

Property Unique ID

Mark Bessett



**ACCELERATING
THE REACH
OF DATA STANDARDS**

SPEAKER



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Meet 4th Wednesday of every month at **1 :00 PM EST**
(Next meeting 11/30)

Check out our conference app for more information about this speaker and to view the handouts!

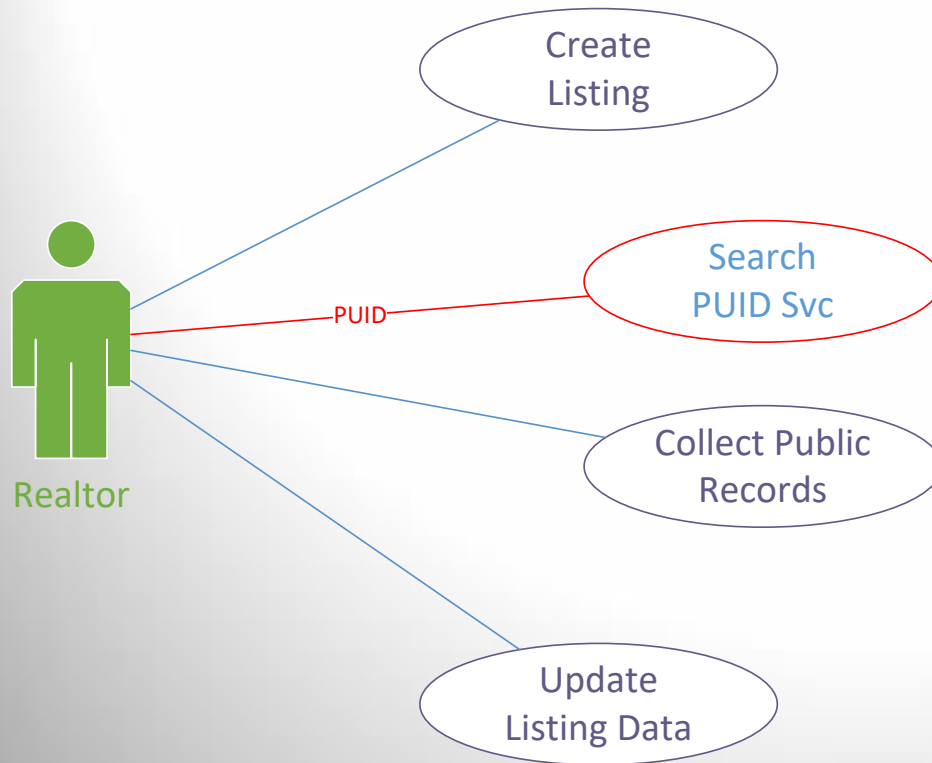
Property ID Goal

- Ubiquitous Identifier for Properties
 - Standards based, non-proprietary definition
 - Simple, straight forward to implement
- Portable
 - Universal key to an ecosystem of data
 - Ability for vendors to map specific information directly or indirectly to a specific property
- Immediate Goal
 - Can uniquely identify >90% of US properties

Brief History

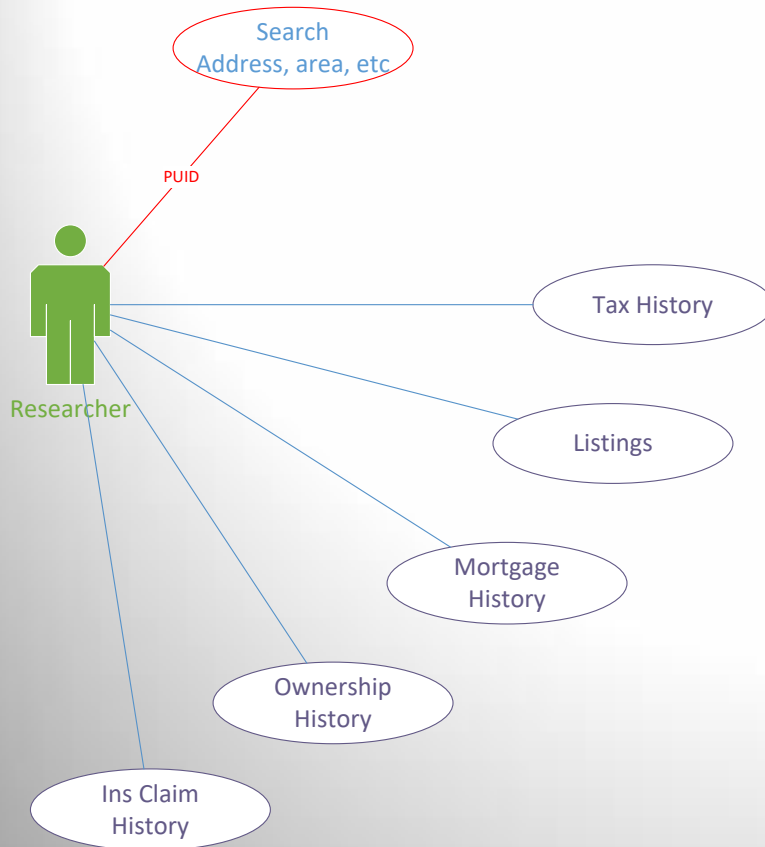
- Found many ways to represent uniqueness
- At implementation point, need to move forward
- Other similar industry work
 - US Dept of Transportation (Emergency Svcs)
 - Consumer Finance Protection Bureau (yes, them)

Use Case: Realtor



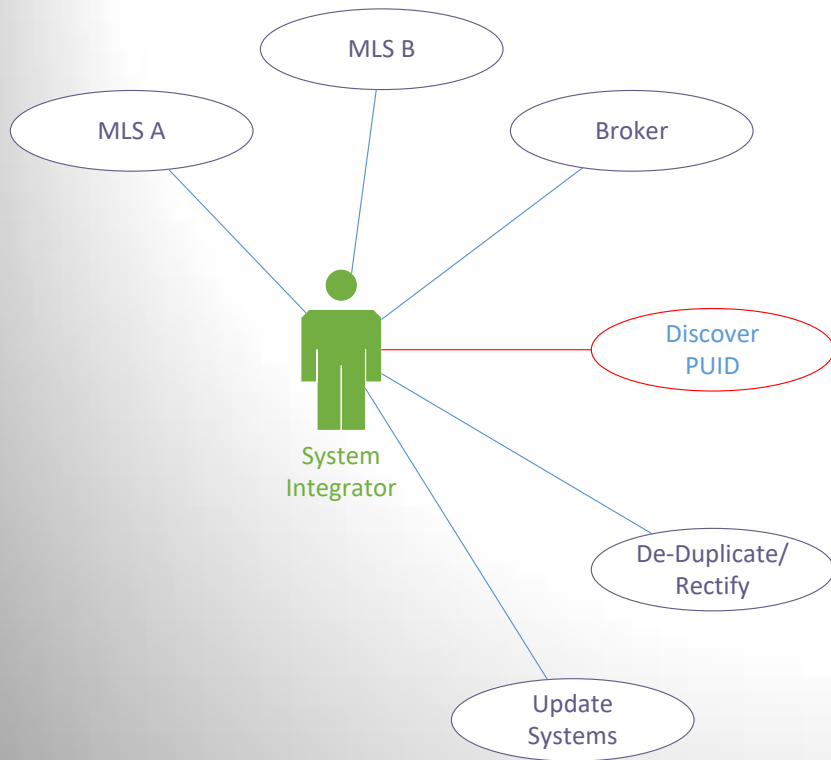
- Support simplified listing generation
- Improves data quality

Use Case: Research



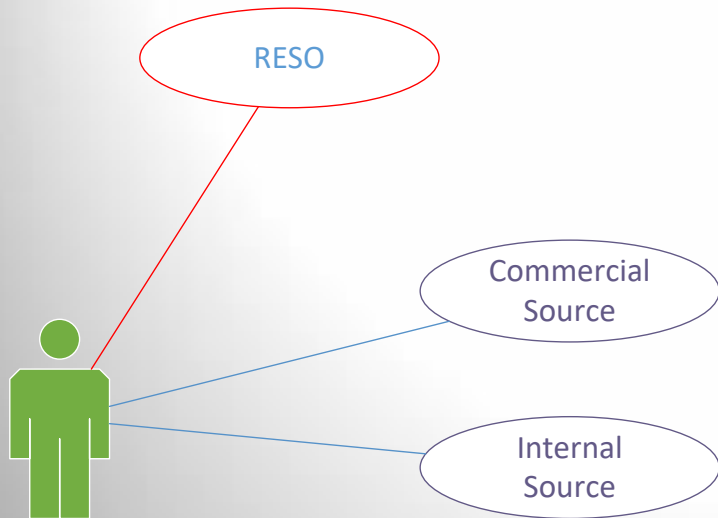
- Single key definition
- Universally recognized
- Supports property “lineage”
- Allows coherent views
- Expanding ecosystem

Use Case: System Integrator



- Simplified consolidation
- Simplified correlation
- Eliminate redundancy
- Allow for property “lineage”

Open Standard



- PUID standard *resources*
 - Any organization can provide a PUID result based on standard
 - Identical property should provide identical PUID
 - Vendor can match proprietary ID to RESO Property ID
 - Enable true cross platform service delivery for property information

Proposed ID

- Based on publicly available records
- Based on ISO convention model (hierarchical)
 - ISO 3166 specifies country codes
 - Specifies that country identify sub-regions
 - US uses FIPS conventions for unique county
 - Most or all Counties have unique numbering for parcels

(Draft) PUID Structure

COUNTRY CODE ISO 3166-1	SUB-COUNTRY CODE ISO-3166-2 (US=FIPS)	Parcel Type Identifier	County defined Parcel Number	Other Differentiator? (reused?, etc)
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US	04013	00	508-22-009	?
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US040130050822009A

See whitepaper for more details

Open Concerns

- Is county uniqueness assumption valid?
- Do some areas allow APN re-use?
- Are delimiters present challenges?
- Are APN's governed (resilient to change)?

Solution Approach

- Identify proposal Issues, (record on spreadsheet)
 - Feedback from area experts
- Verify & Validate
 - Zillow, CoreLogic, CRSData granting research license to RESO
- Finalize ID components
- Launch community Proof of Concept
- Publish PUID definition standard
- Launch RESO Open source Repository
 - (return PUID only)

Workgroup Objectives

- Data/Composition validated: 12/2016
- PUID Definition Available: 4/2017
- Community POC: 6/2017
- Final PUID Definition: 7/2017
- Pilot RESO PUID Repository 9/2017
- Final RESO PUID Repository 11/2017

Discussion

- Definition validity comments?
 - Other challenges?
- Objectives timeline concerns?
 - Firm by November WG meeting
- Concerns regarding RESO-owned Repository?

Links

- PUID Home (whitepaper, research sheet, etc)
 - <http://members.reso.org/display/PUID>
- ISO 3166-2 (+ FIPS)
 - United States: <https://www.census.gov/geo/reference/codes/cou.html>
 - CANADA: <http://www.geonames.org/CA/administrative-division-canada.html>