists.
- FRU - Farmlands on which a farm residence exists.
- IND - Industrial property
- LG - Property other than vacant land and residential units occupied by municipal, regional, or county levels of government. This code does not apply to public utilities, nor when the land is occupied by a tenant of a local government.
- MF - Managed forest
- ML - Mining lands
- OE - Certain specified charities and cemeteries that are not associated with a religious organization.
- OH - Property other than vacant land occupied by Ontario Hydro, but not when occupied by a tenant of Ontario Hydro.
- OT - Taxable properties for which a specific unit class code has not been developed. This code includes lands with improvements (boathouses, garages, sheds, etc.) that actually add value to the land; however, their use does not indicate a specific unit class code.
- PG - Property other than vacant land and residential units occupied by the provincial government, but not when occupied by a tenant of the provincial government.
- PGA - Property other than vacant land and residential units occupied by an agency of the provincial government, but not when occupied by a tenant of a provincial government agency.
- PU - Property occupied by a public utility.
- RDU - Seasonal dwelling units. Permanent residences are coded RU.
- REL - Property used for religious purposes and cemeteries that are associated with a church.
- RU - Residential units
- RWY - Railway property
- TD - Property used for transportation or distribution. Refer to *Assessment Act*, R.S.O. 1990, Chapter A.31, Sections 7 (1)(g), 7(1)(h), and 24.
- THE - Theatres
- TPL - Oil and gas transmission pipelines. Refer to *Assessment Act*, R.S.O. 1990, Chapter A.31, Section 25
- UTC - Utility Transmission Corridor
- VL - Vacant lands other than farmland, mining land, conservation land, managed forests, or those of a conservation authority. This includes land owned by the federal government, provincial government, etc. Used in all cases of vacant land regardless of ownership.

APPENDIX 3 – Realty Tax Class

A Large Theatre (Toronto only)
C Commercial
D Office Building
E Exempt
F Farm
G Parking Lot
I Industrial
J Industrial (New Construction)
K Large Industrial (New Construction)
L Large Industrial
M Multi-Residential
N New Multi-Residential
O Resort Condominium
P Pipeline
Q Professional Sports Facility
R Residential
S Shopping Centre
T Managed Forest
U Utility Transmission & Distribution Corridors
W Railway Rights-of-Way
X Commercial (New Construction)
Y Office Building (New Construction)
Z Shopping Centre (New Construction)

APPENDIX 4- Realty Tax Qualifier

A Taxable: Excess/Vacant Land, Education Only (Locality Board of Education)
B Taxable: Lower-tier Only
C Taxable: Lower-tier & Education Only
D Taxable: Education Only
F Payment-in-Lieu: Full
G Payment-in-Lieu: General
H Taxable: Full, Shared Payment-in-Lieu
I Taxable: Water Intake System, Shared Payment-in-Lieu
J Taxable: Vacant Land, Shared Payment-in-Lieu
K Taxable: Excess Land, Shared Payment-in-Lieu
L Taxable: Upper-tier & Education Only
M Taxable: General
N Taxable: Non-Generating Station, Shared Payment-in-Lieu
P Payment-in-Lieu: Full, Taxable Tenant of Province
Q Payment-in-Lieu: Full, Excess Land, Taxable Tenant of Province
R Payment-in-Lieu: Full, Vacant Land, Taxable Tenant of Province
S Taxable: Generating Station, Shared Payment-in-Lieu
T Taxable: Full
U Taxable: Excess Land

V Payment-in-Lieu: Full, Excess Land
W Payment-in-Lieu: General, Excess Land
X Taxable: Vacant Land
Y Payment-in-Lieu: Full, Vacant Land
Z Payment-in-Lieu: General, Vacant Land
1 Taxable: Farmland Awaiting Development Phase I
2 Payment-in-Lieu: Full, Farmland Awaiting Development Phase I
3 Payment-in-Lieu: General, Farmland Awaiting Development Phase I
4 Taxable: Farmland Awaiting Development Phase II
5 Payment-in-Lieu: Full, Farmland Awaiting Development Phase II
6 Payment-in-Lieu: General, Farmland Awaiting Development Phase II

APPENDIX 5- Name Identifier

M Male
F Female
X Corporations, taxable agencies and other non-persons
G Federal government (including agencies)
P Provincial government (including agencies) and public utilities
L Local government and public utilities
E Education, Religious and other exempt
H Ontario Hydro
C Conservation authority
blank Vacant unit or a continuation line

APPENDIX 6- Residency Code

U lives in this unit
M lives elsewhere in the same municipality
A lives in another apartment or house on the same property
N lives in another municipality

APPENDIX 7- Sale Type

First two characters

00 - open market sale

01 - family sale

02 - forced sale

03 - quit claim or clearing a title

04 - speculative sale

05 - government or exempt property transaction

06 - sale including crops, chattels or goodwill

07 - bush or wood lot sold for trees

08 - sale involving changed property use

09 - sales based on non-typical financing

10 - single sale price and/or assessment for several properties

11 - builder sale (reflecting sales prior to construction or first sale of property e.g. new subdivision)

12 - property changed (reflecting post inspection notation by assessor that this is a valid sale but that the property has changed since the sale occurred)

13 - sale of shell only (typically used for Commercial properties)

14 - partial sale or interest sale (e.g. 50%)

15 - agreement to purchase (bought now to close in the future)

16 - sale amount not reflective of registered date (e.g. condo sale registered quite some time after sale occurred)

19 - other

Third character

1 sale to a person whose principal occupation is farming

2 sale to a person who commences to farm as his/her principal occupation for the first time in an assessment region. This sales qualifier also applies to farmers who have moved into an assessment region from another area

3 sale to a person whose principal occupation is other than farming

4 vacant land

5 single family detached

6 semi-detached

7 plex types

8 seasonal residential

9 other

I industrial

C commercial

G garage/locker/boatslip

APPENDIX 8- STRUCTURE CODE

SECONDARY STRUCTURE CODES

- 101 -Detached Garage:Types 1 - 5
- 102 -Shed:Type 1 – wood, Type 2 - metal
- 103 -Greenhouse:Types 1 - 4
- 104 -Workshop:Types 1 - 5
- 105 -Boathouse:Types 1 - 5
- 106 -Indoor Pool (Defaults to Type 1 if Type is not entered):
 - Type 1 - concrete
 - Type 2 - vinyl-lined
- 107 -Swimming Pool Enclosure
- 108 -Outdoor Pool:
 - Type 1 - concrete
 - Type 2 - vinyl-lined
 - Type 3 - above-ground
- 109 -Tennis Court:
 - Type 1 - half court
 - Type 2 - single court
 - Type 3 - double court
- 110 -Boathouse with Residence Above
- 115 -Summer Kitchen
- 116 -Attached Garage

- 117 -Carport

- 118 -Cabin

- 119 -Detached Garage with Residence Above

- 120 -Workshop with Residence Above

- 121 -Basement Garage

- 150 -Site Improvements

- 199 -Other Secondary Structure

FARM STRUCTURE CODES

- 201 - Type I Barn
- 202 - Type II Barn
- 203 - Type III Uninsulated Barn
- 204 - Type IV Insulated Barn
- 211 - Milking Centres

- 212 - Milking Parlours Inbarn
- 215 - Single Storey Caged Pullets
- 216 - 1, 2 and 3 Storey Broiler Barn
- 217 - High-rise Caged Layers
- 220 - Silo:
 - Type 1 - Wood Silo
 - Type 2 - Martin Silo
 - Type 3 - Concrete Stave Silo
 - Type 4 - Concrete Block Silo
 - Type 5 - Poured Concrete Silo
- 224 - Concrete Oxygen Limiting Silo:
 - Type 1 - High Moisture Grain
 - Type 2 - Forage
- 225 - Crophandler:
 - Type 1 - High Moisture Grain
 - Type 2 - Forage
- 226 - Feedstor:
 - Type 1 - High Moisture Grain
 - Type 2 - Forage
- 227 - Harvestore:
 - Type 1 - High Moisture Grain
 - Type 2 - Forage
- 228 - Sealstor:
 - Type 1 - High Moisture Grain
 - Type 2 - Forage
- 229 - Horizontal Silo
- 230 - Steel Grain Bin
- 232 - Circular Bulk Feed Tank
- 234 - Rectangular Bulk Feed Tank
- 236 - Steel Corn Crib
- 237 - Wood Corn Crib
- 238 - Drive Through Corn Crib
- 240 - Pack Barn
- 242 - Interior Stripper Room
- 244 - Standard Kiln:
 - Type 1 - High Boy & Low Boy (24' x 33')
 - Type 2 - Low Boy (25' x 45')
- 245 - Bulk Kiln
- 250 - Greenhouse (Free-standing):
 - Type 1 - Glass
 - Type 2 - Acrylic
 - Type 3 - Fibreglass
 - Type 4 - Double Plastic
- 252 - Greenhouse (Ridge & Valley) Type 2A:
 - Type 1 - Glass
 - Type 2 - Acrylic
 - Type 3 - Fibreglass
 - Type 4 - Double Plastic

- 330 -Walkup Apartment, more than six units, 1-4 floors
- 331 -Medium/High Rise Apartment, more than six units, 4+ floors
- 340 -Row/Town House Rental (one unit of a complex)
- 341 -Stacked Row/Town House Rental (one unit of a complex)
- 350 -Condominium Single Family Detached
- 351 -Condominium Single Family Semi-detached
- 352 -Condominium Apartment, in a Walk-up
- 353 -Condominium Apartment, in a Medium/High Rise
- 354 -Condominium Row/Town House
- 355 -Condominium Stacked Town House
- 399 -Unspecified Residential Structure

COMMERCIAL STRUCTURE CODES

- 401 -Multi-use Multi Storey Building
- 422 -Service Station
- 423 -Service Garage
- 424 -Automotive Show Room
- 425 -Gas Bar Kiosk
- 426 -Car Wash (Automatic)
- 427 -Automotive Specialty Shop (Muffler Shops, etc.)
- 428 -Gas Bar Canopy
- 429 -Car Wash (Coin Operated)
- 433 -Retail Store
- 434 -Shopping Centre Neighbourhood
- 435 -Shopping Centre Community

- 436 - Shopping Centre Regional
- 437 - Discount Store
- 438 - Departmental Store
- 439 - Supermarket
- 442 - Conventional Restaurant, Freestanding
- 443 - Fast Food Restaurant, Freestanding
- 452 - Bank/Trust Company, Freestanding
- 454 - Mini Bank/Trust Building
- 460 - Assembly Hall
- 461 - Campground Ancillary Building
- 462 - Theatre
- 463 - Cinema
- 464 - Drive-in Screen
- 465 - Squash/Racquetball Court
- 466 - Recreational Swimming Pool
- 467 - Marina Ancillary Building
- 468 - Ski-Lift
- 469 - Commercial Tennis Court
- 470 - Water and/or Dry Slide
- 472 - Office Walk-up
- 473 - Office Walk-up, Medical and Dental
- 474 - Office, Multi-storey
- 482 - Hotel
- 484 - Motel

- 490 -Tower (e.g. Microwave/Radio/Television Transmitting)
- 491 -Retail Kiosk (Indoor)
- 492 -Billboard
- 493 -Photo Kiosk (Outdoor)
- 494 -Commercial Warehouse
- 495 -Parking Garage
- 496 -Underground Parking
- 499 -Unspecified Commercial Structure

INDUSTRIAL STRUCTURE CODES

- 501 -Pipelines, Compressor station
- 502 -Bridge
- 522 -General Purpose Industrial (GT 5,000 square feet)
- 523 -Special Purpose
- 524 -Industrial Mall
- 525 -Reinforced Conc. Frame (B Construction Buildings)
- 526 -Pre-Cast Conc. Frame (B Construction Buildings)
- 527 -Wood Framed Industrial Structures
- 528 -Mini Storage Warehouse
- 532 -Pre-Fabricated Structure - Clear Span
- 533 -Pre-Fabricated Structure - Multi-Span
- 534 -Pre-Fabricated Structure - Arched Rib
- 542 -Office Walk-up, Industrial
- 551 -Industrial Wharves and Jetties
- 552 -Miscellaneous Industrial (LT 5,000 square feet)

660 -Elementary School

661 -Portable Classroom

699 -Unspecified Institutional Structure

SPECIAL PURPOSE STRUCTURE CODES

709 -Rink

710 -Arena

725 -Armoury

730 -Traditional Church

731 -Contemporary Church

750 -Mausoleum

760 -Police Station

770 -Fire Hall

780 -Grandstand/Stadium

790 -Exhibit Building/Museum/Gallery

799 -Unspecified Special Purpose Structure

APPENDIX 9- HEATING TYPE

FA	Forced air
HW	Hot water
EL	Electric
GR	Gravity hot air
PL	Pipeless hot air
RD	Radiant electric
OT	Other - steam, solar
NO	No central heat

APPENDIX 10- YEAR BUILT CODE

E	Estimated
R	Renovation
A*	Addition
B	E + R
C*	E + A
D*	R + A
M*	E + R + A
N	none

*Not a valid code for Comm, Ind, Special and Exempt structures.

APPENDIX 11- BASEMENT TYPE

1-3 Recreation Room (1=Fair, 2=Average, 3=Good)

4-6 Finished Basement (4=Fair, 5=Average, 6=Good)

7-9 Basement Apartment (7=Fair, 8=Average, 9=Good)

APPENDIX 12-FARM OPERATION CODE

01	Mixed Farming
02	Beef
03	Dairy
04	Poultry
05	Swine
06	Sheep
07	Horse
08	Cash Crops (Feed & Seed)
09	Cash Crops (Vegetables)
10	Sod
11	Tobacco
12	Orchard
13	Vineyard
14	Nursery
15	Greenhouse (Fruit & Vegetable)
16	Greenhouse (Floral)
17	Christmas Tree
18	Maple Syrup
19	Mushroom
20	Apiary
21	Fur
22	Goats
23	Fish
24	Experimental Farms
25	Other Farm (Miscellaneous)