

Column Name	Bytes	Columns	Required
Group-Code	2	1-2	N
LIB-Code	4	3-6	Y
Tax-Year	4	7-10	Y
PTA-Parcel	28	11-38	Y
Back-Tax-Ind	2	39-40	N
Folio	11	41-51	N
Gross-Taxes	11	52-62	N
Nov-Amt	11	63-73	N
Receipt-NBR	18	74-91	N
Loan-Id	16	92-107	N
Pmt-Flag	1	108	Y
Process-Flag	1	109	N
End Pay Rec	3	110-112	Y
Assd Year	4	113-116	
Deliquent Flag	1	117	
Exempt Type	4	118-121	
Acct Status	3	122-124	
Assessed	11	125-135	
Exempt	11	136-146	
Taxable 1	11	147-157	
Taxable 2	11	158-168	
Taxable 3	11	169-179	
Owner Name	30	180-209	
In Care Of	30	210-239	
Address Line 1	30	240-269	
Address Line 2	30	270-299	
City	28	300-327	
State	2	328-329	
Zip	10	330-339	
Country	15	340-354	
Legal	192	355-546	
Date Paid	8	547-554	
Total Paid	11	555-565	
Unused	129	566-695	
Clear	1	696	
Installment Flag	1	697	
Record End Ind	3	698-700	

Full Real Estate file layout for Mortgage Companies inclusive of additional data elements. Only columns 1-112 are necessary for marking an account as intend to pay or to make payment.

Description of Field

Group Code for mortgage processor handling multiple mortgage companies in one file. Assigned by County.
4 digit Mortgage Company Code. Assigned by County.
4 digit Tax Year example (2016)
28 character parcel number (Id) Do not drop leading zeros space fill column.
2 digit field indicating the assessment year if back tax is being assessed. 14 would indicate 2014 as assessment year
11 digit folio. Decimal implied (but not demonstrated) last 4 characters fall after the decimal
11 digit Gross Tax amount for parcel. Decimal implied (but not demonstrated) last 2 characters after the decimal.
11 digit November amount for parcel. Decimal implied (but not demonstrated) last 2 characters after the decimal
Only populated if the account is all ready paid.
16 character field for the Mortgage Company Loan Number. Space fill.
1 character payment indicator. 'Y' indicates the desire to pay the account.
1 character process indicator. 'Y' indicates the record should be processed.
End Payment Record indicator. 'ZZZ' if using full file for payment or intend to pay otherwise spaces
4 digit assessment year (typically the same as Tax Year)
'Y' indicates record has delinquent taxes due. 'N' indicates no prior years taxes due.
4 character exemption code
3 character account status
11 digit assessed value. Zero fill, right justify, 2 implied after decimal entries in bytes 10 and 11 (134-135)
11 digit exemption value. Zero fill, right justify, 2 implied after decimal entries in bytes 10 and 11 (145-146)
11 digit Taxable value 1 (Typically County Taxable) Zero fill, right justify, 2 implied after decimal entries in bytes 10 and 11 (157-158)
11 digit Taxable value 2 (Typically School Taxable) Zero fill, right justify, 2 implied after decimal entries in bytes 10 and 11 (159-160)
11 digit Taxable value 3 (Third taxable value if applicable) Zero fill, right justify, 2 implied after decimal entries in bytes 10 and 11 (161-162)
30 character owner name field
30 character In Care Of field
30 character Address Line 1
30 character Address Line 2
28 character City field
2 character State abbreviation
10 digit Zip Code
15 character Country
192 character legal description
8 digit date paid (YYYYMMDD)
11 digit amount paid. Zero fill, right justify, 2 implied decimal entries in bytes 10 and 11 (564-565)
129 digit unused section
1 character flag
1 character flag. 'I' = Installment Account 'A' = Annual account
3 character flag. 'ZZZ' indicates record end. Carriage Return Line feed follows.

