

IMPORTANT NOTICE REGARDING YOUR NEW REAL ESTATE MAP-PARCEL PROPERTY ID

BACKGROUND

- The Assessor's office has established a new "Map-Parcel" identification structure effective immediately.
- The Map-Parcel identifier is used for all real estate in Foxborough, the entire state and most other states. It's the most commonly used real estate property identifier.
- The "old" Map-Parcel identifier had 3 segments, whereas the "new" identifiers have 5 segments, allowing for more precise identification.
- As an example, the 5 segments display as follows: 054-019-000-007-0011, and each segment represents the following:
 - a. 1st segment (054) indicates the Map number (*there are 183 property Maps in Foxborough*)
 - b. 2nd segment (019) represents the Lot
 - c. 3rd segment (000) represents the Sublot – *if there is one*
 - d. 4th segment (007) represents the Building – *if there is one*
 - e. 5th segment (0011) represents the Unit – *if there is one*
- Foxborough currently has 6,541 separate parcels of real estate including both taxable and non-taxable parcels.
- The Map-Parcel identifier is the foundational linking data element for many other layers of data associated with real estate property that other Town departments use in their work on a regular basis, including the Tax Collector, Building Inspection, Board of Health, Administration and Department of Public Works.
- Map-Parcel is used as the primary, or cross referenced, identifier of a property in several Town information systems including:
 - a. Vision Mass Appraisal system used by the Board of Assessors – for Property Ownership & Valuation
 - b. Munis Tax Billing system – 60% of Town Revenue
 - c. Munis Utility Billing system – ~100% of Water & Sewer Enterprise Revenue
 - d. Accella permitting system – Used by Board of Health (BOH) & Administration
 - e. ViewPoint permitting system – Used by Building Inspection and soon to be used by BOH & Administration, replacing Accella
 - f. DPW's Geographic Information System (GIS)

ISSUE:

- So why are we changing it?
- The old 3 segment numbering system is somewhat of "jumble" after 50 years.
- As properties are split off, merged or subdivided the numbers change.
- It is to the point where, in several cases, there is frustration for taxpayers (and Assessors) trying to properly identify parcels due to "not always" consistent numbering schemas.
- The Map-Parcel sequencing is often not logical.
- Foxborough is not alone with this issue – it's a common problem in most municipalities.

SOLUTION:

- Communities have started to address this issue by renumbering the parcels with a logical and sequential numbering system for all existing parcels and for when parcels are divided or merged.
- Some are even taking it a step further and adding Location Identifier, or Loc ID. Loc ID is a unique global spatial reference identifier with much greater precision, using global coordinates, which are used in geographic information and GPS systems.
- Foxborough has now completed this renumbering and even has Location ID ready.
- The next step is to implement the new Map-Parcel numbering system in all of the systems that use it.

COMPLICATIONS:

- Impacts real estate tax bills and banking/payment interactions.
- Timing of making this coordinated change across all systems.
- Migrating from the Accella permitting system to the ViewPoint permitting system.
- It's a very simple concept but very complicated to implement successfully.

RECOMMENDATION:

- We have identified the optimal window to implement this change with the least disruption.
 - Between January & June of 2018
- We have been coordinating with system vendors Vision and Munis, and DPW's GIS specialist to plan the implementation and we will be going "live" with the 1st & 2nd quarter property tax bills being mailed out at the end of June 2018.
- Provide final cross referenced "old" to "new" Map-Parcel file to the Town's online payment processor, escrow consolidating financial institutions and our bill printer so they can test the new file.
- Migrate BOH, Administration & Building Inspection from Accella to the Viewpoint permitting system – this is a separate initiative being undertaken by these departments and they will all be using the new 5 segment ID.

A cross reference of the "old" to "new" Map-Parcel ID's can be found on the Assessor's webpage of the Foxboroughma.gov website under Additional Links.

If you escrow your tax payments, it will be in your best interest to notify your bank of your new Map-Parcel ID, as some do use this number when they are forwarding payments to the Town.

FYI: Since Map-Parcel is not an identifier that is recorded with the Registry of Deeds, no action is required at the Registry.