

# Customer View - Parcel

## Customer Database Views

### Overview

This document describes the different database views GCS Software customers can use to access live data for use in third-party applications.

### Target Audience

These views are intended to be used by individuals who are proficient in using SQL to retrieve data from a database.

### Benefits

Benefits of using these views:

- You can retrieve live data instantly as opposed to periodically retrieving a snapshot of the data via data export processes.
- The views abstract away the ugliness of using the database tables directly.
- You are isolated from database design changes that may break your application. GCS reserves the right to change the design of database tables at any time without notification. However, GCS will ensure these views behave consistently despite any changes to the underlying table designs.

### Notes on using the views:

- Although this document uses the term 'Parcel', these views also apply to Personal Property unless otherwise specified. The IsRE flag indicates whether a parcel record is real estate(true) or a personal property (false);
- GCS not only tracks parcel information for each year, it also tracks the history of a parcel's splits and merges.

Parcel records display parcel information for each tax year.

Two parcel records that represent the same piece of land (e.g. same location, same acreage) will have the same parcel number and creation date.

The Parcel's CurrentParcel flag indicates whether a parcel record represents the latest version of a parcel in a parcel history tracking sense.

When a parcel splits or merges with another parcel, all the parcel records representing the old piece of land have their historical date set and their CurrentParcel Flag unchecked.

Example: Parcel 002-00001-0000 was 40 acres for tax years 2000 through 2003

but for 2004 it was 30 acres due to a split. Here is how the records would look:

ParcelNumber	CreationDate	HistoricalDate	CurrentParcel	TaxYear
002-00001-0000	08/13/1999	05/12/2003	No	2000
002-00001-0000	08/13/1999	05/12/2003	No	2001
002-00001-0000	08/13/1999	05/12/2003	No	2002
002-00001-0000	08/13/1999	05/12/2003	No	2003
002-00001-0000	05/12/2003		Yes	2004

- The IsAssessed and IsTaxed flags indicate whether a parcel is on the Assessment Roll and Tax Roll respectively for that parcel's tax year. Normally both flags are true. But sometimes one or both flags are untrue due to splits and merges.

Example: 002-00001-0000 was on the 2006 assessment roll, so its IsAssessed flag was set to true. But then the parcel split in two during 2006 and the owners of the two resulting parcels want the original parcels 2006 taxes divided among the two new parcels. Here is how the records would look:

ParcelNumber	CreationDate	TaxYear	IsAssessed	IsTaxed
002-00001-0000	05/12/2003	2006	yes	no
002-00001-0000	04/01/2006	2006	no	yes
002-00001-0010	04/01/2006	2006	no	yes

- The term 'Plat' is used as a catch-all term for types of land descriptions which include Plats, Certified Survey Maps, Condominiums, Metes and Bounds, and Government Lots.
- Most of the views represent data that has a 1-to-many relationship between parcel and the data. For example, a parcel has many owners, many valuations, many payments, etc. All these related data views identify the parcel using the fields: IsRE, ParcelNumber, CreationDate, TaxYear.
- Dates are stored as characters fields in the format YYYYMMDD. So 12/31/2005 would be stored as 20051231.

The value 01000101 (01/01/0100) is a 'dummy' date that represents an unspecified date.

- Flags in the data are stored as 1 for yes/true and 0 for no/false.

## CustomerView\_Parcel

### Purpose:

This view contains parcel information and associated information that has a 1-to-1 relationship with a parcel.

### Fields:

Name	Description
IsRE	Indicates if Real Estate (1) or Personal Property(0)
ParcelNumber	Identifies a parcel
AlternateParcelNumber	An alternate way to identify a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
HistoricalDate	Identifies when this version of the parcel was 'deleted' due to a split or merge.
TaxYear	Indicates the tax year that the parcel information is for.
CurrentParcel	Indicates if it is the latest version of a parcel when tracking parcel history. 1 = true, 0 = false.
IsAssessed	Indicates if this parcel record is on the Assessment Roll for the specified Tax Year. 1 = true, 0 = false.
IsTaxed	Indicates if this parcel record is on the Tax Roll for the specified Tax Year. 1 = true, 0 = false.
MunicipalityCode	The 3-digit state-defined code of the municipality where the parcel resides.
MunicipalityDescription	The name of the municipality where the parcel resides.
PlatType	The type of land description. Valid Values: PLAT, CONDOMINIUM, CERTIFIED SURVEY MAP, METES AND BOUNDS, GOVERNMENT LOT
PlatCode	The county-defined code that indicates the plat where the parcel resides.
PlatDescription	The name of the plat where the parcel resides.
Block	The block of the plat where the parcel resides
Lot	The lot of the plat where the parcel resides
Acres	The legal acres. Note- this is not the sum of the acres of the valuations.
LegalDescription	The description of the parcel
LotteryCreditsClaimed	The number of lottery claims for the parcel.
AverageAssessmentRatio	The average assessment ratio for the parcel, also known as aggregate ratio. It is only applicable after tax calculation.
FairMarketValue	The fair market value of the parcel. It is only applicable after tax calculation.

Assessed Value →

GeneralPropertyTaxBalancecode	Indicates balance status of the general property taxes. It is only applicable after tax calculation. Tax calculation initializes the code to 'D'. Valid Values: D = delinquent P = postponed N = no balance
SpecialAssessmentBalancecode	Indicates balance status of the special assessments. It is only applicable after tax calculation. Tax calculation initializes the code to 'D'. Valid Values: D = delinquent P = postponed N = no balance
OtherSpecialTaxesBalanceCode	Indicates balance status of all the other taxes. It is only applicable after tax calculation. Tax calculation initializes the code to 'D'. Valid Values: D = delinquent N = no balance
Attention	Part of the mailing address of the parcel. Examples: ATTN: John Smith, C/O John Smith.
NamePrefix1	Part of the mailing address of the parcel. Part of the first owner name displayed with the address. Examples: MR, MRS, DR
FirstName1	Part of the mailing address of the parcel. Part of the first owner name displayed with the address.
MiddleName1	Part of the mailing address of the parcel. Part of the first owner name displayed with the address.
LastName1	Part of the mailing address of the parcel. Part of the first owner name displayed with the address.
NameExtension1	Part of the mailing address of the parcel. Part of the first owner name displayed with the address. Examples: JR, III, MD
NamePrefix2	Part of the mailing address of the parcel. Part of the second owner name displayed with the address. Examples: MR, MRS, DR
FirstName2	Part of the mailing address of the parcel. Part of the second owner name displayed with the address.

MiddleName2	Part of the mailing address of the parcel. Part of the second owner name displayed with the address.
LastName2	Part of the mailing address of the parcel. Part of the second owner name displayed with the address.
NameExtension2	Part of the mailing address of the parcel. Part of the second owner name displayed with the address. Examples: JR, III, MD
HouseNumber	Part of the mailing address of the parcel.
HouseNumberSuffix	Part of the mailing address of the parcel. An extension to the house number of the address. Example: The '1/2' in 2901 1/2 Losey Blvd
PrefixDirection	Part of the mailing address of the parcel. The directional that comes before the street name. Example: The 'N' in 1234 N 5TH ST
StreetName	Part of the mailing address of the parcel. The street name. Example: '5TH' in 1234 N 5TH ST
StreetType	Part of the mailing address of the parcel. The type of street. Example: 'ST' in 1234 N 5TH ST
SuffixDirection	Part of the mailing address of the parcel. The directional that comes after the street name. Example: The 'S' in 2901 LOSEY BLVD S
UnitType	Part of the mailing address of the parcel. Example: APT, STE, UNIT
UnitNumber	Part of the mailing address of the parcel. Example: the '2A' in 1234 N 5 <sup>TH</sup>
City	Part of the mailing address of the parcel.
State	Part of the mailing address of the parcel.
ZipCode	Part of the mailing address of the parcel.
ZipCodeExt	Part of the mailing address of the parcel.
CountryCode	Part of the mailing address of the parcel. Used to store country information for foreign addresses.

### Examples:

Get all 2006 tax roll parcels for Town of Alma:

```
Select * from CustomerView_Parcel
Where IsRe = 1 and IsTaxed = 1 and TaxYear = 2006 and
MunicipalityDescription = 'TOWN OF ALMA'
```

## CustomerView\_ParcelOwner

### Purpose:

This view is used to retrieve the owners for a parcel.

### Fields:

Name	Description
IsRE	Indicates if Real Estate (1) or Personal Property(0)
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
OwnerStatus	Indicates the status of the owner. Valid values: CURRENT OWNER, CURRENT CO-OWNER, FORMER OWNER.
OwnershipDate	Indicates when the person took ownership of the parcel.
OwnershipInterest	Indicates the amount of the ownership of the parcel by this person. Examples: 50%, 1/3.
Attention	Part of the owner's address Examples: ATTN: John Smith, C/O John Smith.
NamePrefix	Part of the owner's address Examples: MR, MRS, DR
FirstName	Part of the owner's address
MiddleName	Part of the owner's address
LastName	Part of the owner's address
NameExtension	Part of the owner's address Examples: JR, III, MD
HouseNumber	Part of the owner's address
HouseNumberSuffix	Part of the owner's address An extension to the house number of the address. Example: The '1/2' in 2901 1/2 Losey Blvd
PrefixDirection	Part of the owner's address The directional that comes before the street name. Example: The 'N' in 1234 N 5TH ST
StreetName	Part of the owner's address The street name. Example: '5TH' in 1234 N 5TH ST
StreetType	Part of the owner's address The type of street. Example: 'ST' in 1234 N 5TH ST
SuffixDirection	Part of the owner's address The directional that comes after the street name. Example: The 'S' in 2901 LOSEY BLVD S
UnitType	Part of the owner's address Example: APT, STE, UNIT

UnitNumber	Part of the owner's address Example: the '2A' in 1234 N 5 <sup>TH</sup>
City	Part of the owner's address
State	Part of the owner's address
ZipCode	Part of the owner's address
ZipCodeExt	Part of the owner's address
CountryCode	Part of the owner's address Used to store country information for foreign addresses.
Confidential	Indicates if this information should be private. 1 = true, 0 = false

### Examples:

Get all the owners in 2006 for the parcel 002-00001-0000:

```
Select * from CustomerView_ParcelOwner
Where IsRe = 1 and ParcelNumber = '002000010000' and TaxYear = 2006
```

## CustomerView\_ParcelPropertyAddress

### Purpose:

This view is used to retrieve the property addresses for a parcel. This is where the parcel is physically located.

### Fields:

Name	Description
IsRE	Indicates if Real Estate (1) or Personal Property(0)
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
PrimaryAddress	Indicates if this is the primary address of a parcel that has multiple property addresses. 1 = true, 0 = false
HouseNumber	Part of the property address
HouseNumberSuffix	Part of the property address An extension to the house number of the address. Example: The '1/2' in 2901 1/2 Losey Blvd
PrefixDirection	Part of the property address The directional that comes before the street name. Example: The 'N' in 1234 N 5TH ST
StreetName	Part of the property address The street name. Example: '5TH' in 1234 N 5TH ST
StreetType	Part of the property address The type of street. Example: 'ST' in 1234 N 5TH ST
SuffixDirection	Part of the property address The directional that comes after the street name. Example: The 'S' in 2901 LOSEY BLVD S
UnitType	Part of the property address Example: APT, STE, UNIT
UnitNumber	Part of the property address Example: the '2A' in 1234 N 5 <sup>TH</sup>
PostOffice	Part of the owner's address. The name of the City of the parcel's post office. Used for auditing lottery credit claims.
ZipCode	Part of the owner's address Used for auditing lottery credit claims.
ZipCodeExt	Part of the owner's address Used for auditing lottery credit claims.

### Examples:



Get the primary property address in 2006 for the parcel 002-00001-0000:

```
Select * from CustomerView_ParcelPropertyAddress
Where PrimaryAddress = 1 and IsRe = 1 and ParcelNumber = '002000010000'
and TaxYear = 2006
```

## CustomerView\_ParcelTract

### Purpose:

This view is used to retrieve the tracts that a parcel lies in.  
This view is not applicable for personal property.

### Fields:

Name	Description
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
Section	Part of the tract
Township	Part of the tract
TownshipDirection	Part of the tract
Range	Part of the tract
RangeDirection	Part of the tract
Quarter40	Part of the tract Also known as the quarter-quarter.
Quarter160	Part of the tract

### Examples:

Get the tracts in 2006 for the parcel 002-00001-0000:

```
Select * from CustomerView_ParcelTract  
Where ParcelNumber = '002000010000' and TaxYear = 2006
```

Legal Description?

## CustomerView\_ParcelDistrict

### Purpose:

This view is used to retrieve the districts (taxing jurisdictions) that a parcel belongs to.

### Fields:

Name	Description
IsRE	Indicates if Real Estate (1) or Personal Property(0)
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
StateCode	State-defined code for the district. Not applicable for all districts.
StateCodeExt	An extension to the State-defined code for the district.
UserCode	A county-defined code for the district.
Description	The name of the district.
Type	The type of district. Valid Values: BA = Basic (a district that every parcel is in. e.g. State of Wisconsin) SD = Special District SC = School District
Category	A classification used for the Statement of Assessment. Valid Values: REGULAR SCHOOL, UNION HIGH SCHOOL, TECHNICAL COLLEGE, METRO SEWERAGE, SANITARY, LAKE REHABILITATION, TIF/TID, OTHER DISTRICT

### Examples:

Get the non-basic districts in 2006 for the parcel 002-00001-0000:

```
Select * from CustomerView_ParcelDistrict
Where IsRE = 1 and ParcelNumber = '002000010000' and TaxYear = 2006 and
Type <> 'BA'
```

## CustomerView\_ParcelDocument

### Purpose:

This view is used to retrieve the documents recorded against a parcel. Note that this information is maintained by the Property Assessment & Taxation system, not the Document Indexing system.

This view is not applicable for personal property.

### Fields:

Name	Description
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
DocumentType	The type of document. Examples: WD, MTG
DocumentNumber	Identifies the document.
DateRecorded	The date the document was recorded.
Volume	Alternate way of identifying the document. Used in conjunction with Page.
Page	Alternate way of identifying the document. Used in conjunction with Volume.

### Examples:

Get documents in 2006 for the parcel 002-00001-0000:

```
Select * from CustomerView_ParcelDocument  
Where ParcelNumber = '002000010000' and TaxYear = 2006
```

## CustomerView\_ParcelValuation

### Purpose:

This view is used to retrieve the valuations for a parcel.

### Fields:

Name	Description
IsRE	Indicates if Real Estate (1) or Personal Property(0)
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
Class	Part of the valuation classification. Valid Values: G = general property (real estate only) W = woodland property (real estate only) X = exempt property (real estate only) P = general property (personal property only) O = occupational (personal property only)
Code	Part of the valuation classification. Works in conjunction with Class. Examples: The '1' in G1 which is Residential. The '2' in X2 which State Exempt.
Description	The description of the valuation classification. Example: G1's description is RESIDENTIAL.
Acres	The acres. (real estate only)
LandValue	The land value (real estate only)
ImprovementValue	The improvement value (real estate only)
TotalValue	The sum of land value and improvement value (real estate only).
Quantity	The occupational quantity (personal property only)
Value	The personal property value (personal property only)
ValuationChangeReasonCode	The reason for the valuation change.
StateAssessed	Indicates if this valuation is state assessed or not. 1 = true, 0 = false.

### Examples:

Get documents in 2006 for the parcel 002-00001-0000:

```
Select * from CustomerView_ParcelValuation
Where ParcelNumber = '002000010000' and TaxYear = 2006
```

Get sum of general property total values in 2006 for parcels.:

```
Select ParcelNumber, Sum(TotalValue )  
from CustomerView_ParcelValuation  
Where IsRE = 1 and TaxYear = 2006 and Class = 'G'  
Group By ParcelNumber
```

## CustomerView\_ParcelTaxInstallment

### Purpose:

This view is used to retrieve the tax installments for a parcel.

This view only returns data from taxed parcels.

### Fields:

Name	Description
IsRE	Indicates if Real Estate (1) or Personal Property(0)
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
PeriodNumber	Indicates the period of the installment. Example: With a 2-payment plan, valid values would be 1 or 2.
PeriodEndingDate	Indicates the ending date of the period specified by period number. Example: With a 2-payment plan, if PeriodNumber is 1, the PeriodEndingDate may be 20070131 (1/31/2007).
TotalAmount	The total amount of the installment.
GeneralPropertyTaxAmount	The general property tax portion of the installment.
SpecialAssessmentAmount	The special assessment portion of the installment.

### Examples:

Get installments in 2006 for the parcel 002-00001-0000:

```
Select * from CustomerView_ParcelTaxInstallment
Where ParcelNumber = '002000010000' and TaxYear = 2006
```

## CustomerView\_ParcelTaxDetail

### Purpose:

This view is used to retrieve the taxes for a parcel. The records returned correspond to the detailed charges that are listed on a tax bill.

This view only returns data from taxed parcels.

### Fields:

Name	Description
IsRE	Indicates if Real Estate (1) or Personal Property(0)
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
Type	The type of tax. Valid Values: GPT = general property tax (less any applicable general property tax credit) GPC = general property tax credit FDC = first dollar credit LC = lottery credit SA = special assessment SC = special charge DC = delinquent utility charge OT = occupational tax (personal property only) WTL = woodland tax law (real estate only) PFC = private forest crop (real estate only) MFL = managed forest land (real estate only) OTH = other charge. Sometimes used for foreclosure charges. (real estate only).
Description	The description of the tax. Examples: STATE OF WISCONSIN SNOW REMOVAL
Amount	The amount of the tax or credit.

### Examples:

Get taxes and credits in 2006 for the parcel 002-00001-0000:

```
Select * from CustomerView_ParcelTaxDetail
Where ParcelNumber = '002000010000' and TaxYear = 2006
```



## CustomerView\_ParcelTaxSummary

### Purpose:

This view is used to retrieve the taxes for a parcel. Unlike CustomerView\_TaxDetail, this view sums the amounts for the different types of taxes.

This view only returns data from taxed parcels.

### Fields:

Name	Description
IsRE	Indicates if Real Estate (1) or Personal Property(0)
ParcelNumber	Identifies a parcel
CreationDate	Identifies when the parcel was created. Used in conjunction with ParcelNumber to uniquely represent a piece of land when tracking parcel history.
TaxYear	Indicates the tax year that the parcel information is for.
Type	The type of tax. Valid Values: GPT = general property tax (less any applicable general property tax credit) GPC = general property tax credit FDC = first dollar credit LC = lottery credit SA = special assessment SC = special charge DC = delinquent utility charge OT = occupational tax (personal property only) WTL = woodland tax law (real estate only) PFC = private forest crop (real estate only) MFL = managed forest land (real estate only) OTH = other charge. Sometimes used for foreclosure charges. (real estate only).
AmountTotal	The sum of the selected taxes

### Examples:

Get the tax totals by type for the 2006 taxes for the parcel 002-00001-0000:

```
Select Type, AmountTotal
from CustomerView_ParcelTaxSummary
Where ParcelNumber = '002000010000' and TaxYear = 2006
```