RESO's UPI
A Real World Implementation

Christian Kuroki  christian.kuroki@jovio.com
William Birtwell  william@bitwell.io
Devin Dvorak  devin@jovio.com

Allan Shepherd  westmynt@gmail.com
Technical Advisor

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About Jovio

- Real estate brokerage based in Austin, TX
- Jovio builds proprietary products that enable streamlined brokerage services and enhance the home selling experience
- Jovio customers range from first time home sellers to experienced home sellers to tech idealists
Jovio Objectives

Use Cases

- During data acquisition from multiple providers, Jovio generates UPI’s

- Property data warehouse queries use UPI’s as foreign keys (and addresses)

- Historical property records are collated from Datatree, Actris, etc.
Implementation Results

- Postgres functions generate UPI’s for each data provider
- UPI’s are validated syntactically and locally for uniqueness
- Property data from Datatreecom’s generates PID’s 99.7%
  - Failures are duplicate parcel numbers
- Property data from ACTRIS generates PID’s 76%
  - Failures are duplicate or missing parcel numbers
Implementation Example

Postgres psql UPI generator example

```
CREATE or replace FUNCTION datatree.upi(p datatree.properties) RETURNS varchar AS $$
DECLARE
  country varchar := 'US';
  sub_county varchar := 'N';
  prop_type varchar := 'R'; /* Datatree has a unique parcel number per unit, so there is no Stock cooperative, ... */
  sub_property_id varchar := 'N'; /* ... all properties will be prop_type = R */
  sub_country varchar;
  local_id varchar;
BEGIN
  sub_country := p."FIPS";
  local_id := regexp_replace(p."FormattedAPN", '[^a-zA-Z0-9]+', '', 'g');
  return concat_ws('-', country, sub_country, sub_county, prop_type, local_id, sub_property_id);
END;
```
Implementation Technical Issues

- UPI definition depends on missing data (e.g. parcel numbers)
- Provider data schemas are changeable
- Other data fields are not in standard formats (e.g. street addresses)
Discussion

- Open standards vs. proprietary implementations?
  - Lower cost and lower technical risk

- From portability to interoperability?

- The importance of implementations to standards works?

- Identifier attributes, such as permissions for access control
  - File system analogy
Jovio Credits

- Christian Kuroki in Buenos Aires

- Cliff (William) Birtwell in CT

- Megan McMahon, BJ Thomas, and Floyd Hebert in Austin