



2017 Fall Conference

GETTING DOWN TO BUSINESS
UTILIZING DATA STANDARDS

Universal Property Identifier Workgroup (Formerly PUID)



SPEAKER

BIO PAGE

Mark Bessett | Architect CRMLS



Email: mark@crmls.org

Panel:

Matt Casey, CEO, CRS Data



Email: mcasey@crsdata.com

Tim Kramer, FBS



Email: tim.kramer@fbsdata.com

Jay Lee, Group Manager, Zillow Group



Email: jayl@zillowgroup.com



What's a UPI?

Universal Property Identifier

- Ubiquitous, Natural
- Portable

Common Reference System facilitating industry integration



Tenets of the UPI

UPI Objectives:

- Standards-driven construction, universally understood
- REFERENCE Identifier
- Not designed to carry information, just a pointer
- Generally represents NOW
- KEEP SIMPLE

Constraints:

US fully defined, but
extensible internationally

MISSION:
POSSIBLE

- Workgroup members with national property data sets
- Examined by assigning UPI components and evaluating duplicity and matching
- Townships a required member of hierarchy
- “Duplicates” found were typically data entry errors
- > 98% successful mapping upon analysis



Real vs Virtual

- **Are Stock Cooperatives, apartments property?**
- **Not “real property” (tax rolls)**
- **UPI should represent these - they are real to people!**



Inside the UPI

- Multiple part, hyphen delimited string
- Hierarchical, distributed model by property identifying source
- Unifying model based on ANSI FIPS standards

Example: **US-09001-18500-S-12230454-120**

CountryCode ISO-3166	SubCountryCode (3166-2 / FIPS)	Sub-County (ANSI/FIPS)	PropertyType	Parcel Number	Property Designator
Two digit code Phase 1 "US" only	Five digits "06007" All counties unique	Five digits "58324" ANSI sub-county Identifier (Townships) Or "N" if not applicable	RESO Codes R = Real, taxable S= Coop, apt, etc T= temp desig	Assigned number from taxable Authority	Sub-designation by property
US	09001	18500	S	12250454	120

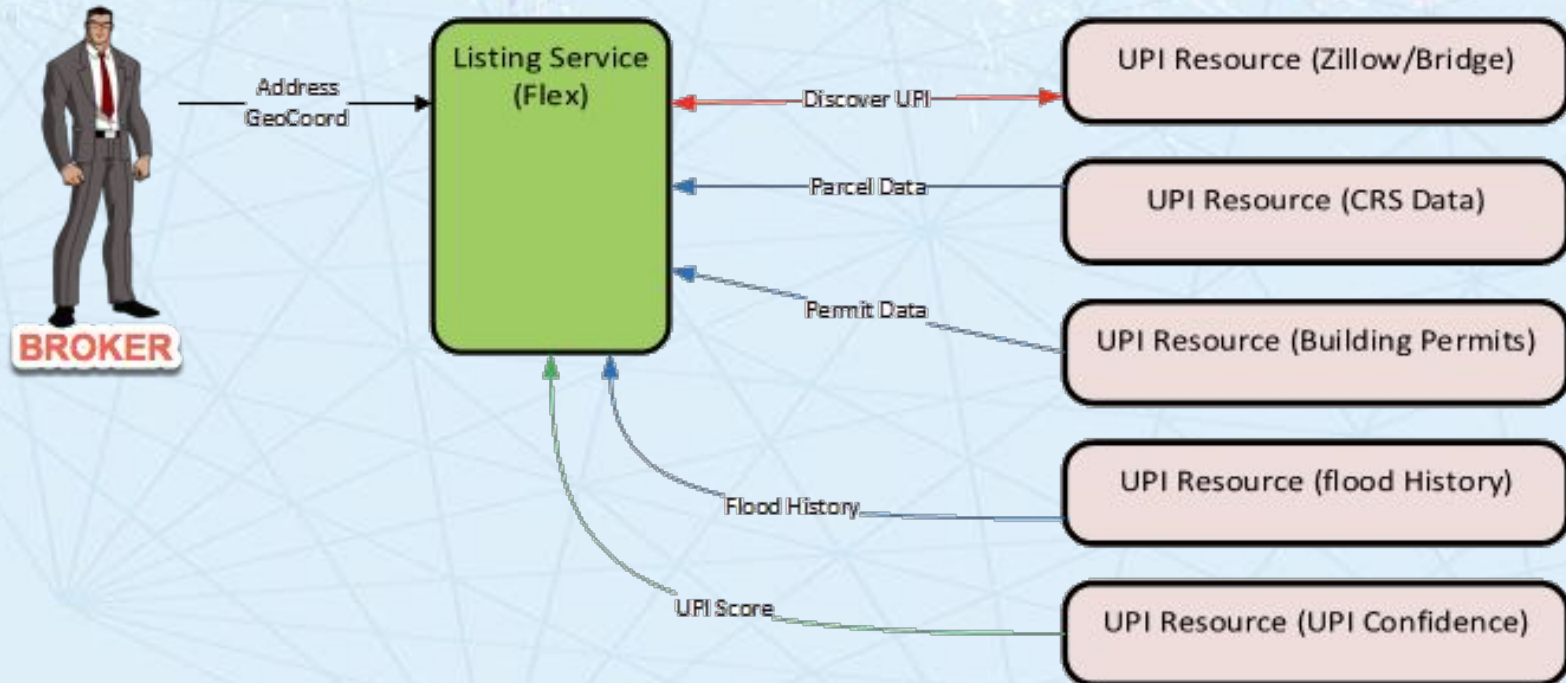


UPI BUILDER

UPI Examples

UPI	Scenario
US-04015-N-R-11022331-N	APN 110-22-331 in Maricopa County, Arizona Maricopa County has no parent authority for assigning parcel numbers
US-42049-49888-R-1213666-N	APN 121-13-666 in Millcreek Township within Erie County, PA, (sub-county)
US-36061-N-R-010237502R1-N	Building 1/23/7502R1 in New York County (Manhattan Borough)
US-36061-N-S-010237502R1-113	Building 1/23/7502R1 in New York County (Manhattan Borough) Unit 113
US-06075-N-T-40010333-10	Lot 10 on parcel 40010333 in San Francisco, which is currently under construction
US-13051-N-R2-1122444-N	Parcel 112-2-444 in Savannah, GA, which has been assigned twice before to otherwise unrelated parcels
US-36061-N-S-0122213-118	Parking space 118 in parking garage building 0122213 in Manhattan, New York County, NY

UPI Practical Application



UP1 In Action



Tim Kramer
Data Conversion Grand Wizard



Current Takeaways



- UPI leverages hierarchical definitions
- Governing authorities are defined, maintained and published as FIPS by ANSI

- Properties can still change, that's our reality
- Splits, consolidation, etc



- Potential issues if authority re-uses numbers
 - Mitigated by design (but “ugly”)
 - Property genealogy out of scope of UPI, but could be tracked by data vendors



Next Steps

- Finalize and approve the proposed specification
- Apply standard to other countries
- Explore the “UPI Registry” concept
- Support Block Chain concepts



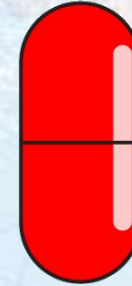
Everyone Chooses...

Take the **RED** pill!

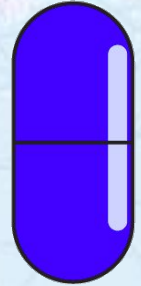
Workgroup meets

4th Wednesday 1:00PM ET

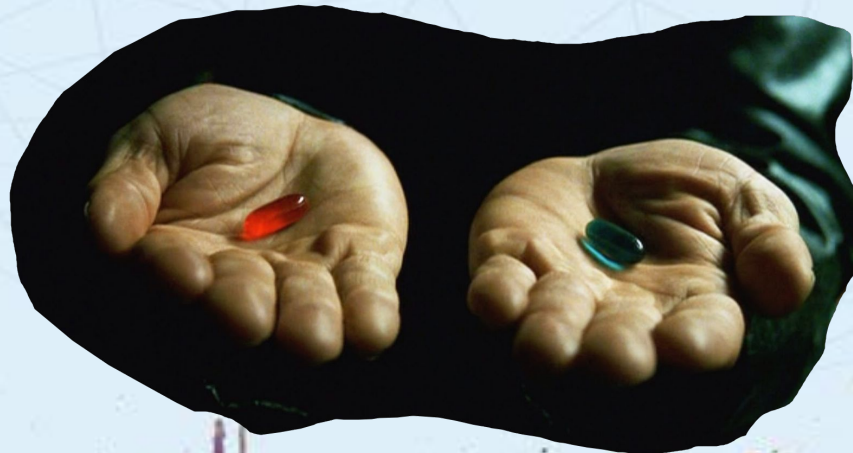
<http://members.reso.org/display/PUID>



Embrace the
sometimes
painful truth
of reality.



Remain in the
blissful ignorance
of illusion.



UPI Resource information

- 2010 FIPS Codes for Counties and County Equivalent Entities
<https://www.census.gov/geo/reference/codes/cou.html>
- 2010 ANSI Codes for County Subdivisions
<https://www.census.gov/geo/reference/codes/cousub.html>
- RESO Proposed Specification at:
<http://members.reso.org/display/PUID>
- RESO UPI Builder:
<http://resoupi.azurewebsites.net>





SPONSORS | THANK YOU



QUESTIONS?



 **RESO**[®]
2017 Fall Conference





THANK YOU EVERYONE



 **RESO[®]**
2017 Fall Conference

