

Land Description Codes

100	Prime Building Envelope	The primary buildable envelope of the parcel (40,000 sq.ft.). Priced per square-foot.
200	Frontage Lot	Additional upland beyond Prime with sufficient frontage for subdivision. Priced per acre.
250	Estate/Secondary Lot	Additional subdividable upland beyond Prime, no frontage. Priced per acre.
300	Excess Buildable Upland	Buildable upland beyond the Prime site, less than 40,000 square-feet. Priced per acre.
350	Unbuildable Portion	Any part of a parcel that can not be developed (under water, marsh, etc.). Priced per acre.

Land Price Index Codes (LPI)

R1 - R10	Residential Land	Basic residential lot index with no water impact.
P1 - P4	Pondfront Land	Lots with direct front on a pond.
V1 - V15	Waterview Land	Lots with a view of water from somewhere inside the home.
W1 - W11	Waterfront Land	Lots with direct frontage on ocean, inlet, river, or ocean-facing beach lot.
TWP	Town-wide Pricing	Used for unbuildable land only.

LPI factors are adjusted every five years, with small market-based adjustments in the interim years only if necessary.
Higher numbers signify a more valuable price index for your lot (and likely your neighbors).

Other Land Codes

INFL1 and 2	Influence Factor 1	Per-parcel adjustment to account for distinct features of the lot relative to others like it. These factors increase or decrease your adjusted value in factors of 5.
SAF	Special Adjustment Factor	The total adjustment made to the base land value after applying an appropriate LPI, and any Influence factors, resulting in an adjusted land value that <i>should</i> be a fair cash value of the land itself as of January 1st.

Codes That Don't Impact Value

NGH	Neighborhood 1, 2, 3, 4, 5, 6 (all waterfront)	One of the six geographic Neighborhood codes we use.
LOC VIEW	Location of View None, Average, Proximate, Near, Sweeping	Describes the kind of water view a parcel has. Descriptive only.
VC	Value Credits	Only used for parcels in Chapter 61, 61A and 61B status.