JUAN FERNANDEZ-BARQUIN

Miami-Dade County Clerk of the Court
and Comptroller
Technical Services Division

VALUE ADJUSTMENT BOARD (VAB) PUBLIC ACCESS FOLDER DESCRIPTION

Revised: July 12, 2024

JUAN FERNANDEZ-BARQUIN

MIAMI-DADE COUNTY CLERK OF THE COURT AND COMPTROLLER
TECHNICAL SERVICES DIVISION
PUBLIC ACCESS

The Clerk of the Court and Comptrooler provides a daily file containing all value adjustment board data processed by the court the previous day. This file can be downloaded by interested parties from the COCC's site.

The Value Adjustment Board extract is in the form of an ASCII text file, which records are delimited by a (,) and have a variable length. The extract files contain the following record structure:

Daily Files

Value Adjustment Board File Structure (File Definition)

File Name: Axia_Kliener_Export_yyyymmdd.txt
Run Frequency: Daily
Description: Custom report containing all Value Adjustment Board data entered the previous day.
Sample File: Axia_Kliener_Export_yyyymmdd.xls

Field Name	**Data Type**	**Field Description**
YEAR	VARCHAR (4)	Tax Year
FILE_DT	VARCHAR (8)	Date the file was created; CCYYMMDD
FILE_TM	VARCHAR (8)	Time the file was created; HHMMSSMS
CHG_IND	VARCHAR (1)	Indicates if case changed; **c** -changed, **n** - not changed, **d** - deferred
FOL_TYPE	VARCHAR (1)10	Type of Folio; **R** - Real Property, **P** - Personal Property
FOLIO	VARCHAR (13)	Folio Number; Real Estate is 13 characters, Personal is 8 characters
AGENDA	VARCHAR (7)	Agenda Number
PROP_ADDR	VARCHAR (33)	Property Address
OWN_NAME	VARCHAR (33)	Owner Name
AGT_NUM	VARCHAR (5)	Agent Number
AGT_NAME	VARCHAR (33)	Agent Name
AGT_ADDR1	VARCHAR (33)	Agent Address line - first
AGT_ADDR2	VARCHAR (33)	Agent Address line - second
AGT_ADDR3	VARCHAR (33)	Agent Address line - third
AGT_ZIP5	VARCHAR (5)	Agent Zip 5
AGT_ZIP4	VARCHAR (4)	Agent Zip +4
PET_TYPE	VARCHAR (1)	Petition type; **V** - value, **L** - legal

PET_SECT	VARCHAR (1)	Legal filed petition values; **T** - late, **M** - Multi, **3** - Other tax exemptions, **4** - Homestead/widow/disability, **5** - agricultural, **6** - tax deferral, and blank
PET_STAT	VARCHAR (2)	Status of Petition within hearing cycle. **CN –** Folio in cancel status **CO –** Case closed **DC –** Duplicate petition cancel **DF** – Duplicate filing **DR –** Deferred **IF –** Invalid folio, petition has new folio number **JC –** Just cause **NP –** Non-payment of taxes **RC –** Reconsideration request **SC –** Scheduled for hearing **PE –** Pending schedule **WD –** Withdrawn petition request
PET_VALUE_OF	VARCHAR (1)	Identify which aspect of property is being valued. **T** - Total property **L** - Land only **I** - Improvements only **H** - Homestead **blank** - not identified
PET_EXMPT_TYPE	VARCHAR (1)	Usually blank but it was used to indicate exemption filing for: **H** - homestead, **W** - Widow, **V** - vet disability, **C** - Civilian disability
PET_SUB_COMP	VARCHAR (1)	Indicates property not substantially completed, improvements not complete
HRG_TYPE	VARCHAR(1)	Hearing type; **V** - value, **L** - legal

HRG_ISS	VARCHAR (1)	Issue to be heard by magistrate **A –** Current assessment **B –** Back assessment **C –** Current and back assessments **G –** Agricultural classification **H –** Homestead tax deferral **J –** Just cause **O –** Other legal issues **S –** Substantial completion **T –** Tax exemptions
HRG_Date	VARCHAR (8)	Hearing date CCYYMMDD
HRT_TM	VARCHAR (4)	Hearing time HHMM
HRG_ROOM	VARCHAR (3)	Hearing board room
HRG_STAT	VARCHAR (6)	Literal “Cancel” or “blank”
PA_STAFF_ID	VARCHAR (5)	Property Appraiser’s staff ID number
PA_LNAME	VARCHAR (30)	Property Appraiser’s staff rep last name
PA_FNAME	VARCHAR (12)	Property Appraiser’s staff rep first name
PA_MID_INT	VARCHAR (1)	Property Appraiser’s staff rep middle initial
PP_INIT_SITE – Site Value Before	VARCHAR (11)	Property Appraiser‘s personal property site value; numeric with leading zeros, represents whole dollar amount
PP_INIT_SERVE – Service Value Before	VARCHAR (11)	Property Appraiser’s personal property service value; numeric with leading zeros represents whole dollar amount
PP_INIT_CALC – Calc Value Before	VARCHAR (11)	Property Appraiser’s personal property calculated asset value; numeric with leading zeros represents whole dollar amount
PP_INIT_TOT - Market Value Before	VARCHAR (11)	Personal property total value; numeric with leading zeros represents whole dollar amount

PP-INIT_EXMPT - Exemption Value Before	VARCHAR (11)	Personal property total exempt amount; numeric with leading zeros represents whole dollar amount
RECOM-LAND - Land Value After	VARCHAR (11)	Magistrate’s recommended land value; numeric with leading zeros, represents whole dollar amount
RECOM-IMPRV	VARCHAR (11)	Magistrate’s recommended improvement value; numeric with leading zeros, represents whole dollar amount
RECOM_TOT - Taxable Value After	VARCHAR (11)	Magistrate’s recommended total value; numeric with leading zeros, represents whole dollar amount
RECOM_ASSD - Assessed Value After	VARCHAR (11)	Magistrate’s recommended total assessed; numeric with leading zeros, represents whole dollar amount
RECOM_EXMPT - Exemption Value After	VARCHAR (11)	Magistrate’s recommended exempt value; numeric with leading zeros represents whole dollar amount
ASSD_REDU	VARCHAR (1)	Magistrate’s recommended assessed reduced value; numeric with leading zeros represents whole dollar amount
MRKT_REDU	VARCHAR (1)	Magistrate’s recommended market reduced value; numeric with leading zeros, represents whole dollar amount
MRKT_NOT_BEL	VARCHAR (1)	Flag to indicate market is not below assessed
EXPLAIN1	VARCHAR (79)	Magistrate's explanation
EXPLAIN2	VARCHAR (79)	Magistrate's explanation, continuation

APPR-TP	VARCHAR (1)	Flag to indicate if taxpayer appeared; space or “**X**” (may find a “Y”)
APPR_AGT	VARCHAR (1)	Flag to indicate if agent appeared; “**X**” or space
NOSHOW	VARCHAR (1)	Flag to indicate no show for hearing “**X**” or space
WITHDREW	VARCHAR (1)	Flag to indicate appeal withdrawn “**X**” or space
ACCEPTED	VARCHAR (1)	Flag to indicate findings accepted; “**X**" or space
RECOM_COMP_SALE	VARCHAR (1)	Flag, recommendation based on comparable sale; “**X**” or space
RECOM_PHY_COND	VARCHAR (1)	Flag, recommendation based on physical condition; “**X**” or space
RECOM_INCOME	VARCHAR (1)	Flag, income property; “**X**” or space
RECOM_COST	VARCHAR (1)	Flag for cost value recommended; “**X**” or space
RECOM-HMSTD	VARCHAR (1)	Flag for homestead; “**X**” or blank
RECOM_PRE_EXST	VARCHAR (1)	Flag for pre-existing; “**X”** or blank
RECOM_NEW_IMPRV	VARCHAR (1)	Flag for new improvement; “**X**” (may find other characters erroneously) or blank
EXCD_MKT_VAL	VARCHAR (1)	Flag to indicate exceeds market value; “**Y**”, “**N’**” or space
ASSD_EXCEED	VARCHAR (1)	Flag indicates assessed exceeded; “**Y**”, “**N**” or space
GRANTED	VARCHAR (1)	Flag to indicate appeal has been granted; “**X**” or space
DENIED	VARCHAR (1)	Flag to indicate appeal has been denied; “**X**” or space

SM_HMSTD	VARCHAR (11)	Legal hearing magistrate’s recommended homestead exemption; numeric with leading zeroes whole dollar amount
SM_WIDOW	VARCHAR (7)	Legal hearing magistrate’s recommended window exemption; numeric with leading zeroes whole dollar amount
SM_VET	VARCHAR (7)	Legal hearing magistrate’s recommended veteran exemption; numeric with leading zeroes whole dollar amount
SM_DISABLE	VARCHAR (7)	Legal hearing magistrate’s recommended disabled exemption; numeric with leading zeroes whole dollar amount.
SM_BLIND	VARCHAR (7)	Legal hearing magistrate’s recommended blind exemption; numeric with leading zeroes whole dollar amount.
SM_EXEMPT2	VARCHAR (11)	Legal hearing magistrate’s recommended exempt2 exemption; numeric with leading zeroes whole dollar amount.
SM_ST_SENR	VARCHAR (5)	Legal hearing magistrate’s recommended senior state exemption; numeric with leading zeroes whole dollar amount.
INIT_LAND - land value before	VARCHAR (11)	Property Appraiser’s certified roll land value; numeric with leading zeroes whole dollar amount.
INIT_BLDG – Building Value Before	VARCHAR (11)	Property Appraiser’s certified roll building value; numeric with leading zeroes whole dollar amount.

INIT_TOT – Market Value Before	VARCHAR (11)	Property Appraiser certified roll total value; numeric with leading zeroes whole dollar amount
INIT_AGR – Agricultural Value Before	VARCHAR (11)	Property Appraiser certified roll agricultural value; numeric with leading zeroes whole dollar amount
INIT_WVD	VARCHAR (7)	Property Appraiser’s certified roll widow, vet, disabled value; numeric with leading zeroes whole dollar amount
INIT_HEX	VARCHAR (7)	Property Appraiser’s certified roll homestead exemption value; numeric with leading zeroes whole dollar amount.
INIT_NONEX	VARCHAR (11)	Property Appraiser’s certified roll non-exempt amount; numeric with leading zeroes whole dollar amount
INIT_ASSD – Assessed Value Before	VARCHAR (11)	Property Appraiser’s certified roll total assessed value; numeric with leading zeroes whole dollar amount
INIT_EXMPT – Exemption Value Before	VARCHAR (11)	Property Appraiser’s certified roll total exempt value; numeric with leading zeroes whole dollar amount
SM_NUM	VARCHAR (5)	Magistrate system ID number
SM_LNAME	VARCHAR (30)	Magistrate's last name
SM_FNAME	VARCHAR (12)	Magistrate's first name
SM_MID	VARCHAR (1)	Magistrate's middle initial
DEFRL_IND	VARCHAR (1)	Magistrate’s findings have been deferred; values **N**, or **Y**
DEFRL_DATE	VARCHAR (8)	Date magistrate deferred case findings; CCYYMMDD
COMPLETE	VARCHAR (1)	findings competed for folio; values **N**, or **Y**

OVER_5	VARCHAR (1)	Indicates deferral is over 5 days; **N**, or **Y**
OVER_7	VARCHAR (1)	Indicates deferral is over 7 days; **N**, or **Y**
PRT_IND	VARCHAR (1)	Print Indicator is set when board is completed; **Y** or **blank**
PRT_DATE	VARCHAR (8)	Date board is completed; CCYYMMDD