

# ADA COUNTY ASSESSOR'S OFFICE

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## GIS USER GUIDE PUBLIC



### ***RESTRICTIONS ON USE:***

***Ada County GIS data is for personal and business use in accordance with Idaho Code 31-875. This data may not be resold or further redistributed.***

***In addition, please be aware that Assessor data cannot be used to create a mailing list in violation of Idaho's Public Records Act, particularly Idaho Code 74-120.***

190 E Front St. Ste 107  
Boise ID 83702  
208.287.7200

**Disclaimer:**

The Ada County Assessor's Office compiles property data from official records to maintain and publish current and accurate parcel information. Due to the dynamic nature of the parcel data, it is continually being updated as documents are recorded; therefore, recent changes may not be depicted in the data. The Assessor parcel maps are created for assessment purposes only. The parcel map does NOT represent a professional survey and is intended only as a geographic representation. If more detailed or updated information is required, please refer to the recorded documents concerning the property or properties in question, or call Ada County Land Records at (208) 287-7262.

Parcel characteristic data is maintained solely for assessment purposes. Some of the fields are relied on more heavily than others for valuation. In particular, some of the land characteristics are not maintained regularly and may not be current. Details are in the data dictionary at the end of this document. All parcel characteristics, including assessed values are subject to change at any time.

The user acknowledges and accepts all inherent limitations of the data on this CD. There are no warranties, expressed or implied, for the data and its use or its interpretation.

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**Ada County Modified Projection:**

All Ada County GIS Base Map location data is based upon modified Idaho State Plane Coordinates, West Zone based upon NAD83 (GRS '80), with coordinates in US Survey Feet in a Transverse Mercator Projection.

The project datum coordinates were delivered to Geographic General Inc. by Porter's Land Surveying in May 1988 and are based upon translated NAD '27 to NAD '83 coordinates provided by the National Geodetic Survey project G-17496. Ada County acquired the Base Map in the mid 1990's.

The modification factor is a combination of the Transverse Mercator scale factor and an average surface elevation of 2700 feet above sea level. To convert from the Base Map to sea level coordinates, multiply the x and y values by 0.999820074. To convert sea level coordinates to Base Map, multiply by 1.00011328.

A .prj file is included with each shapefile.

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**CONTENTS:**

**SHAPEFILES:** The data dictionary below includes brief descriptions of the shapefiles. For more detailed information, please consult the metadata.

**Shapefiles maintained by the Ada County Assessor's Office:**

- ACONTROL Township/range/section outlines
- CITYLIMITS City limits
- CONDOPOINTS Point condo data – units and footprints
- CONDOS Polygon condo data - units and footprints
- COUNTY BOUNDARY County boundary
- MOBILES Mobile home parks
- PARCELPOINTS Point parcel data
- PARCELS Polygon parcel data – There is a quick reference to attribute fields at the end of this document
- RECORDOFSURVEY Record of Survey data points (ROS)
- ROADCENTERLINES Street centerlines (FKA ADACTL)
- SUBDIVISIONS Exterior boundaries of subdivisions as they were recorded, best for historical analysis
- SUBDIVISIONS\_CARTO Exterior boundaries of subdivisions as they appear today, best for cartographic purposes
- ZIPCODES Approximate US Postal Service zip codes
- ZONING Zoning designations

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**DATABASE FILES:** These tables (.dbf format) provide additional parcel characteristics, beyond what is included in the parcels layer. They may be joined to parcels by parcel number or used as a stand-alone product. Due to size restraints, these files have been zipped.

- ASSRVALS.DBF Individual assessment records for the parcels, allowing a breakdown by improved/unimproved, farm/non-farm, etc.
- COMMCHAR.DBF Commercial characteristics
- FARMCHAR.DBF Farm characteristics
- LANDCHAR.DBF Land characteristics
- PARTRACK.DBF Parcel numbers with related instrument numbers
- RELATEDPARCELS.DBF Parcel numbers with related parcels e.g.shopping center parcel and the associated parking lot
- RESICHR.DBF Residential characteristics

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**PARCEL ATTRIBUTES:** A list of all attribute fields in the parcels layer and the related .dbf files (parcel characteristic tables outlined above).

**PARCELPUBLIC.DBF AND CONDOSPUBLIC.DBF**

<b>Attribute</b>	<b>Description</b>
PARCEL	Parcel number
PROPYEAR	Year from which the parcel characteristics were pulled from; characteristics may change throughout the year
PROPCODE	Property Code (R = residential, C = commercial, F = farm, L = land, M = Manufactured)
ADDRESS	Physical address - street address
PROPADDNUM	Physical address - street number
PROPPREDIR	Physical address - street pre-directional
PROPSTNM	Physical address - street name
PROPSTTYPE	Physical address - street type (St, Ave, Rd, Blvd, etc.)
PROPPOST	Physical address - street post-directional
PROPUNIT	Physical address - unit type
PROPUNUM	Physical address - unit number
CITY_STATE	Physical address - city, state, zipcode
LEGAL1	Legal1 - legal5 = brief parcel description, this is NOT the complete legal description
LEGAL2	Legal1 - legal5 = brief parcel description, this is NOT the complete legal description
LEGAL3	Legal1 - legal5 = brief parcel description, this is NOT the complete legal description
LEGAL4	Legal1 - legal5 = brief parcel description, this is NOT the complete legal description
LEGAL5	Legal1 - legal5 = brief parcel description, this is NOT the complete legal description
ZONING	Zoning code - should be verified with the proper planning and zoning agency
BANKCODE	Provided by the Ada County Treasurer's Office- third party tax bill request, typically a mortgage company
CODEAREA	Tax code area
TOTALVALUE	Total assessed value - includes land and improvements
HOMEEXEMPT	Amount of homeowners exemption on the parcel
ACRES	Acreage
SECTION	Township, range and section that the parcel is located in
SUBNM	Name of the subdivision that the parcel is located in

**RESICCHAR.DBF**

<b>Attribute</b>	<b>Description</b>
PARCEL	Parcel number
OCCDATE	Occupancy Date, if known; if unknown calculated at 1/1/1901
NOOFDWELLI	Number of dwellings on the parcel (duplex = 2, triplex = 3, etc.)
YEARBUILT	Year built
YEARREM	Year remodeled
EFFAGE	No longer valid
BEDROOMS	Number of bedrooms
BATHROOMS	Number of bathrooms
CONSTCLASS	Construction Class - in reference to quality of construction; higher number = more customized (basic = 3, beginning customization = 5)
FIREPLACE	Number of fireplaces
HEATING	Heating system present? (Y/N)
AC	Air conditioning present? (Y/N)
CARSTORAGE	Car storage sq. ft.
CARSTOR2	2nd car storage sq. ft.
GPBUILDING	General purpose building sq. ft.
PORCHSQFT	Porch sq. ft.
DECKSQFT	Deck sq. ft.
DECKCOVERE	Deck covered? (Y/N)
PATIOSQFT	Patio sq. ft.
PATIOCOVER	Patio covered? (Y/N)
POOLSQFT	Pool sq. ft.
GRFLSQFT	Ground floor sq. ft.
UPFLSQFT	Upper floor sq. ft.
LWRFLSQFTU	Lower floor sq. ft. unfinished
LWRFLSQFTF	Lower floor sq. ft. finished
BSMTFLSQFU	Basement sq. ft. unfinished
BSMTFLSQFF	Basement sq. ft. finished
ATTICSQFTU	Attic sq. ft. unfinished
ATTICSQFTF	Attic sq. ft. finished
RESDSIGN	1=Single Level; 2=Two Story; 3=Split Entry; 4=Tri-Level; 5=Other; 6=Condo; 7=Townhome; 8=Three Story

**COMMCHAR.DBF**

<b>Attribute</b>	<b>Description</b>
PARCEL	Parcel number
REYR	Scheduled reappraisal year
GROUP	Group number - group and type numbers describe the type of commercial business
TYPE	Type number - group and type numbers describe the type of commercial business
COMCATCODE	State category code - describes property type, codes from Idaho State Tax Commission
PERCENTOWN	Percent owner occupied
YRBLT	Year built
REMYEAR	Year remodeled
OCCUPANCYD	Occupancy Date, if known; if unknown, calculated at 1/1/1901
BUSNAME	Business name
STORIES	Number of stories
UNITS	Number of units, when relevant
LEASABLESQ	Leasable sq. ft.
GRFLSQFT	Ground floor sq. ft.
TOTALSQFT	Total sq. ft.
EXCESSLAND	Excess land sq. ft.
USEDLANDAC	Used land acreage

USEDLANDSQ	Used land sq. ft.
EXCESLNDAC	Excess land acreage
TOTALLANDA	Total land acreage
TOTALLANDS	Total land sq. ft.
METHOD	Valuation Method (cost, income, market)

#### FARMCHAR.DBF

Attribute	Description
PARCEL	Parcel number
FARMNGHBD	Water district
IRRIGACRS1	Irrigated acreage, class 1 - classes are based on soil type
IRRIGACRS2	Irrigated acreage, class 2 - classes are based on soil type
IRRIGACRS3	Irrigated acreage, class 3 - classes are based on soil type
IRRIGACRS4	Irrigated acreage, class 4 - classes are based on soil type
NONIRRIGA1	Non-irrigated acreage, class 1 - classes are based on soil type
NONIRRIGA2	Non-irrigated acreage, class 2 - classes are based on soil type
NONIRRIGA3	Non-irrigated acreage, class 3 - classes are based on soil type
NONIRRIGA4	Non-irrigated acreage, class 4 - classes are based on soil type
WASTEACRES	Waste acreage
MEADOWACRE	Meadow acreage, class 5 - classes are based on soil type
DRYGRAZING	Dry grazing acreage, class 6 - classes are based on soil type
DRYGRAZIN2	Dry grazing acreage, class 7 - classes are based on soil type

#### LANDCHAR.DBF

Attribute	Description
PARCEL	Parcel number
RESCATCODE	Residential state category code
COMCATCODE	Commercial state category code
OTHCATCODE	Other state category code
RESACRES	Residential acreage
COMACRES	Commercial acreage
OTHACRES	Other acreage
NGHBDTYPE*	Neighborhood type (1 = poor, 2 = fair, 3 = average, 4 = good, 5 = excellent)
NGHBDCOND*	Neighborhood condition (1 = declining, 2 = stable, 3 = improving)
STREET*	Street description (1 = asphalt/concrete, 2 = dirt, 3 = none)
UTILITES*	Utility type (1 = above ground, 2 = underground, 3 = none)
WATERSC*	Water source (1 = public, 2 = well, 3 = none)
SEWER*	Sewer type (1 = public, 2 = septic, 3 = none)
SIDEWALKS*	Sidewalks present? (Y/N)
CURBGUTTER*	Curb gutters present? (Y/N)
TOPO*	Topography (1 = low, 2 = level, 3 = sloping, 4 = steep)
VIEW*	View quality (1 = poor, 2 = fair, 3 = average, 4 = good, 5 = excellent)
WATERINFLU*	Water Influence (1 = none, 2 = influence, 3 = creek/canal, 4 = pond/lake)
FRONTAGE*	Commercial property frontage in feet, where relevant
CORNER*	Corner lot? (Y/N)

\*These fields may be objective and/or not considered relevant enough for maintenance by the appraisal staff and therefore, may not be accurate.

#### PARTRACK.DBF

Attribute	Description
PIInstrme	Instrument number
PTParcel	Parcel number
PTActionTy	Action type (O = ownership change, A = no action, P = plat, S = split, C = combo, L = lot line adjustment)
PtActionCo	Action code (O = ownership change, A = no action, S = source, T = target)
PtTranscti	Transaction date

PTEffectiv	Effective date
PTInstrme	Instrument type (E = external, I = internal)

### ASSRVALS.DBF

Attribute	Description
PMYear	Year from which the parcel characteristics were pulled from; characteristics may change throughout the year
PMParcel	Parcel number
CVAssessed	Assessed value, broken down into land and improvements, see SCCDescrip for descriptions of assessed values
CVActiveln	Active or Inactive status; if active, value is included in total assessed value
SCCDescrip	Description of assessed item
CVStateCat	State category code - describes property type broken down into land & improvements, codes from Idaho State Tax Commission
CDACreage	Parcel acreage, found next to land category code only

### RELATEDPARCELS.DBF

Attribute	Description
RPParcelNu	Parcel number - Includes historical and current parcels
RPPreferenc	Reference parcel number - Includes historical and current parcels
RPTtype	Reference parcel type (A = Appraisers, L = Land Records)
RPComment	Descriptive comments