

PROPERTY USE CLASSIFICATION CHART

0000 RESIDENTIAL		1000 ³ COMMERCIAL	2000 ³ COMMERCIAL
00 (OPEN)		100V VACANT LAND	20 (OPEN)
010V VACANT LAND		10 COMMERCIAL	200V VACANT LAND
01 SINGLE		3 rd Character 0 Open 1 Miscellaneous commercial 2 Artist in residence	21 RESTAURANT, COCKTAIL LOUNGE
3 rd Character 4 th Character 0 Open 1 Pool 1 High value residence 3 Pool and misc. X cost classification 4 Therapy pool (spa) T Wireless communication 5 Tennis court tower 8 Guesthouse CONDOMINIUM 9 Other improvements only ONLY C Condominium 3 rd Character D Planned unit D Detached development (PUD) H High rise 5 E Condo conversion stories or more F Cooperative 2 Townhouse format G Mills Act property H Own-your-own L Lift (entered by lift desk only.) M Modular X Vacant parcel that has improve- ment value due to existing non- structural other imps.		11 STORE	22 WHOLESALE AND MANUFACTURING OUTLET
02 DOUBLE, DUPLEX OR TWO UNITS		12 STORE COMBINATION (WITH OFFICE OR RESIDENTIAL)	23 BANK, SAVINGS & LOAN
03 THREE UNITS (ANY COMBINATION)		3 rd Character 0 Store & office combination 1 Store & residential combination	24 SERVICE SHOP RADIO & TELEVISION REPAIR REFRIGERATION SERVICE PAINT SHOP ELECTRIC REPAIR LAUNDRY
04 FOUR UNITS (ANY COMBINATION)		13 DEPARTMENT STORE	25 SERVICE STATION
05 FIVE OR MORE APARTMENTS OR UNITS. COOPERATIVE OR OWN-YOUR-OWN PROJECTS NOT SEPARATELY PARCELED.		3 rd Character 1 Discount department store (Target, etc.) 2 Building supplies (Home Depot, etc.) 3 Home furnishings (Ethnan Allen, etc.) 4 Retail-warehouse combo. (Levitz, etc.) 5 Warehouse store (Costco, etc.)	3 rd Character 4 th Character 0 Full service 0 No add'l services 1 Self service 1 Convenience store 2 W/ Car wash 2 Fast food 3 Card lock 3 Service bay (See note) 4 Conv. store, fast food, 5 Conv.store, service bay 6 Conv. store, fast food, & service bay
3 rd Character 4 th Character 0 4 stories or less 1 Pool 5 5 stories or more 3 Pools and misc. T Wireless communication 9 Other improvements only tower A Cooperative B Own-your-own C Condominium G Mills Act property L Lift (entered by lift desk only.) M Modular V Vacant X Vacant parcel that has improve- ment value due to existing non- structural other imps.		14 SUPERMARKET	Note: Card lock fuel stations are unmanned, automated fueling stations.
06 (OPEN)		15 SHOPPING CENTER (NEIGHBORHOOD, COMMUNITY)	26 AUTO, RECREATION EQUIPMENT, CONSTRUCTION EQUIPMENT SALES AND SERVICE
07 MANUFACTURED HOMES		16 SHOPPING CENTER (REGIONAL)	3 rd Character 0 Auto body repair shop 1 Used car sales 2 New car sales and service 3 Car wash only 4 Car wash only, self-service type 5 Recreation equipment sales & service (campers, motor homes & boats) 6 Farm and construction equipment sales & service 7 Auto service centers (no gasoline)
3 rd Character 4 th Character 0 Single residence 0 Assessed by RP 1 Multiple residence (Permanent foundation) P Assessed by PP (No permanent foundation)		17 OFFICE BUILDING	27 PARKING LOT (COMMERCIAL USE PROPERTY)
08 ROOMING/BOARDING HOUSE		3 rd Character 1 Loft-type buildings 2 Office and residential	3 rd Character 0 Lots-patron or employee 1 Lots-commercial parking 2 Parking structures-patron or employee 3 Parking structures-commercial parking
09 MANUFACTURED HOME PARK		18 HOTEL AND MOTEL	28 ANIMAL KENNEL
3 rd Character 4 th Character 0 None 1 Pool 1 Own-your-own lot T Wireless communication tower		3 rd Character 0 Hotel - under 50 rooms 1 Hotel - 50 rooms and over 2 Motel - under 50 rooms 3 Motel - 50 rooms and over 4 Motel/hotel and apartment combinations - under 50 units 5 Motel/hotel and apartment combinations - 50 units and over	29 NURSERY OR GREENHOUSE
		19 PROFESSIONAL BUILDING	
		3 rd Character 1 Medical dental building 2 Veterinary hospital, clinic	

³ For the third and fourth characters.**THIRD CHARACTER**

T Describes properties with wireless communication tower.

FOURTH CHARACTER

For improved properties, the 4th character describes the number of stories in the main structure (with the exception of lifts, condominiums or Mills Act.) (See Section 2.4C.)

- | | |
|---|---|
| 0 One story | 9 Other improvements only |
| 2-5 To indicate the # of stories from 2 through 5 | L Lift (entered by Lift Desk Section ONLY) |
| 6 To indicate 6 through 13 stories | G Mills Act property |
| 7 To indicate 14 through 20 stories | X Vacant parcel that has improvement value due to existing non-structural other improvements (e.g., fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.). This is used for Measure B purposes. |
| 8 To indicate over 20 stories | |

PROPERTY USE CLASSIFICATION CHART

3000 ⁴ INDUSTRIAL	4000 ⁴ IRRIGATED FARM	5000 ⁴ DRY FARM
300V VACANT LAND	40 (OPEN)	50 (OPEN)
30 INDUSTRIAL <i>3rd Character</i> 0 Open 1 Miscellaneous industrial 2 Artist-in-residence	4010 PRIVATE RURAL PUMPING PLANT	51 FRUITS & NUTS
	41 FRUITS & NUTS	52 VINEYARD
	42 VINEYARD	53 FIELD CROPS
31 LIGHT MANUFACTURING SMALL EQUIPMENT MANUFACTURING SMALL MACHINE SHOP INSTRUMENT MANUFACTURING PRINTING PLANT	43 VINE & BUSH FRUITS	54 PASTURE
	44 TRUCK CROPS	55 TIMBER - PINE
32 HEAVY MANUFACTURING	45 FIELD CROPS	56 TIMBER - FIR
33 WAREHOUSING, DISTRIBUTION, STORAGE <i>3rd Character</i> 0 Warehousing, distribution, under 10,000 sf 1 Warehousing, distribution, 10,000 to 24,999 sf 2 Warehousing, distribution, 25,000 to 50,000 sf 3 Warehousing, distribution, over 50,000 sf 4 Public storage (Bekins, Lyons) 5 Public storage - mini warehouse	46 PASTURE	57 TIMBER- REDWOOD
	47 DAIRY	58 DESERT
	48 POULTRY, ETC.	59 WASTE
	49 FEED LOT	
34 FOOD PROCESSING PLANT <i>3rd Character</i> 0 Meat 1 Beverage 2 Other		
35 MOTION PICTURE, RADIO AND TELEVISION INDUSTRY <i>3rd Character</i> 0 Studio 1 Transmission facility 2 Microwave relay tower		
36 LUMBER YARD		
37 MINERAL PROCESSING <i>3rd Character</i> 1 Cement, rock & gravel plant 2 Petroleum refinery, chemical plant		
38 PARKING LOT (INDUSTRIAL USE PROPERTY)	⁴ For the third and fourth characters. THIRD CHARACTER T Describes properties with wireless communication tower. FOURTH CHARACTER For improved properties, the 4th character describes the number of stories in the main structure (with the exception of lifts, condominiums or Mills Act.) (See Section 2.4C.) 0 One story 2-5 To indicate the # of stories from 2 through 5 6 To indicate 6 through 13 stories 7 To indicate 14 through 20 stories 8 To indicate over 20 stories 9 Other improvements only L Lift (entered by Lift Desk Section ONLY) G Mills Act property X Vacant parcel that has improvement value due to existing non-structural other improvements (e.g., fences, block walls, light fixtures, spur track, paving that is not used for parking, service station canopies, etc.). This is used for Measure B purposes.	
39 OPEN STORAGE <i>3rd Character</i> 1 Trucking company, terminal 2 Contractor storage yard		

PROPERTY USE CLASSIFICATION CHART

6000 *RECREATIONAL	7000 *INSTITUTIONAL	8000 MISCELLANEOUS
60 (OPEN)	70 CHILDREN'S DAY CARE CENTER	80 PRIVATELY OWNED
61 THEATER <i>3rd Character</i> 0 Movie - indoor 1 Movie - drive-in 2 Legitimate (stage) theater	71 CHURCH <i>3rd Character</i> 1 Church parking lot	<i>3rd Character</i> 1 Misc. privately owned properties that do not fall into any other classification. (e.g. fire stations, reservoirs, or airports.)
62 WATER RECREATION <i>3rd Character</i> 1 Fee owned boat slip	72 SCHOOL (PRIVATE)	81 UTILITY COMMERCIAL & MUTUAL: PUMPING PLANT STATE ASSESSED PROPERTY
63 BOWLING ALLEY	73 COLLEGE, UNIVERSITY (PRIVATE)	82 MINING
64 CLUB, LODGE HALL, FRATERNAL ORGANIZATION	74 HOSPITAL <i>3rd Character</i> 1 Convalescent hospital, nursing home	83 PETROLEUM & GAS
65 ATHLETIC AND AMUSEMENT FACILITY <i>3rd Character</i> 0 Auditorium, stadium, amphitheater 1 Amusement facility 2 Commercial swimming pools, school 3 Gymnasium, health spa 4 Dance hall 5 Tennis court, club, pro shop	75 HOMES FOR AGED & OTHERS	84 PIPELINE, CANAL
66 GOLF COURSE <i>3rd Character</i> 1 Non profit 2 Three par 3 Miniature	76 SENIOR DAY CARE CENTER <i>3rd Character</i> 0 Adult care facility - social and recreational services 1 Adult day services - skilled care services offered	85 RIGHTS OF WAY
67 RACE TRACK <i>3rd Character</i> 1 Horse stable - private	77 CEMETERY, MAUSOLEUM, MORTUARY <i>3rd Character</i> 0 Cemetery, mausoleum 1 Mortuary, funeral home	86 WATER RIGHTS
68 CAMP <i>3rd Character</i> 1 Trailer and camper park (overnight)	78 (OPEN)	87 RIVERS & LAKES
69 SKATING RINK <i>3rd Character</i> 0 Ice 1 Roller	79 (OPEN)	8800 GOVERNMENT OWNED PROPERTY (“900” Parcels)
		8800 (OPEN)
		880V VACANT LAND
		8810 Rights of way, general
		8811 Street, road, highway
		8812 Future street, alley, etc.
		8813 Power transmission lines
		8814 Sewers, utilities
		8820 Government services, general
		8821 City hall, administration center

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- 8 To indicate over 20 stories

- 9 Other improvements only
- L Lift (entered by Lift Desk Section ONLY)
- G Mills Act property
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PROPERTY USE CLASSIFICATION EXAMPLES

The following examples may be used as additional guidelines for determining the property use classification.

RESIDENTIAL SERIES – (see page 9)

- 010V - A vacant residential zoned lot.
- 0101 - An SFR with pool.
- 0103 - An SFR with pool and miscellaneous improvement (spa, cabana, tennis court, etc.)
- 010G - An SFR with Mills Act contract.
- 0551 - A five story apartment with pool.
- 070P - A single manufactured home with no permanent foundation.
- 0910 - A manufactured home park with own-your-own lot.

COMMERCIAL SERIES – (see page 9)

- 100V - A vacant commercial zoned lot.
- 10TV - A vacant commercial zoned lot with a wireless communication tower.
- 100X - A vacant commercial zoned lot with improvement value due to existing non-structural other improvements.
- 1010 - A miscellaneous commercial use that does not fit into other categories.
- 1100 - A typical commercial store property.
- 1210 - A commercial-residential combination if both uses are represented by a significant improvement value. The improvements may consist of several buildings.
- 1500 - A neighborhood and community shopping centers.
- 1600 - Regional shopping centers. The center must be under common ownership and have community parking.
- 2400 - Radio and television repair, refrigeration service, paint shops, electric repair, or laundries only.
- 2500 - A service station, full service.
- 2510 - A service station, self service.
- 2520 - A service station with car wash.
- 2530 - A “card-lock” service station. These are unmanned, automated fueling stations used primarily to service fleet vehicles.
- 2600 - An auto body repair shop.

PROPERTY USE CLASSIFICATION EXAMPLES

INDUSTRIAL SERIES – (see page 10)

- 300V - A vacant industrial zoned lot.
- 3010 - A miscellaneous industrial use that does not fit into other categories.
- 3100 - A light manufacturing, small equipment manufacturing, small machine shop, instrument manufacturing, or printing plant. Does not include smaller general purpose industrial storage buildings.
- 3300 - Warehouses (including smaller, general purpose storage buildings), distribution terminals, public storage and mini-warehousing. A third character is used to denote size or special purpose.

INSTITUTIONAL SERIES – (see page 11)

- 7000 - A children's day care center.
- 7100 - All church uses. This includes rectories, convents, and Sunday schools. The building record is coded according to the design type of the building.
- 7200 - Private and parochial schools. (For public schools use an "8800" property use classification and "7200" building design type if building records exist.)
- 7300 - Colleges and universities (private).
- 7400 - A hospital.
- 7410 - A convalescent hospital, nursing home, or related institution, which provides essentially medical or recuperative services.
- 7500 - Homes for aged and others. Includes most institutions which provide essentially residential services, such as orphanages, resthomes, or retirement homes.
- 7600 - Senior day care centers: Adult care facility - social and recreational services.
- 7610 - Senior day care centers: Adult day services - skilled care services offered.

MISCELLANEOUS SERIES – (see pages 11 through 12)

- 8010 - Miscellaneous privately owned properties that do not fall into any other classification. Examples include privately owned fire stations, reservoirs, or airports.
- 8800–8899 - Miscellaneous Government-Owned properties (unless BOE assessed) that do not fall into any other classification.