DLGF Data 101: Real Property

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The Legalese to the Real Property Data

- IC 6-1.1-4-25 Record keeping; electronic data files
  - Requires the county assessors and (where applicable) township assessors to keep an electronic data file of the parcel characteristics, parcel assessments, and GIS characteristics of all parcels for each township in the county as of each assessment date.
  - By August 31 each year, counties are to transmit the parcel characteristics and assessments data to the DLGF and LSA; the GIS data is transmitted to IOT.

- 50 IAC 26
  - Administrative rule that lays out the standards for property tax management systems used in Indiana.
  - Contains the file specifications for the real property data that is transmitted to the DLGF and LSA.

Real Property Data: PARCEL File

- A complete inventory of all parcels in the county.
- Contains data points such as property address, property owner information, and both prior year and current year assessed value information for each parcel.
- Data Compliance Integrity Level: High.

Real Property Data: LAND File

- A complete inventory of all land records related to the parcels in the county.
- Any given parcel can have multiple land records depending on how the land is divided by type/use.
- Contains data points such as land type/use, base rate, size (acreage or sq. ft.), influence factors, and AV.
- Data Compliance Integrity Level: Medium to High.

Real Property Data: IMPROVE File

- A complete inventory of all real property improvements related to the parcels in the county.
- Any given parcel can have no, one, or multiple improvement records.
- Contains data points such as type of improvement, grade, condition, size, year built, and AV.
- Data Compliance Integrity Level: Medium to High.

Real Property Data: DWELLING File

- A complete inventory of all residential dwelling improvement records related to the parcels in the county.
- Any given parcel can have no, one, or multiple dwelling records.
- Contains data points such as story height, no. of finished rooms, size, and value adjustments for things like A/C and garages
- Data Compliance Integrity Level: Low.

Real Property Data: BUILDING File

- A complete inventory of all *commercial/industrial* improvement records related to the parcels in the county.
- Any given parcel can have no, one, or multiple building records.
- Contains data points such as predominant use, no. of floors, size, and total base value.
- Data Compliance Integrity Level: Low.

Real Property Data: BLDDETL File

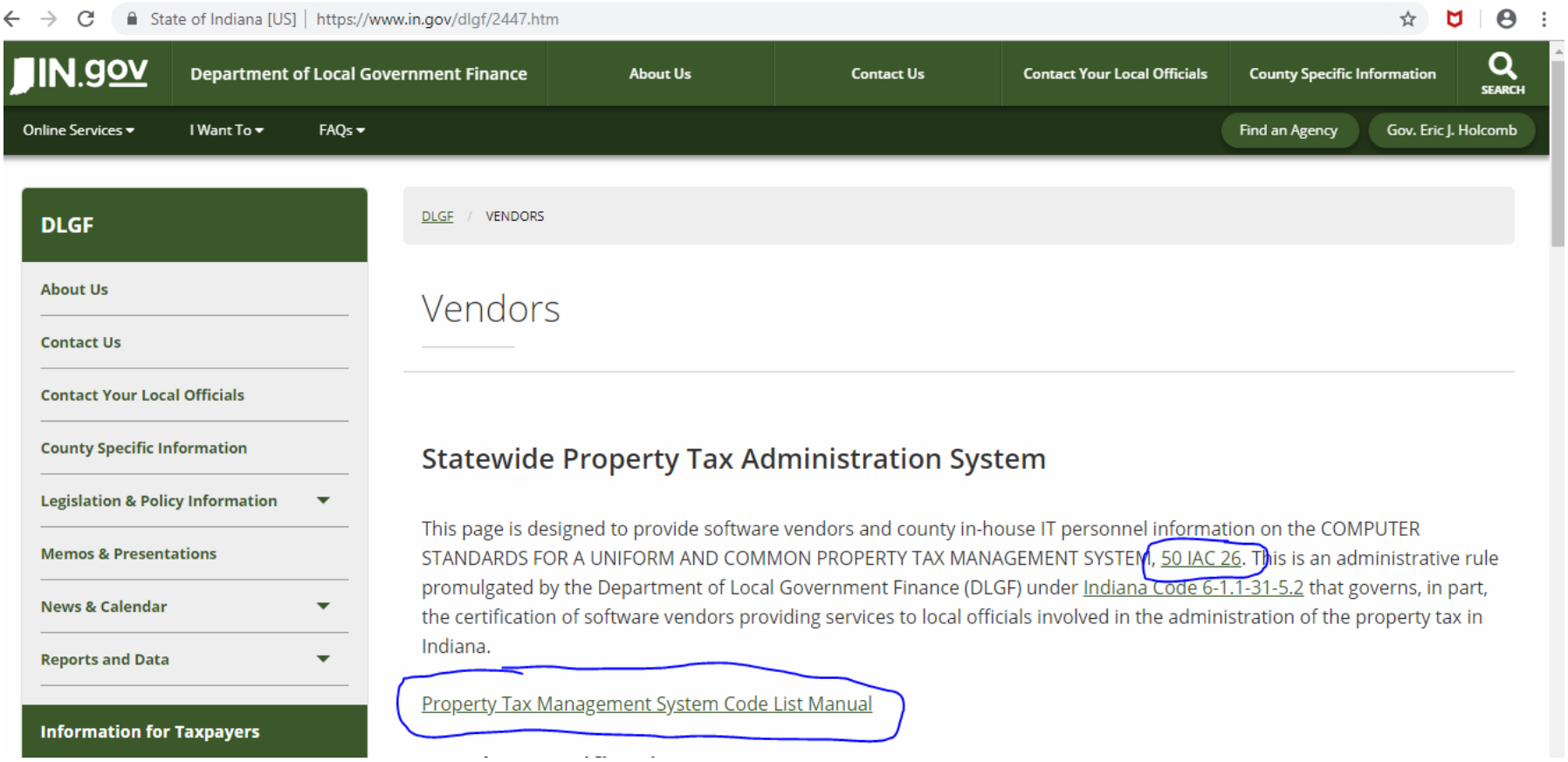
- A complete inventory of all *commercial/industrial* improvement detail records related to the parcels in the county.
- Any given parcel can have no, one, or multiple building detail records.
- Essentially takes the information in the BUILDING file and breaks down the data further by individual floor for a given building.
- Data Compliance Integrity Level: Low.

Real Property Data: APPEAL File

- A complete inventory of all active appeal records related to the parcels in the county.
- Any given parcel can have no, one, or multiple appeal records.
- Contains data points such as petitioner's contact information, grounds for appeal, original value, and revised value.
- Data Compliance Integrity Level: Low.

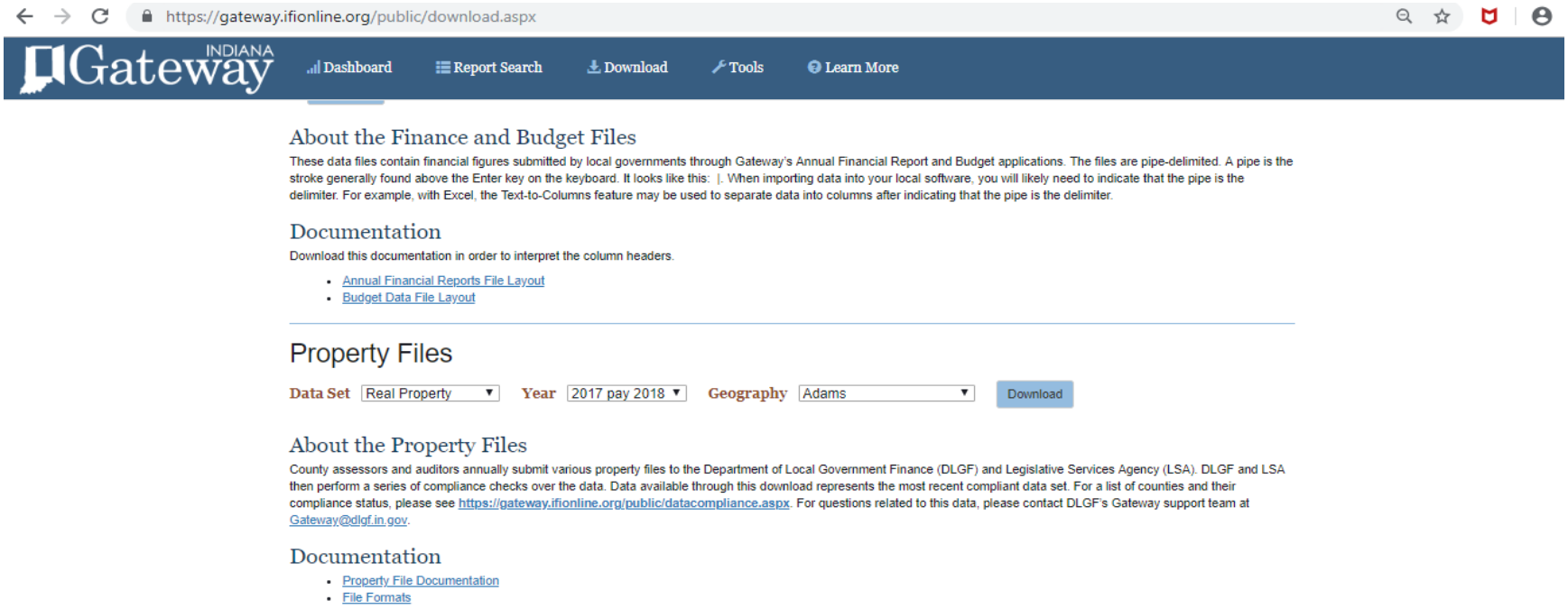
File Specifications and Data Codes

- Both 50 IAC 26 and the Property Tax Management System Code List Manual can be found on the Vendors page at the DLGF's website: https://www.in.gov/dlgf/2447.htm



How to Access the Data

- If you would like to receive the complete real property data set for a particular year and for a particular county or all 92 counties, please send an email to the DLGF Data Inbox at data@dlgf.in.gov.
- The PARCEL File data can be downloaded directly from the Indiana Gateway site at https://gateway.ifionline.org/public/download.aspx.



Contact Us

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