TOVOData
PROPERTY CENTRIC DATA

Deed and Mortgage Record Layout and Data Dictionary

Field Name	FieldDataType	Size	Implied Decimal	Lookup	Descriptions
PROPERTY INDENTIFICATION INFORMATION					
FIPS CODE	char	5		FIPS	The FIPS county code is a five-digit Federal Information Processing Standard (FIPS) code that uniquely identifies counties and county equivalents in the United States.
PROPERTY UNIQUE ID	bigint	11			The Derived ID that uniquely identifies a property in the Database.
APN	varchar	45			Assessor's Parcel Number or Parcel Identification Number. An arbitrary parcel identifier assigned by the county Assessor to simplify identification and expedite the locating of parcels
APN SEQUENCE NBR	varchar	3			Internal sequence number assigned to Assessor Parcel Number
PREVIOUS PARCEL NUMBER	varchar	45			Indicate whether field Alt/Old APN is an Old or Alternate APN. ; Subdivision/Split
TAX ACCOUNT NUMBER	varchar	45			When provided in the assessment files, an arbitrary parcel identifier usually assigned by the County Treasurer for tax purposes.
Matched Flag (Y/N)	varchar	1			flag that indicates the transaction is matched to the current assessment/tax roll file
PROPERTY ADDRESS (SITUS)					
HOUSE NUMBER	varchar	10			House number of the property address (Numeric field with leading zeros)
HOUSE NUMBER #2	varchar	10			Secondary house number
HOUSE NUMBER SUFFIX	varchar	10			Alpha digits found to the right of the house number of the property address
DIRECTION LEFT	varchar	2			Direction of the street
STREET NAME	varchar	60			Name of the street.
Suffix	varchar	10			Suffix of the Street
DIRECTION RIGHT	varchar	2			Represents the street quadrant of the city
UNIT TYPE	varchar	20			The address type indicating the type for the unit number of the property address.
UNIT NUMBER	varchar	15			The unit or suite number of the property address
CITY	varchar	40			The city associated with the property address
STATE	varchar	2			Two letter USPS abbreviation of the state
ZIP CODE	varchar	5			Five digit code assigned by the USPS
ZIP PLUS 4	varchar	4			Four digit code assigned by the USPS
CARRIER CODE	varchar	4			Four Digit Carrier Route assigned by the USPS
BUYER 1					
CORPORATE INDICATOR	varchar	1			Property Owner is identified as a corporation.
BUYER NAME/BORROWER NAME	varchar	60			Buyer or Borrower Full Name
OWNER ETAL IND	char	1			Indicator that there may be additional names on the transaction that are not on the represented on the record provided
Owner CARE Of NAME	varchar	60			Care Of Name used for mailing.
OWNERSHIP RIGHTS CODE	varchar	3		OWNER_VEST	The vesting type that has been declared for the owner/buyer party names.
OWNER RELATIONSHIP TYPE	char	3		RELATION	The relationship type that has been declared for the owner/buyer party names.

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Field Name	FieldDataType	Size	Implied Decimal	Lookup	Descriptions
BUYER 2					
CORPORATE INDICATOR	varchar	1			Property Owner is identified as a corporation
BUYER NAME/BORROWER NAME	varchar	60			Buyer or Borrower Full Name
OWNERSHIP RIGHTS CODE	varchar	3		OWNER_VEST	The vesting type
OWNER RELATIONSHIP TYPE	char	3		RELATION	The relationship between buyers or borrowers
BUYER NAMES					
BUYER 1 LAST NAME	varchar	30			First Owner Last name
BUYER 1FIRST NAME	varchar	32			First Owner First name
BUYER 1 MIDDLE Name	varchar	10			First Owner Middle name
BUYER 1 SUFFIX	varchar	10			First Owner Generation identifier
BUYER 2 LAST NAME	varchar	30			Second Owner Last name
BUYER 2 FIRST NAME	varchar	32			Second Owner First name
BUYER 2 MIDDLE Name	varchar	10			Second Owner Middle name
BUYER 2 SUFFIX	varchar	10			Second Owner Generation identifier
MAILING ADDRESS					
MAIL HOUSE NUMBER	varchar	5			House number of the property address
MAIL HOUSE NUMBER #2	varchar	10			Second house number
MAIL HOUSE NUMBER SUFFIX	varchar	5			Alpha digits found to the right of the house number of the property address
MAIL DIRECTION LEFT	varchar	2			Direction of the street
MAIL STREET NAME	varchar	60			Name or number of the street.
MAIL MODE	varchar	5			Suffix of the Street
MAIL DIRECTION RIGHT	varchar	2			Represents the quadrant of the street
MAIL UNIT TYPE	varchar	20			The type used in the property address for the unit.
MAIL UNIT NUMBER	varchar	15			The unit or suite number of the property address
MAIL CITY	varchar	40			The city for the property address
MAIL STATE	varchar	2			Two letter state abbreviation
MAIL ZIP CODE	varchar	5			Five digit code assigned by the USPS
MAIL ZIP Plus 4	varchar	4			Four digit code assigned by the USPS
MAIL CARRIER CODE	varchar	4			Four digit code used by the local mail carrier to identify delivery path
SALES INFORMATION					
Unique Transaction ID	bigint	20			unique number assigned to each transaction.
RECORDING DATE	varchar	8			Date the transaction was recorded by the county/jurisdiction.
SALE DATE	char	8			Date of execution of the document
DOCUMENT NUMBER	varchar	20			Recorders Document Number
RECORDING BOOK	varchar	10			Recorders Book Number

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Field Name	FieldDataType	Size	Implied Decimal	Lookup	Descriptions
RECORDING PAGE	varchar	10			Recorders Page Number
HAWAII LAND COURT DOCUMENT NUMBER	varchar	20			Alternate recording document number in the HI Land Court index.
HAWAII TCT/CERTIFICATE NUMBER	varchar	20			Certificate of Title recorded for properties in the HI Land Court index.
WA EXCISE NUMBER	varchar	20			State of Washington Excise Tax Number listed on the recorded document.
DOCUMENT TYPE	varchar	2		DOC_TYPE	The type of document used to record the sale of a property
TRANSACTION TYPE	varchar	1		TRAN_TYPE	code that indicated the type of transaction being recorded
SELLER NAME	varchar	60			The name of the seller that transferred the property
SELLER NAME CORP INDICATOR	varchar	1			Flag indicating if the seller was a corporation or non individual
SELLER NAME 2	varchar	60			The name of the seller that transferred the property
SELLER NAME 2 CORP INDICATOR	varchar	1			Flag indicating if the seller was a corporation or non individual
SALE AMOUNT	varchar	15			Sale price of the recorded transaction
SALE PRICE CODE	varchar	5		SALE_PRICE	Type of Sales Price
TRANSFER TAX	varchar	15			The transfer tax paid for the sales transaction.
PARTIAL INTEREST INDICATOR FLAG	varchar	1		PARTIAL_INT	flag indicating the sale of the property was for partial interest
RESALE FLAG	varchar	1			Flag to indicate the sale of an existing property with a structure
NEW CONSTRUCTION FLAG	varchar	1			flag indicating the sale is for a property with a new structure
INTER FAMILY FLAG	varchar	1			flag indicating the sale is between related parties
FORECLOSURE FLAG	varchar	1			flag indicating the sale/transfer is at auction by an investor or repossession by a financial institution
REO SALE FLAG	varchar	1			flag indicating the sale is by a financial institution back to the open market after a foreclosure
Mortgage 1					
FIRST MORTGAGE RECORDING DATE	varchar	8			Date the transaction was recorded by the county/jurisdiction.
FIRST MORTGAGE DOC DATE	char	8			Primarily represents the signature or execution date of the mortgage.
FIRST MORTGAGE DOCUMENT NUMBER	varchar	20			Recorders Document Number
FIRST MORTGAGE RECORDING BOOK	varchar	10			Recorders Book Number
FIRST MORTGAGE RECORDING PAGE	varchar	10			Recorders Page Number
FIRST MORTGAGE DETAILED DOCUMENT TYPE	char	2			The type of document use to issue the mortgage
FIRST MORTGAGE MORTGAGE AMOUNT	int	15			The amount of the mortgage on the recorded document
FIRST MORTGAGE LENDER NAME	char	60			The name of the lender issuing the mortgage
FIRST MORTGAGE LOAN TYPE CODE	varchar	3		TRAN_TYPE	Type of mortgage
FIRST MORTGAGE DETAILED LOAN TYPE	varchar	2		LOAN_TYPE	code indicating the type of loan
FIRST MORTGAGE TERM CODE	varchar	1			The length of the mortgage in months "M" or years "Y"
FIRST MORTGAGE TERM	varchar	4			Mortgage term in months or years.
FIRST MORTGAGE DUE DATE	char	8			Maturity date or the final due date of the loan
FIRST MORTGAGE INTEREST RATE TYPE	char	3		FIN_TYPE	Interest rate type as defined on the mortgage document
FIRST MORTGAGE INTEREST RATE	real	7	2		Interest rate on a fixed interest rate loan or the starting rate of an adjustable rate loan

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Field Name	FieldDataType	Size	Implied Decimal	Lookup	Descriptions
FIRST MORTGAGE SELLER CARRY BACK FLAG	varchar	1			flag indicating the loan is a Seller carried loan
FIRST MORTGAGE PRIVATE PARTY LENDER	varchar	1			flag indicating the loan is issued by a private party
FIRST MORTGAGE CONSTRUCTION LOAN	varchar	1			flag indicating the loan is used for construction purposes
FIRST MORTGAGE REFI FLAG	varchar	1			flag indicating the loan is a refinance of an existing mortgage
FIRST MORTGAGE EQUITY FLAG	varchar	1			indicating an equity loan.
FIRST MORTGAGE HELOC FLAG	varchar	1			flag indicating loan is a HELOC or Credit line.
FIRST MORTGAGE OTHER SUBORDINATE LOAN Flag	varchar	1			flag indicating a subordinate loan, not coded as a Refinance or Equity.
FIRST MORTGAGE Second Home Rider	char	1			Flag Indicating the Mortgage has a Second Home Rider
FIRST MORTGAGE Condominium Rider	char	1			Flag Indicating the Mortgage has a Condominium Rider
FIRST MORTGAGE MultiFamily 4 Rider	char	1			Flag Indicating the Mortgage has a MultiFamily 4 Rider
Rider	char	1			Flag Indicating the Mortgage has a Planned Unit Development Rider
FIRST MORTGAGE Assumability Rider	char	1			Flag indicating the loan is assumable
FIRST MORTGAGE Balloon Rider	char	1			Flag Indicating the Mortgage has a Balloon Ride
FIRST MORTGAGE Biweekly Payment Rider	char	1			Flag Indicating the Mortgage has a Bi Weekly Payment Option
FIRST MORTGAGE Fixed Step Rate Rider	char	1			Flag Indicating the Mortgage has a conversion to a fixed rate Rider
FIRST MORTGAGE Graduated Payment Rider	char	1			Flag Indicating the Mortgage has a Graduated Payment Rider
FIRST MORTGAGE Prepayment Rider	char	1			Flag Indicating the Mortgage has a Prepayment Rider
FIRST MORTGAGE Rate Improvement Rider	char	1			Flag Indicating the Mortgage has a Rate Improvement rider
FIRST MORTGAGE Adjustable Rate Rider	char	1			Flag Indicating the Mortgage has a Adjustable Rate Rider
FIRST MORTGAGE Adjustable Rate Index	varchar	20			Identifies the type of index the adjustable loan is tied to.
FIRST MORTGAGE Change Index	char	7			Identifies the margin (expressed as a percentage) that is added by the Lender to the interest rate derived from the index. If that is not available, then the value represents the maximum
FIRST MORTGAGE First Change Date Month Day	char	4			Month and Day of first interest rate change
FIRST MORTGAGE First Change Date Year	char	4			Year of the first interest rate change
FIRST MORTGAGE Interest Only Period	char	3			The period of time the borrow can pay only the interest on the mortgage
FIRST MORTGAGE Maximum Interest Rate	char	7			The maximum interest Rate allowed on the mortgage
FIRST MORTGAGE Minimum Interest Rate	char	7			The minimum interest rate allow on the mortgage
FIRST MORTGAGE Rate Change Frequency	char	3		CHG_FREQ	Indicates the frequency the interest rates may change.
Mortgage 2					
SECOND MORTGAGE RECORDING DATE	varchar	8			Date the transaction was recorded by the county/jurisdiction.
SECOND MORTGAGE DOC DATE	char	8			Primarily represents the signature or execution date of the mortgage.
SECOND MORTGAGE DOCUMENT NUMBER	varchar	20			Recorders Document Number
SECOND MORTGAGE RECORDING BOOK	varchar	10			Recorders Book Number
SECOND MORTGAGE RECORDING PAGE	varchar	10			Recorders Page Number
SECOND MORTGAGE DETAILED DOCUMENT TYPE	char	2			The type of document use to issue the mortgage
SECOND MORTGAGE AMOUNT	int	15			The amount of the mortgage on the recorded document

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SECOND MORTGAGE LENDER NAME	char	30			The name of the lender issuing the mortgage
SECOND MORTGAGE LOAN TYPE CODE	varchar	3		TRAN_TYPE	Type of mortgage
SECOND MORTGAGE DETAILED LOAN TYPE	varchar	2		LOAN_TYPE	code indicating the type of loan
SECOND MORTGAGE TERM CODE	varchar	1			The length of the mortgage in months "M" or years "Y"
SECOND MORTGAGE TERM	varchar	4			Mortgage term in months or years.
SECOND MORTGAGE DUE DATE	char	8			Maturity date or the final due date of the loan
SECOND MORTGAGE INTEREST RATE TYPE	char	3		FIN_TYPE	Interest rate type as defined on the mortgage document
SECOND MORTGAGE INTEREST RATE	real	7	2		Interest rate on a fixed interest rate loan or the starting rate of an adjustable rate loan
SECOND MORTGAGE SELLER CARRY BACK	varchar	1			flag indicating the loan is a Seller carried loan
SECOND MORTGAGE PRIVATE PARTY LENDER	varchar	1			flag indicating the loan is issued by a private party
SECOND MORTGAGE CONSTRUCTION LOAN	varchar	1			flag indicating the loan is used for construction purposes
SECOND MORTGAGE REFI FLAG	varchar	1			flag indicating the loan is a refinance of an existing mortgage
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SECOND MORTGAGE Rate Improvement Rider	char	1			Flag Indicating the Mortgage has a Rate Improvement rider
SECOND MORTGAGE Adjustable Rate Rider	char	1			Flag Indicating the Mortgage has a Adjustable Rate Rider
SECOND MORTGAGE Adjustable Rate Index	varchar	20			Identifies the type of index the adjustable loan is tied to.
SECOND MORTGAGE Change Index	char	7			Identifies the margin (expressed as a percentage) that is added by the Lender to the interest rate derived from the index. If that is not available, then the value represents the maximum
Day	char	4			Month and Day of first interest rate change
SECOND MORTGAGE First Change Date Year	char	4			Year of the first interest rate change
SECOND MORTGAGE Interest Only Period	char	3			The period of time the borrow can pay only the interest on the mortgage
SECOND MORTGAGE Maximum Interest Rate	char	7			The maximum interest Rate allowed on the mortgage
SECOND MORTGAGE Minimum Interest Rate	char	7			The minimum interest rate allow on the mortgage
SECOND MORTGAGE Rate Change Frequency	char	3		CHG_FREQ	Indicates the frequency the interest rates may change.

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Field Name	FieldDataType	Size	Implied Decimal	Lookup	Descriptions
LEGAL DESCRIPTION					
Lot Code (portion, multiple, etc.)	varchar	2			Identifies properties which include more than one lot or partial lots. See "Code Desc" Tab.
Lot Number	varchar	7			The individual lot(s) which comprise the property. The actual lot number(s) such as in a tract
Land Lot	varchar	10			A large portion or tract of land (which may also encompass many individual blocks or lots) in
Block	varchar	7			The block of the subdivision or city in which the property is located.
Section	varchar	7			The section of the city in which the property is located. Not the same as the "Section" of a
District	varchar	12			The district in which the property is located. Usually a numeric code corresponding to the
Unit	varchar	6			The subdivision unit number. Common for condominiums, townhomes, etc. Not necessarily
City, Municipality, Township	varchar	30			The jurisdiction in which the property is located. May be "Unincorporated", if applicable.
Subdivision Name	varchar	40			The name of the subdivision, plat, or tract in which the property is located.
Phase No.	varchar	7			Generally, the phase of a subdivision or tract development.
Tract No.	varchar	10			The number of the tract in which the property is located. Followed by "POR" (portion of)
Sec/Twn/Rng/Mer	varchar	30			Format: SEC 99 TWN 99A RNG 99A
Assessor's Map Ref	varchar	15			Standardized to identify each portion. Multiples indicated with the ampersand (&), and ranges
LEGAL DESCRIPTION	varchar	250			Legal Description captured from municipality Assessor.
TITLE COMPANY INFORMATION					
TITLE COMPANY NAME	varchar	60			Name of the recording company. Typically this is the title company, but recording services and attorney codes are also collected.
ADDITIONAL TRANSACTION INFORMATION					
MULTI APN	varchar	1		MULTIAPN	Indicator if more than one property in involved in the transaction
UPDATE TIMESTAMP	datetime2	15			Timestamp applied to transaction records when an edit, change, or update has been applied to the record.
UCID	char	1			Update/Change/Insert/Delete