Minnesota Geospatial Advisory Council

Parcel Data ~~Transfer~~ Standard

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About the GAC

The mission of the Minnesota Geospatial Advisory Council (GAC) is to act as a coordinating body for the Minnesota geospatial community. The GAC is authorized by legislation passed in 2009 and reauthorized in 2014 Minnesota Statutes (16E.30, subd. 8). It represents a cross-section of organizations that include city, county, regional, state, federal and tribal governments as well as education, business and nonprofit sectors.

As part of this mission, the GAC works with the Minnesota geospatial community to define and adopt standards needed by the community. GAC standards are developed and proposed by geospatial community subject matter experts. The GAC's Standards Committee administers a process to ensure community-wide public review and input for any proposed standards.

The GAC does not mandate or enforce standards. It offers the standards as a resource to the community. Organizations may choose to adopt the standards and require their use internally.

Introduction

Digital parcel data is a core geospatial infrastructure dataset containing a wealth of valuable information about land division, land value and numerous other locational and descriptive attributes related to land parcels. It is a foundational piece of geospatial data infrastructure for government services at all levels. Additionally, the work of private sector interests (e.g., utilities, real estate, engineering), non-profits and academia are greatly enhanced and more efficient with the availability of standardized parcel data. The Parcel Data ~~Transfer~~ Standard is intended to serve as a common resource for the geospatial community of Minnesota. It establishes a common set of attributes and definitions to encourage the efficient transfer, use and aggregation of geospatial parcel (cadastral) data. The proposed standard is primarily intended for use as a transfer standard; however, the wide range of attributes it contains facilitates its use for a wide variety of purposes. This standard **does not** mandate how data producers should capture or store their parcel data internally, or how data is used to meet their internal business needs.

Purpose of this Standard

The purpose of this standard is to provide a single, commonly accepted set of attribute specifications (field name, type, field width, and order) for transferring and aggregating parcel data in Minnesota for a wide variety of purposes. It is intended to be used when data are being transferred between organizations. Use of the standard will improve the ability to share data resources by reducing incompatibilities when acquiring, processing and disseminating parcel (cadastral) data.

Applicability

Data producers may have unique methods, definitions, and criteria for capture and storage of parcel data that satisfy their own business requirements. This standard seeks to establish attribute specifications for data exchange purposes. It does not attempt to define internal data capture or storage specifications for data producers, though some data producers may find benefit in storing data in this format. Organizations within Minnesota are encouraged to adopt this standard for purposes of data exchange.

Sources of this Standard

The data specifications found in the GAC~~Minnesota~~ Parcel Data ~~Transfer~~ Standard are derived from two main areas of effort, these being the original MetroGIS Parcel Data Standard (begun in 1999, completed and in use since 2002 by the Seven Metropolitan Counties of Anoka, Carver, Dakota, Hennepin, Ramsey, Scott and Washington) and the work of the GAC Parcel and Land Records Committee in their refinement and expansion of the original MetroGIS Parcel Data Standard—beginning in 2004—to develop a statewide parcel transfer standard. In Minnesota, digital parcel data originates from the work of county governments, who approve and record land division and who support the work flow of tax collection and tax administration; county governments are the *authoritative source* of the digital parcel data in Minnesota.

Compliance Notes

Organizations in Minnesota are encouraged to adopt and comply with this standard for purposes of data exchange. Some data producing organizations choosing to comply with the standard collect all data included in the standard. Other such organizations collect only some of the data and may choose to work toward full compliance over time. A parcel dataset that fully complies with this standard will consist of geospatial polygons with all attribute fields specified in this standard. It will also comply with the inclusion, mixed case, abbreviation and domain specifications of this standard.

Inclusion

Inclusion is a term used to explain the requirement for a field to be populated in a dataset to comply with the standard. Four types of inclusion are possible: Mandatory, Conditional, If Available and Optional.

Mandatory

Field must be populated for each record to be fully compliant with the standard. Null values are not allowed.

Example: County Code is a Mandatory field in this standard. If County Code values are missing, the database does not comply with the GAC Parcel Data ~~Transfer~~ Standard.

Conditional

Each field must be populated with a non-null value for each record that is applicable to the feature or for which a specified condition exists.

Example 1: Lot, Block and Plat values must be populated for all platted ~~properties~~parcels that have coincident geometry with a specific lot, block and plat.~~; however, they~~ These fields will be null for non-platted ~~properties~~ parcels. Some of these fields may also be null in platted areas when a parcel boundary is not coincident with a specific lot.

Example 2: An address on "West Seventh Street" has a Pre Directional of "West". All addresses on this street would be required to have the Pre Directional field populated, but not the Post Directional field. The Pre Directional field applies to this feature.

If Available

Field must be populated if the data exists in the data provider's database.

Example: A county's tax database contains Date of Last Sale and Value of Last Sale, but does not contain Type of Heating or Type of Cooling. The first two attribute must be populated to comply with this standard, but the last two do not need to be populated.

Optional

Field is not required to be populated.

Mixed Case

Per the Federal Geographic Data Committee (FGDC) address data standards and the Minnesota Address Point Data Standard, all data elements in Sections 2 and 3 of this standard will use a mixed case format. Some end users may desire an ALL CAPS format for a specific purpose. Data may be converted to ALL CAPS by end users if desired. It is more difficult to automatically convert ALL CAPS back to mixed case. Note: The National Emergency Numbering Association (NENA) standard also uses mixed case for many of its data registries (e.g. street name pre and post types).

Abbreviations

Per the Federal Geographic Data Committee (FGDC) address data standards and the Minnesota Address Point Data Standard, all data elements in Sections 2 and 3 of this standard must be spelled out unless specifically defined

otherwise in the field description. This is done to remove ambiguity. The FGDC standard provides the example of "N W Jones Tr." Is it "Northwest Jones Tr" "Noble Wimberly Jones Tr" or "North William Jones Tr"? Does Tr stand for Terrace, Trail, or Trace? This is also done because standardized lists of abbreviations are bound to be incomplete. A few examples of street types missing from the USPS list include: Alcove, Close, Connector, Downs, Exchange, and Promenade. Note: The NENA standard does not use abbreviations for many of its data registries (e.g. street name pre and post types).

Domains

Several domain tables accompany this standard in a spreadsheet available at this link. To comply with this standard, a dataset must adhere to these domains but does not need to include the domain tables with the data. If a local value exists that is not included in a domain (e.g. a street type), it may be submitted to the MN Geospatial Advisory Council, Standards Committee to be included in the domain. Domains will be updated on a periodic basis, as needed. The date of the most recent change to each domain table is included in the spreadsheet.

Database Summary Table

Element Number	Element Name	Database Field Name	Field Type	Field Width	Inclusion	Domain
1. Identification Elements						
1.1	County PIN	COUNTY_PIN	Text	22	Conditional ~~Mandatory~~	
1.2	State PIN	STATE_PIN	Text	28	Conditional ~~Mandatory~~	
2. Address Elements						
2.1	Address Number Prefix	ANUMBERPRE	Text	15	Conditional	
2.2	Address Number	ANUMBER	Integer	Long	Conditional	
2.3	Address Number Suffix	ANUMBERSUF	Text	15	Conditional	
2.4	Street Name Pre Modifier	ST_PRE_MOD	Text	15	Conditional	
2.5	Street Name Pre Directional	ST_PRE_DIR	Text	9	Conditional	StreetDirectional
2.6	Street Name Pre Type	ST_PRE_TYP	Text	35	Conditional	StreetPreType
2.7	Street Name Pre Separator	ST_PRE_SEP	Text	20	Conditional	
2.8	Street Name	ST_NAME	Text	60	Conditional	
2.9	Street Name Post Type	ST_POS_TYP	Text	15	Conditional	StreetPostType
2.10	Street Name Post Directional	ST_POS_DIR	Text	9	Conditional	StreetDirectional
2.11	Street Name Post Modifier	ST_POST_MOD	Text	15	Conditional	
2.12	Subaddress Type 1	SUB_TYPE1	Text	12	Conditional	SubaddressType
2.13	Subaddress Identifier 1	SUB_ID1	Text	30	Conditional	
2.14	Subaddress Type 2	SUB_TYPE2	Text	12	Conditional	SubaddressType
2.15	Subaddress Identifier 2	SUB_ID2	Text	30	Conditional	
2.16	ZIP Code	ZIP	Text	5	Conditional	
2.17	ZIP Plus 4	ZIP4	Text	4	Optional	
3. Area Elements						
3.1	CTU Name	CTU_NAME	Text	100	Mandatory	CTUName
3.2	CTU Code	CTU_ID_TXT	Text	8	Mandatory	CTUIDText
3.3	Postal Community Name	POSTCOMM	Text	40	Optional	
3.4	County Code	CO_CODE	Text	5	Mandatory	CountyCode
3.5	County Name	CO_NAME	Text	40	Mandatory	CountyName
3.6	State Code	STATE_CODE	Text	2	Mandatory	StateCode
4. Tax and Survey Elements						
4.1	Lot	LOT	Text	30	Conditional	
4.2	Block	BLOCK	Text	30	Conditional	
4.3	Plat Name	PLAT_NAME	Text	150	Conditional	
4.4	Owner Name	OWNER_NAME	Text	100	If Available	
4.5	Owner More Information	OWNER_MORE	Text	100	If Available	
4.6	Owner Address Line 1	OWN_ADD_L1	Text	100	If Available	
4.7	Owner Address Line 2	OWN_ADD_L2	Text	100	If Available	
4.8	Owner Address Line 3	OWN_ADD_L3	Text	100	If Available	
4.9	Owner Address Line 4	OWN_ADD_L4	Text	100	If Available	
4.10	Taxpayer Name	TAX_NAME	Text	100	Conditional ~~Mandatory~~	
4.11	Taxpayer Address Line 1	TAX_ADD_L1	Text	100	Conditional	
4.12	Taxpayer Address Line 2	TAX_ADD_L2	Text	100	Conditional	
4.13	Taxpayer Address Line 3	TAX_ADD_L3	Text	100	Conditional	
4.14	Taxpayer Address Line 4	TAX_ADD_L4	Text	100	Conditional	
4.15	Landmark	LANDMARK	Text	150	Optional	
4.16	Homestead Exemption	HOMESTEAD	Text	10	Conditional	Homestead
4.17	Acres (Polygon)	ACRES_POLY	Double	11 (2 decimal places)	Mandatory	
4.18	Acres (Deed)	ACRES_DEED	Double	11	Conditional	

				(2 decimal places)		
4.19	Estimated Value of Land	EMV_LAND	Integer	Long	Conditional	
4.20	Estimated Value of Building	EMV_BLDG	Integer	Long	Conditional	
4.21	Estimated Value Total	EMV_TOTAL	Integer	Long	Conditional	
4.22	Tax Year	TAX_YEAR	Integer	Short	Conditional	
4.23	Market Year	MKT_YEAR	Integer	Short	Conditional	
4.24	Tax Capacity	TAX_CAPAC	Integer	Long	Conditional	
4.25	Total Tax	TOTAL_TAX	Integer	Long	Conditional	
4.26	Special Assessment	SPEC_ASSES	Integer	Long	Conditional	
4.27	Use Classification ~~Type~~ 1	USECLASS1	Text	100	If Available	
4.28	Use Classification ~~Type~~ 2	USECLASS2	Text	100	If Available	
4.29	Use Classification ~~Type~~ 3	USECLASS3	Text	100	If Available	
4.30	Use Classification ~~Type~~ 4	USECLASS4	Text	100	If Available	
4.31	Multiple Uses	MULTI_USES	Text	10	Optional	YesNoUnknown
4.32	Tax Exempt	TAX_EXEMPT	Text	3	Optional	TaxExempt
4.33	Exempt Use Classification~~Type~~ 1	XUSECLASS1	Text	100	If Available	
4.34	Exempt Use Classification~~Type~~ 2	XUSECLASS2	Text	100	If Available	
4.35	Exempt Use Classification~~Type~~ 3	XUSECLASS3	Text	100	If Available	
4.36	Exempt Use Classification~~Type~~ 4	XUSECLASS4	Text	100	If Available	
4.37	Dwelling Type	DWELL_TYPE	Text	30	If Available	
4.38	Home Style	HOME_STYLE	Text	30	If Available	
4.39	Finished Square Footage	FIN_SQ_FT	Integer	Long	If Available	
4.40	Presence of Garage	GARAGE	Text	10	If Available	YesNoUnknown
4.41	Square Footage of Garage	GARAGESQFT	Integer	Long	If Available	
4.42	Presence of Basement	BASEMENT	Text	10	If Available	YesNoUnknown
4.43	Type of Heating	HEATING	Text	30	If Available	
4.44	Type of Cooling	COOLING	Text	30	If Available	
4.45	Year Built	YEAR_BUILT	Integer	Short	If Available	
4.46	Number of Residential Units	NUM_UNITS	Integer	Long	If Available	
4.47	Date of Last Sale	SALE_DATE	Date	8	If Available	
4.48	Value at Last Sale	SALE_VALUE	Integer	Long	If Available	
4.49	Green Acres Program	GREEN_ACRE	Text	10	If Available	YesNoUnknown
4.50	Open Space	OPEN_SPACE	Text	10	If Available	YesNoUnknown
4.51	Agricultural Preserve	AG_PRESERV	Text	10	If Available	YesNoUnknown
4.52	Agricultural Preserve Enroll Date	AGPRE_ENRD	Date	8	If Available	
4.53	Agricultural Preserve Expiration Date	AGPRE_EXPD	Date	8	If Available	
4.54	Abbreviated Legal Description	ABB_LEGAL	Text	254	If Available	
4.55	Edit Date	EDIT_DATE	Date	8	If Available	
4.56	Export Date	EXP_DATE	Date	8	Mandatory	
4.57	Polygon to Point Relationship	POLYPT_REL	Integer	Short	Optional~~If Available~~	PolyToPointRelationship
4.58	Non-Standard Parcel Status	N_STANDARD	Integer	Short	Conditional	NonStandardParcelStatus
5. Ownership and Administration Elements						
5.1	Ownership Category	OWNERSHIP	Text	30	Optional	Ownership
5.2	School District	SCHOOL_DST	Text	10	Optional	SchoolDistrict
5.3	Watershed District	WSDH_DST	Text	50	Optional	WatershedDistrict
6. Public Land Survey System (PLSS) Elements						
6.1	Section	SECTION	Integer	Short	Optional	
6.2	Township	TOWNSHIP	Integer	Short	Optional	
6.3	Range	RANGE	Integer	Short	Optional	
6.4	Range Direction	RANGE_DIR	Integer	Short	Optional	RangeDirection
6.5	Principal Meridian	PRIN_MER	Integer	Short	Optional	PrincipalMeridian

Data Element Details

1. Identification Elements

1.1 County PIN

Database Name	COUNTY_PIN		
Data Type	Text	**Inclusion**	Conditional~~Mandatory~~
Width	22	**Domain**	
Examples	29-0-0559-2 (example from Aitkin County) 12-029-24-32-0243 (example from Hennepin County)		
Description	The unique parcel identifier (PID) or parcel identification number (PIN) that is use within the county This field must be populated unless the polygon does not have a PIN assigned by the county. In this case, the Non-Standard Parcel Status field (N_STANDARD) must be populated.		

1.2 State PIN

Database Name	STATE_PIN		
Data Type	Text	**Inclusion**	Conditional~~Mandatory~~
Width	28	**Domain**	
Examples	27001-29-0-0559-2 (example from Aitkin County) 27053-12-029-24-32-0243 (example from Hennepin County)		
Description	A concatenation of CO_CODE, a dash, and COUNTY_PIN. This creates a parcel identifier that is unique within the state and nationally for each parcel. This field must be populated unless the polygon does not have a PIN assigned by the county. In this case, the Non-Standard Parcel Status field (N_STANDARD) must be populated.		

2. Address Elements

Note: Address elements comply with the MN GAC Address Point Data Standard.

2.1 Address Number Prefix

Database Name	ANUMBERPRE		
Data Type	Text	**Inclusion**	Conditional
Width	15	**Domain**	
Examples	**61-**43 Springfield Lane		
Description	The portion of the complete address number which precedes the address number itself. For an address range separated by a dash, the first number and dash will go in the prefix.		

2.2 Address Number

Database Name	ANUMBER		
Data Type	Integer	**Inclusion**	Conditional
Width	Long	**Domain**	
Examples	1234 Main Street		
Description	The numeric identifier for the address of the parcel.		

2.3 Address Number Suffix

Database Name	ANUMBERSUF		
Data Type	Text	**Inclusion**	Conditional
Width	15	**Domain**	
Examples	123 **1/2** Main Street, 456 **B** Wilson Street		
Description	The portion of the complete address number which follows the address number itself		

2.4 Street Name Pre Modifier

Database Name	ST_PRE_MOD		
Data Type	Text	**Inclusion**	Conditional
Width	15	**Domain**	
Examples	**Old** North First Street, **Alternate** North Avenue B		
Description	A word or phrase that precedes and modifies the Street Name, but is separated from it by a Street Name Pre Type or a Street Name Pre Directional or both		

2.5 Street Name Pre Directional

Database Name	ST_PRE_DIR		
Data Type	Text	**Inclusion**	Conditional
Width	9	**Domain**	StreetDirectional
Examples	**North** Main Street		
Description	A word preceding the Street Name that indicates the direction or position of the thoroughfare relative to an arbitrary starting point or line, or the sector where it is located. Note: Do not use words that are part of the street name as a directional. For example, in North Shore Drive, “North” would be part of the street name if it is a drive named for the North Shore as opposed to the northern section of Shore Drive.		

2.6 Street Name Pre Type

Database Name	ST_PRE_TYP		
Data Type	Text	**Inclusion**	Conditional
Width	35	**Domain**	StreetPreType
Examples	**County Road** 14, **Interstate** 94, **Avenue** of the Stars		
Description	A word or phrase that precedes the Street Name and identifies a type of thoroughfare in a complete street name.		

2.7 Street Name Pre Separator

Database Name	ST_PRE_SEP		
Data Type	Text	**Inclusion**	Conditional
Width	20	**Domain**	
Examples	Avenue **of the** Stars		
Description	If a Complete Street Name includes a prepositional phrase between a Street Name Pre Type and a Street Name, the prepositional phrase is treated as a separator.		

2.8 Street Name

Database Name	ST_NAME		
Data Type	Text	**Inclusion**	Conditional
Width	60	**Domain**	
Examples	**Central** Street Southwest, County Road **7**		
Description	The portion of the complete street name that identifies the particular thoroughfare. For numbered streets (e.g. Third Street, 3rd Street), use the format and spelling as defined by each official local address authority. For street name formats like 2nd, 3rd and 4th, use lower case letters.		

2.9 Street Name Post Type

Database Name	ST_POS_TYP		
Data Type	Text	**Inclusion**	Conditional
Width	15	**Domain**	StreetPostType
Examples	1234 Central **Street** Southwest		
Description	A word or phrase that follows the street name and identifies a type of thoroughfare.		

2.10 Street Name Post Directional

Database Name	ST_POS_DIR		
Data Type	Text	**Inclusion**	Conditional
Width	9	**Domain**	StreetDirectional
Examples	1234 Cherry Street **North**		
Description	A word following the Street Name that indicates the direction or position of the thoroughfare relative to an arbitrary starting point or line, or the sector where it is located.		

2.11 Street Name Post Modifier

Database Name	ST_POS_MOD		
Data Type	Text	**Inclusion**	Conditional
Width	15	**Domain**	
Examples	1230 Central Avenue **Extended**		
Description	A word or phrase that follows and modifies the Street Name, but is separated from it by a Street Name Post Type or a Street Name Post Directional or both.		

2.12 Subaddress Type 1

Database Name	SUB_TYPE1		
Data Type	Text	**Inclusion**	Conditional
Width	12	**Domain**	SubaddressType
Examples	**Apartment** B3, **Building** 6, North **Tower**, O'Shaughnessy Science **Hall**, **Floor** 2, Mezzanine **Level**, **Suite** 10		
Description	The type of subaddress to which the associated Subaddress Identifier applies.		

2.13 Subaddress Identifier 1

Database Name	SUB_ID1		
Data Type	Text	**Inclusion**	Conditional
Width	30	**Domain**	
Examples	Apartment **B3**, Building **6**, **North** Tower, **O'Shaughnessy Science** Hall, Floor **2**, **Mezzanine** Level, Suite **10**		
Description	The letters, numbers, words or combination thereof used to distinguish different subaddresses of the same type when several occur within the same feature.		

2.14 Subaddress Type 2

Database Name	SUB_TYPE2		
Data Type	Text	**Inclusion**	Conditional
Width	12	**Domain**	SubaddressType
Examples	**Apartment** B3, **Building** 6, North **Tower**, O'Shaughnessy Science **Hall**, **Floor** 2, Mezzanine **Level**, **Suite** 10		
Description	The type of subaddress to which the associated Subaddress Identifier applies.		

2.15 Subaddress Identifier 2

Database Name	SUB_ID2		
Data Type	Text	**Inclusion**	Conditional
Width	30	**Domain**	
Examples	Apartment **B3**, Building **6**, **North** Tower, **O'Shaughnessy Science** Hall, Floor **2**, **Mezzanine** Level, Suite **10**		
Description	The letters, numbers, words or combination thereof used to distinguish different subaddresses of the same type when several occur within the same feature.		

2.16 ZIP Code

Database Name	ZIP		
Data Type	Text	**Inclusion**	Conditional
Width	5	**Domain**	
Examples	56301		
Description	A system of 5-digit codes that identifies the individual Post Office or metropolitan area delivery station associated with an address.		

2.17 ZIP Plus 4

Database Name	ZIP4		
Data Type	Text	**Inclusion**	Optional
Width	4	**Domain**	
Examples	3846		
Description	A 4-digit extension of the5-digit ZIP Code (preceded by a hyphen) that, in conjunction with the ZIP code, identifies a specific range of the USPS delivery addresses.		

3. Area Elements

Note: Area elements comply with the Minnesota Address Point Data Standard.

3.1 CTU Name

Database Name	CTU_NAME		
Data Type	Text	**Inclusion**	Mandatory
Width	100	**Domain**	CTUName
Examples	Bloomington, Lake View Township, Rushford		
Description	The name of the city, township, or unorganized territory (CTU) n which the parcel is physically located. In many places, this will be different than the city name used by the U.S. Postal Service. Note: Minnesota has a CTU Identifier Codes standard. This field must be populated unless the polygon crosses one or more municipal boundaries. In this case, the Non-Standard Parcel Status field (N_STANDARD) must be populated.		

3.2 CTU Code

Database Name	CTU_ID_TEXT		
Data Type	Text	**Inclusion**	Mandatory
Width	8	**Domain**	CTUIDText
Examples	02394789, 00664194		
Description	The official Federal Geographic Names Information Systems unique identifier code for the city, township or unorganized territory in which the parcel is physically located. There are two Federal formats: 1. The U.S. Census text format with leading zeros is required in this standard. (e.g. 02394789, 00664194) 2. The USGS integer format is NOT compliant with this Minnesota standard. (e.g. 2394789, 664194) Note: Minnesota has a CTU Identifier Codes standard. This field must be populated unless the polygon crosses one or more municipal boundaries. In this case, the Non-Standard Parcel Status field (N_STANDARD) must be populated.		

3.3 Postal Community Name

Database Name	POSTCOMM		
Data Type	Text	**Inclusion**	Optional
Width	40	**Domain**	
Examples	Saint Cloud		
Description	A city name recognized by the USPS as valid for the ZIP Code of the address point. The USPS recognizes one or more city names as being valid for each ZIP Code. It also designates one of the city names as the default for the ZIP Code and asks for it to be used "whenever possible". In many places this will be different than the name of the city or township in which the address is physically located. For example, addresses within the cities of Hermantown and Proctor use the ZIP Code of 55810, but the USPS default city name for this ZIP Code is Duluth. USPS recognized and default city names for a given zip code can be found using this USPS form.		

3.4 County Code

Database Name	CO_CODE		
Data Type	Text	**Inclusion**	Mandatory
Width	5	**Domain**	CountyCode
Examples	27001 (Aitkin County), 27003 (Anoka County)		
Description	The combination of the two-character state numeric code and the three-character county code in which the parcel resides. Note: Both state and county codes are national and state approved standards. Minnesota county code standard. Minnesota state code standard.		

3.5 County Name

Database Name	CO_NAME		
Data Type	Text	**Inclusion**	Mandatory
Width	40	**Domain**	CountyName
Examples	Roseau, Winona		
Description	The name of the county in which the parcel is physically located		

3.6 State Code

Database Name	STATE_CODE		
Data Type	Text	**Inclusion**	Mandatory
Width	2	**Domain**	StateCode
Examples	MN		
Description	The two-character state code for mailing purposes. This will always be “MN” for Minnesota and in compliance with the Minnesota state code standard.		

4. Tax and Survey Elements

4.1 Lot

Database Name	LOT		
Data Type	Text	**Inclusion**	Conditional
Width	30	**Domain**	
Examples	7, Lot 7, Outlot A		
Description	For platted parcels, the lot with which the parcel is identified *(portion of legal description)*		

4.2 Block

Database Name	BLOCK		
Data Type	Text	**Inclusion**	Conditional
Width	30	**Domain**	
Examples	13, Block 13		
Description	For platted parcels, the block with which the parcel is identified *(portion of legal description)*		

4.3 Plat Name

Database Name	PLAT_NAME		
Data Type	Text	**Inclusion**	Conditional
Width	150	**Domain**	
Examples	East Side Addition to Minneapolis; Smith's Second Addition		
Description	For platted parcels, the ~~name of~~ the plat ~~in~~with which the parcel is identified~~found~~ *(portion of legal description). Providers and users of the data should be aware that due~~owing~~ to differing tax nomenclature systems, some truncation is acceptable, and may occur in this field.*		

4.4 Owner Name

Database Name	OWNER_NAME		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples	William Windom; Windom, William H; William H Windom		
Description	The name of the parcel owner for multiple ownerships this would be the primary owner listed on tax statements. Name formats are acceptable in whatever order they are stored in the respective tax systems		

4.5 Owner More Information

Database Name	OWNER_MORE		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples			
Description	Additional owner information such as including more names		

4.6 Owner Address Line 1

Database Name	OWN_ADD_L1		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples	2204 Fillmore Street Northeast		
Description	Owner address line 1 or secondary owner in those cases where the primary owner address has no information		

4.7 Owner Address Line 2

Database Name	OWN_ADD_L2		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples	Suite 1		
Description	Owner address line 2		

4.8 Owner Address Line 3

Database Name	OWN_ADD_L3		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples	Saint Paul, MN 55101		
Description	Owner address line 3		

4.9 Owner Address Line 4

Database Name	OWN_ADD_L4		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples			
Description	Owner address line 4		

4.10 Taxpayer Name

Database Name	TAX_NAME		
Data Type	Text	**Inclusion**	~~Mandatory~~Conditional
Width	100	**Domain**	
Examples	Louisa Windom; Windom Louisa H.; Louisa H. Windom		
Description	The name of the taxpayer of the parcel; this value may be different from the parcel owners listed in Elements 4.4 and 4.5 This field must be populated unless the polygon is not a tax parcel (e.g. a right-of-way polygon). In this case, the Non-Standard Parcel Status field (N_STANDARD) must be populated.		

4.11 Taxpayer Address Line 1

Database Name	TAX_ADD_L1		
Data Type	Text	**Inclusion**	Conditional
Width	100	**Domain**	
Examples	4004 Rock Creek Road		
Description	Taxpayer address line 1		

4.12 Taxpayer Address Line 2

Database Name	TAX_ADD_L2		
Data Type	Text	**Inclusion**	Conditional
Width	100	**Domain**	
Examples	Suite 1		
Description	Taxpayer address line 2		

4.13 Taxpayer Address Line 3

Database Name	TAX_ADD_L3		
Data Type	Text	**Inclusion**	Conditional
Width	100	**Domain**	
Examples			
Description	Taxpayer address line 3		

4.14 Taxpayer Address Line 4

Database Name	TAX_ADD_L4		
Data Type	Text	**Inclusion**	Conditional
Width	100	**Domain**	
Examples			
Description	Taxpayer address line 4		

4.15 Landmark Name

Database Name	LANDMARK		
Data Type	Text	**Inclusion**	Optional
Width	150	**Domain**	
Examples	Minneapolis Fire Station 15, Memorial Park, Dairy Queen		
Description	One or more landmark names which identify a relatively permanent feature of the landscape that has recognizable identity within a particular cultural context. Note: Any parcel could include multiple landmarks, all of which may be included in this element.		

4.16 Homestead Exemption

Database Name	HOMESTEAD		
Data Type	Text	**Inclusion**	Conditional
Width	10	**Domain**	Homestead
Examples	Yes, No, Fractional		
Description	Indicates if the property has a homestead exemption. Yes, No, Fractional. In many tax systems there are multiple combinations possible for partial homestead, if any of these apply the use of Fractional is applicable as a “catch all” category for them.		

4.17 Acres (Polygon)

Database Name	ACRES_POLY		
Data Type	Double	**Inclusion**	Mandatory
Width	11 (Including 2 decimal places)	**Domain**	
Examples	84.17		
Description	The calculated acreage of the parcel polygon.		

4.18 Acres (Deed)

Database Name	ACRES_DEED		
Data Type	Double	**Inclusion**	Conditional
Width	11 (Including 2 decimal places)	**Domain**	
Examples	84.91		
Description	The deeded acreage of the parcel		

4.19 Estimated Value of Land

Database Name	EMV_LAND		
Data Type	Integer	**Inclusion**	Conditional
Width	Long	**Domain**	
Examples	23400		
Description	The estimated market value of the land 0 = No value -9999 = No data or null value		

4.20 Estimated Value of Building

Database Name	EMV_BLDG		
Data Type	Integer	**Inclusion**	Conditional
Width	Long	**Domain**	
Examples	142000		
Description	The estimated market value of the building(s) 0 = No value -9999 = No data or null value		

4.21 Estimated Value Total

Database Name	EMV_TOTAL		
Data Type	Integer	**Inclusion**	Conditional
Width	Long	**Domain**	
Examples	165400		
Description	The combined estimated market value of the land and building(s) 0 = No value -9999 = No data or null value		

4.22 Tax Year

Database Name	TAX_YEAR		
Data Type	Integer	**Inclusion**	Conditional
Width	Short	**Domain**	
Examples	2017		
Description	The year of the tax value 0 = No value -9999 = No data or null value		

4.23 Market Year

Database Name	MKT_YEAR		
Data Type	Integer	**Inclusion**	Conditional
Width	Short	**Domain**	
Examples	2017		
Description	The year of market assignment of the parcel 0 = No value -9999 = No data or null value		

4.24 Tax Capacity

Database Name	TAX_CAPAC		
Data Type	Integer	**Inclusion**	Conditional
Width	Long	**Domain**	
Examples	2230		
Description	A calculation of owner's share of property taxes based on market value and class rates 0 = No value -9999 = No data or null value		

4.25 Total Tax

Database Name	TOTAL_TAX		
Data Type	Integer	**Inclusion**	Conditional
Width	Long	**Domain**	
Examples	2970		
Description	The amount of property tax paid or due to be paid 0 = No value -9999 = No data or null value		

4.26 Special Assessment

Database Name	SPEC_ASSES		
Data Type	Integer	**Inclusion**	Conditional
Width	Long	**Domain**	
Examples	1711		
Description	The special assessment value due and payable in the current year 0 = No value -9999 = No data or null value		

4.27 Use Classification ~~Type~~ 1

Database Name	USECLASS1		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples	Residential, commercial, industrial, open space		
Description	A use classification for the parcel.		

4.28 Use Classification ~~Type~~ 2

Database Name	USECLASS2		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples			
Description	A second use classification for the parcel.		

4.29 Use Classification ~~Type~~ 3

Database Name	USECLASS3		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples			
Description	A third use classification for the parcel.		

4.30 Use Classification ~~Type~~ 4

Database Name	USECLASS4		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples			
Description	A fourth use classification for the parcel.		

4.31 Multiple Uses

Database Name	MULTI_USES		
Data Type	Text	**Inclusion**	Optional
Width	10	**Domain**	YesNoUnknown
Examples	Yes, No		
Description	Indicates if there are multiple uses present on the parcel		

4.32 Tax Exempt

Database Name	TAX_EXEMPT		
Data Type	Text	**Inclusion**	Optional
Width	3	**Domain**	TaxExempt
Examples	Yes, No		
Description	Indicates if the parcel is tax exempt		

4.33 Exempt Use Classification 1

Database Name	XUSECLASS1		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples	School, Church		
Description	A tax-exempt use classification for the parcel		

4.34 Exempt Use Classification 2

Database Name	XUSECLASS2		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples			
Description	A second tax-exempt use classification for the parcel		

4.35 Exempt Use Classification~~Type~~ 3

Database Name	XUSECLASS3		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples			
Description	A third tax-exempt use classification for the parcel		

4.36 Exempt Use Classification~~Type~~ 4

Database Name	XUSECLASS4		
Data Type	Text	**Inclusion**	If Available
Width	100	**Domain**	
Examples			
Description	A fourth tax-exempt use classification for the parcel		

4.37 Dwelling Type

Database Name	DWELL_TYPE		
Data Type	Text	**Inclusion**	If Available
Width	30	**Domain**	
Examples	single-family, duplex, apartments.		
Description	A description for the type of the dwelling type		

4.38 Home Style

Database Name	HOME_STYLE		
Data Type	Text	**Inclusion**	If Available
Width	30	**Domain**	
Examples	Rambler, split-level ranch, townhome		
Description	A description of the style of home		

4.39 Finished Square Footage

Database Name	FIN_SQ_FT		
Data Type	Integer	**Inclusion**	If Available
Width	Long	**Domain**	
Examples			
Description	The finished square footage of the structure(s)		

4.40 Garage

Database Name	GARAGE		
Data Type	Text	**Inclusion**	If Available
Width	10	**Domain**	YesNoUnknown
Examples	Yes, No		
Description	Indicates if a garage is present		

4.41 Garage Square Footage

Database Name	GARAGESQFT		
Data Type	Integer	**Inclusion**	If Available
Width	Long	**Domain**	
Examples			
Description	The square footage of the garage		

4.42 Basement

Database Name	BASEMENT		
Data Type	Text	**Inclusion**	If Available
Width	10	**Domain**	YesNoUnknown
Examples	Yes, No		
Description	Indicates if a basement is present		

4.43 Heating Type

Database Name	HEATING		
Data Type	Text	**Inclusion**	If Available
Width	30	**Domain**	
Examples	forced air, hot water, electric, wood stove		
Description	Indicates the type of heating system present		

4.44 Cooling Type

Database Name	COOLING		
Data Type	Text	**Inclusion**	If Available
Width	30	**Domain**	
Examples	central AC, mini-splits,		
Description	The type of cooling system present		

4.45 Year Built

Database Name	YEAR_BUILT		
Data Type	Integer	**Inclusion**	If Available
Width	Short	**Domain**	
Examples	2009		
Description	The year the structure was built		

4.46 Number of Residential Units

Database Name	NUM_UNITS		
Data Type	Integer	**Inclusion**	If Available
Width	Long	**Domain**	
Examples	1		
Description	The number of residential units on the parcel		

4.47 Date of Last Sale

Database Name	SALE_DATE		
Data Type	Date	**Inclusion**	If Available
Width	8	**Domain**	
Examples	11/5/2017		
Description	The date of the most recent sale of the property		

4.48 Value of Last Sale

Database Name	SALE_VALUE		
Data Type	Integer	**Inclusion**	If Available
Width	Long	**Domain**	
Examples	234000		
Description	The value of the most recent qualified sale of the property		

4.49 Green Acres Program

Database Name	GREEN_ACRE		
Data Type	Text	**Inclusion**	If Available
Width	10	**Domain**	YesNoUnknown
Examples	Yes, No		
Description	Indicates if the parcel is enrolled in the MN Department of Revenue Green Acres program		

4.50 Open Space

Database Name	OPEN_SPACE		
Data Type	Text	Inclusion	If Available
Width	10	Domain	YesNoUnknown
Examples	Yes, No		
Description	Indicates if the parcel has Open Space Tax Deferment status		

4.51 Agricultural Preserve

Database Name	AG_PRESERV		
Data Type	Text	Inclusion	If Available
Width	10	Domain	YesNoUnknown
Examples	Yes, No		
Description	Indicates if the parcel has Agricultural Preserve status		

4.52 Agricultural Preserve Enroll Date

Database Name	AGPRE_ENRD		
Data Type	Date	Inclusion	If Available
Width	8	Domain	
Examples	1/18/2001		
Description	The Agricultural Preserve enrollment date		

4.53 Agricultural Preserve Expiration Date

Database Name	AGPRE_EXPD		
Data Type	Date	Inclusion	If Available
Width	8	Domain	
Examples	12/12/2017		
Description	The Agricultural Preserve expiration date		

4.54 Abbreviated Legal Description

Database Name	ABB_LEGAL		
Data Type	Text	Inclusion	If Available
Width	254	Domain	
Examples	The East 84.91 feet of Lot 7, Block 13, East Side Addition of Minneapolis		
Description	As much of the legal description as can fit within 254 characters		

4.55 Edit Date

Database Name	EDIT_DATE		
Data Type	Date	Inclusion	If Available
Width	8	Domain	
Examples	12/8/2017		
Description	The date of the most recent edit of the parcel polygon data/parcel fabric;		

4.56 Export Date

Database Name	EXP_DATE		
Data Type	Date	Inclusion	Mandatory
Width	8	Domain	
Examples	12/9/2017		
Description	The date the dataset was exported from the county system for external distribution. Typically, all records for a county would have the same date.		

4.57 Polygon to Point Relationship

Database Name	POLYPTREL		
Data Type	Integer	**Inclusion**	~~Conditional~~Optional
Width	Short	**Domain**	PolyToPointRelationship
Examples			
Description	Some counties create both a polygon and a point dataset for parcels. In such situations there may be more parcel points than parcel polygons. For example, there may be one polygon representing an entire condominium complex in the polygon dataset, but individual points representing each condo in the point dataset. This field is used to help explain such a situation by providinge information about the relationship between parcel polygons and~~,~~ parcel points ~~and unique tax parcel identifiers (PINs). Values are:~~ ~~0 Information not available or not provided~~ ~~1 Valid parcel with a single tax PIN~~ ~~2 In polygon dataset: parcel polygon representing multiple tax PINs~~ ~~In point dataset: One of multiple parcel points that are represented by a single polygon~~ ~~The values below are likely only to be found in the polygon dataset. The polygons for which they are assigned are unlikely to have a tax PIN or other parcel attributes. The parcel points datasets, where available, are unlikely to include these feature types.~~ ~~10 = Condominium Common Area~~ ~~11 = Right-of-way~~ ~~12 = Easement~~ ~~13 = Ownership Unknown~~ ~~14 = Gap between parcel boundary descriptions~~ ~~15 = Water Body~~ ~~16 = Ditch~~ ~~17 = Walkway~~ ~~98 = Other non-parcel feature~~ ~~99 = Unspecified non-parcel feature~~		

4.58 Non-Standard Parcel Status

Database Name	N_STANDARD		
Data Type	Integer	**Inclusion**	Conditional
Width	Short	**Domain**	NonStandardParcelStatus
Examples	Common Area, Right-of-way, Gap between parcel boundary descriptions, Water Body		
Description	This field is used to provide more information when a record is included in the dataset that is not a standard tax parcel. Such records might not have a unique PIN assigned by the county and/or might not have many attributes populated. This is typically used when the dataset contains things like rights-of-way deeded to the public. Some counties assign PINs to these polygons and some do not. This field must be populated if this record does not include a PIN.		

5. Ownership and Administration Elements

5.1 Ownership Category

Database Name	OWNERSHIP		
Data Type	Text	**Inclusion**	Optional
Width	30	**Domain**	Ownership
Examples	Federal, State, County Fee, Tax Forfeit		
Description	Indicator of the level of government ownership of the parcel		

5.2 School District

Database Name	SCHOOL_DST		
Data Type	Text	**Inclusion**	Optional
Width	10	**Domain**	SchoolDistrict
Examples	01-0138, 03-0006, 01-2448		
Description	The school district identifier as defined by the Minnesota Department of Education		

5.3 Watershed District

Database Name	WSHD_DST		
Data Type	Text	**Inclusion**	Optional
Width	50	**Domain**	WatershedDistrict
Examples	Turtle Creek WSD, Upper Rum River WMO		
Description	The name of the watershed district or water management organization in which the parcel resides.		

6. Public Land Survey System (PLSS) Elements

6.1 Section

Database Name	SECTION		
Data Type	Integer	**Inclusion**	Optional
Width	Short	**Domain**	
Examples	12		
Description	The number of the *PLSS section* in which the parcel resides; sections are numbered 1 through 36;		

6.2 Township

Database Name	TOWNSHIP		
Data Type	Integer	**Inclusion**	Optional
Width	Short	**Domain**	
Examples	29		
Description	The number of the PLSS township in which the parcel resides		

6.3 Range

Database Name	RANGE		
Data Type	Integer	**Inclusion**	Optional
Width	Short	**Domain**	
Examples	24		
Description	The number of the PLSS range in which the parcel resides		

6.4 Range Direction

Database Name	RANGE_DIR		
Data Type	Integer	**Inclusion**	Optional
Width	Short	**Domain**	RangeDirection
Examples	0		
Description	The direction of the range in which the parcel resides; 0 = West 1 = East (Cook County only) *(Cook County is the only county in Minnesota which is entirely east of the Fourth Principal Meridian)* 2 = West Half-Township 3 = West Half-Range		

6.5 Principal Meridian

Database Name	PRIN_MER		
Data Type	Integer	**Inclusion**	Optional
Width	Short	**Domain**	PrincipalMeridian
Examples	4		
Description	The Principal Meridian from which the township and range are derived for the parcel. 4 = Fourth Principal Meridian 5 = Fifth Principal Meridian		

Appendix A: MN GAC Parcel Data ~~Transfer~~ Standard Schema

Appendix A is a spreadsheet available at this link showing the schema for this standard. It includes all the data elements in the standard, with field name, type, width and other important information about each data element.

Appendix B: MN GAC Standards Domains

Appendix B is a spreadsheet available at this link showing all the domain tables used in Minnesota Geospatial Advisory Council standards. It includes a tab showing when each domain table was last updated.

Appendix C: MN GAC Standard Lookup Tables

Appendix C is a spreadsheet available at this link showing all the lookup tables used in Minnesota Geospatial Advisory Council standards. It includes a tab showing when each table was last updated.