

Charlotte County's New Parcel Numbering System

Conversion of Charlotte County's Real Property Tax Roll to a comprehensive land parcel maintenance system, which includes new parcel identification numbers (PIN), has been completed by the Property Appraiser's office and the county's Geographic Information Systems Department (GIS). Although the new PIN is now the primary identifier displayed on the office website, the "old" PIN still appears on the parcel record and will remain for a year or two. Both PIN's can be utilized to identify and access parcel records.

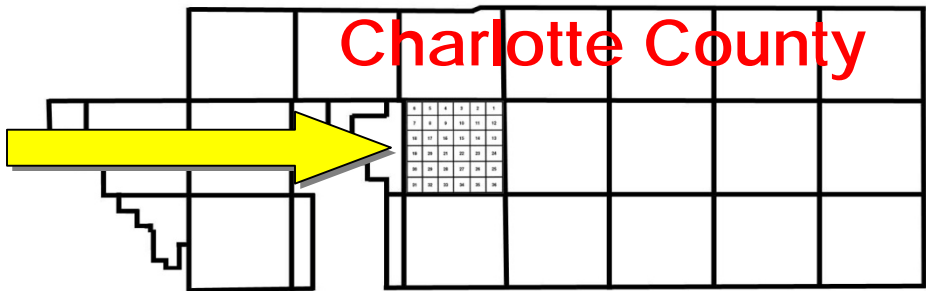
Finding ways to streamline processes and increase productivity is always in everyone's best interest. Accordingly, GIS teamed with the Property Appraiser and Tax Collector, to identify efficiencies for incorporation into the county's parcel management workflow. Ultimately, it was determined that conversion of the tax roll parcel numbering system to a geographically based process originating from maps, rather than from within the Computer Assisted Mass Appraisal (CAMA) system, would remove several steps and provide accurate, up-to-date information in a more efficient and timely manner.

Land parcel data is among the most important information maintained by the Property Appraiser and is tied to a multitude of county systems, from permitting to addressing. Consequently, the ability to have a "meaningful" number increases efficiency and productivity throughout many areas. In addition, once familiar with the process, the new PIN's allow identification of general property locations quickly, without a map.

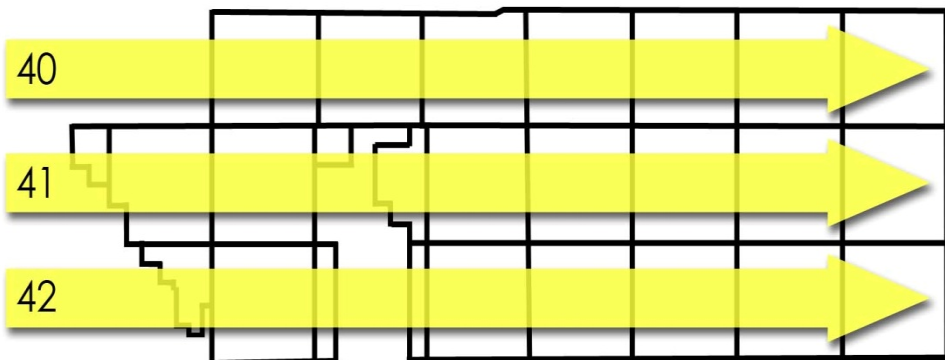
Those used to working with the Public Land Survey System, which is based on one-mile square grids, will be able to locate a parcel with ease. Those unfamiliar with the survey system, should be able to with a little help.

It works like this:

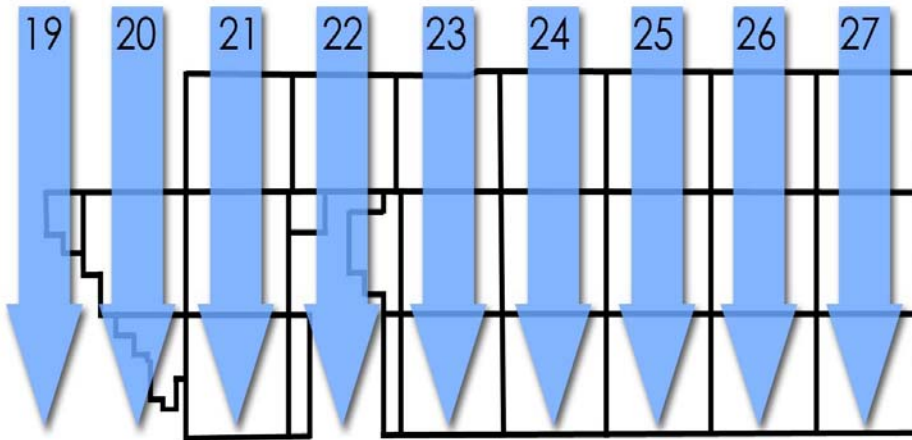
The County is divided into 24 Townships, roughly 36 square miles in area.



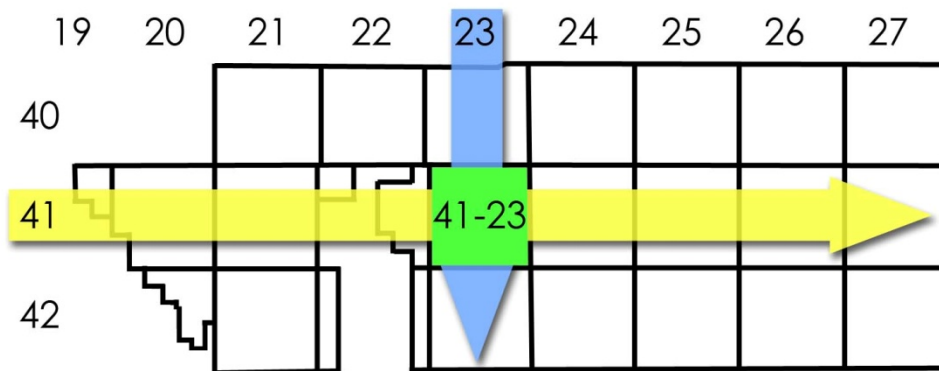
Townships are identified by Tiers, roughly 6 miles North to South (40,41, and 42 for Charlotte County),



and Ranges, roughly 6 miles East to West (19 through 27 for Charlotte County).



Where Tiers and Ranges intersect, a Township is designated.



Township 41-23 is then divided into 36, one-mile square Land Sections (Note Section 16 below, highlighted area). If the subject parcel is Section 16, or located within it, the new PIN's first portion is 412316.

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

For smaller parcels, the Section can be divided further into quarter, and quarter-quarter segments, illustrated below. The 100 through 400 series numbers are quarter section designators relative to typical land parcels. The 500 through 800 series numbers apply to condominiums. Taking a closer look at the lower left (southwest) quarter of Section 16 (highlighted area below), identified by the 300 and 700 series numbers,

101 - 125 501 - 525	126 - 150 526 - 550	201 - 225 601 - 625	226 - 250 626 - 650
151 - 175 551 - 575	176 - 199 576 - 599	251 - 275 651 - 675	276 - 299 676 - 699
301 - 325 701 - 725	326 - 350 726 - 750	401 - 425 801 - 825	426 - 450 826 - 850
351 - 375 751 - 775	376 - 399 776 - 799	451 - 475 851 - 875	476 - 499 876 - 899

16

then at the lower right quarter of that quarter, identified by the 376 to 399 and 776 to 799 series numbers, provides the quarter-quarter designator. In this example, the quarter-quarter designator is 376.

301 - 325 701 - 725	326 - 350 726 - 750
351 - 375 751 - 775	376 - 399 776 - 799

Within that quarter-quarter is the actual parcel sought and its designator is 002.

-001	-002	-003	
376			
6	-017	-018	-019

Therefore, the PIN can be described as,

41 = Tier Designator

23 = Range Designator

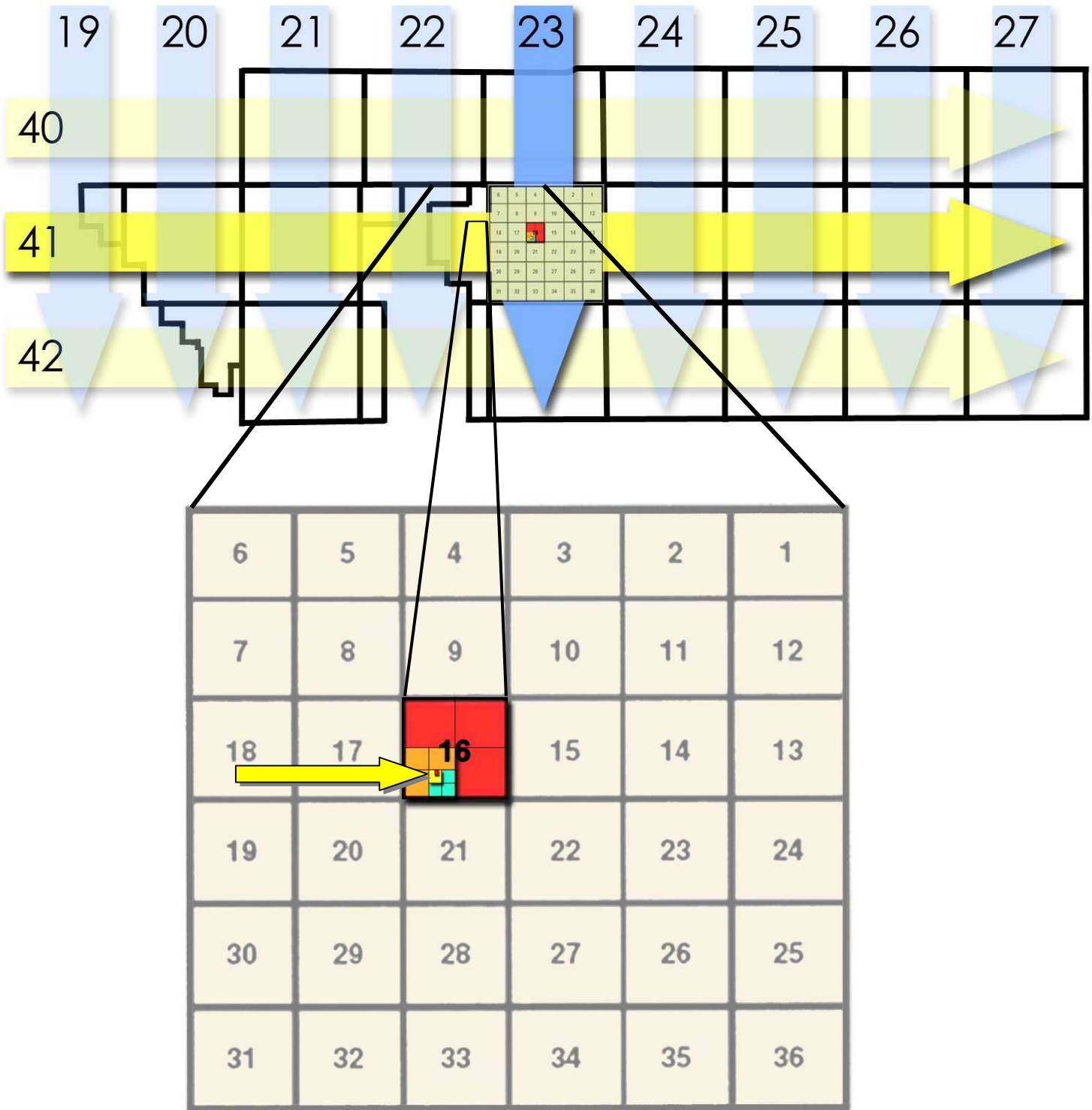
16 = Section Designator

376 = Quarter-Quarter Designator

002 = Parcel Designator

Putting it all together, the new Parcel ID #, or PIN, is, **412316376002**.

Taking another look at the big picture, one can see how it all fits together.



412316376002