TAX ROLL DOWNLOAD

We prepare an ASCII text file that has all Real Estate and Manufactured Housing Schedules, the Tax Due, Owner Name(s), Situs Address, and 5 lines of legal. The file is zipped for distribution.

The record layout is as follows:

POSITION	LENGTH	DESCRIPTION
1-1	1	Account Type (R=Real)
2- 9	8	Account Number (numeric portion only-right justify, zero fill)
10- 19	10	Current Year Tax amount with 2 decimals implied
20-29	10	Current Year Delinquent amount, OR Amount paid with 2 decimals implied
30-30	1	Current Year Delinquent indicator('Y' or 'N')
31-31	1	Tax Sale Indicator('Y' or 'N')
32-71	40	Owner Name (Name-1)
72-109	38	Situs Address (Street #/Street Name)
110-159	50	1st Line of Legal
160-209	50	2nd Line of Legal
210-259	50	3rd Line of Legal
260-309	50	4th Line of Legal
310-359	50	5th Line of Legal
360-361	2	Carriage Return and Line Feed (Hex 0D0A)

FIELD DEFINITIONS

ACCOUNT TYPE: The alpha character identifying the record type (generally "R" for real).

ACCOUNT NUMBER: The numeric portion of the account number.

CURRENT YEAR TAX: This amount includes all computer recorded special assessments, Declaration Penalties, and TD1000 penalties.

DELINQUENT AMOUNT/AMOUNT PAID: If the *CURRENT* year taxes are delinquent, (ie whole payment past due, 2nd half past due, the delinquent amount will show here. It will NOT include interest since there is no way in determining when the taxes will be paid. The *DELINQUENT INDICATOR* will then be flagged as a *Y*. If the *CURRENT YEAR* taxes have been paid, the amount will be shown in this field. The *DELINQUENT INDICATOR* will have an *N*.

DELINQUENT INDICATOR: See *DELINQUENT AMOUNT/AMOUNT PAID* description:

TAX SALE INDICATOR: If there is an outstanding tax sale certificate on the schedule, this flag will be a Y. No totals are given as to the amount due for the tax sale certificate.

OWNER NAME: Name-1 from the Master File (AM MS1)

SITUS ADDRESS: Street Number /Street Name from the Master File (AM MS1)

1ST LINE LEGAL - 5TH LINE LEGAL: The download will post the first five lines of legal from the secondary files, in the same way that all legal is produced on all state required forms.

CARRIAGE RETURN/LINE FEED: This is used by the Tax Services to determine where a record ends.