

San Bernardino County Property Information Management System Public Parcel Roll File Layout (NPP872 Unsecured or NPP884 Exempt) (with legal description) July 2026

File Specifications:

ASCII format
Tilde delimited

This file uses tildes (~) to delimit data fields and saves space by removing unnecessary blanks.
The first record contains column field names.

The variable record length can be up to 3350 characters.

Year 2026 record counts: Unsecured roll has 30,635 records (not including the first record)
Exempt roll has 74,177 records (not including the first record)

Name and Address Information protected per California Government Code Section 7928.205

Fieldname	Data Type	Length	Cobol Picture Clause	
Parcel Book	Alphanumeric	4	Pic x(04)	
Parcel Page	Alphanumeric	3	Pic x(03)	
Parcel Line	Alphanumeric	2	Pic x(08)	
Parcel Type	Alphanumeric	1	Pic x(01)	
Parcel Sequence	Alphanumeric	3	Pic x(03)	
Current Roll Year	Alphanumeric	4	Pic x(04)	2012
Assessor Roll Type	Alphanumeric	3	Pic x(03)	UNS – Unsecured TAX – Tax Exempt
Parcel Status	Alphanumeric	1	Pic x(01)	A – Active I – Inactive (inactivated after lien date 01/01/2012)
Tax Status	Alphanumeric	1	Pic x(01)	1 – Assessed by County 2 – Exempt from Assessment 3 – Assessed by SBE 4 – Common area, not assessed
District	Alphanumeric	2	Pic x(02)	07 – Ontario 08 – Fontana 12 – San Bernardino 13 – Hesperia 14 – Barstow 15 – Big Bear 16 – Joshua Tree 17 – Twin Peaks

Responsible Group	Alphanumeric	1	Pic x(01)	D – Real Property P – Personal Property S – Special Property
Responsible Unit	Alphanumeric	3	Pic x(03)	35 sub-classifications within Responsible Groups
Boat, Plane, Mobile Home Indicator	Alphanumeric	8	Pic x(08)	CF # for boats N # on tail for planes Decal # for manufactured homes
Land Type	Alphanumeric	2	Pic x(02)	01 – Industrial 02 – Administrative/Professional 03 – Commercial 04 – Public Facilities 05 – Single Family Residential 06 – Multi Family Residential 07 – Agricultural 08 – Multiple Zonings 09 - Restricted
Size Range	Alphanumeric	2	Pic x(02)	00 – 0 to 4,999 sf 01 – 5,000 to 7,199 sf 02 – 7,200 to 10,499 sf 03 – 10,500 to 19,999 sf 04 – 20,000 sf to 1.5 acres 05 – 1.501 to 3.5 acres 06 – 3.501 to 7 acres 07 – 7.001 to 14 acres 08 – 14.001 to 25 acres 09 – 25.001 acres and over 99 – No value established
Use Code	Alphanumeric	4	Pic x(04)	Several hundred different values; List is available on request
Tax Rate Area (TRA)	Numeric	7	Pic 9(07)	
Value Base Year	Alphanumeric	4	Pic x(04)	
Owner Roll Year	Alphanumeric	4	Pic x(04)	
Direct Billing Indicator	Alphanumeric	1	Pic x(01)	N – Not on direct billing program Y – On direct billing program
Land Value	Numeric	11	Pic 9(11)	
Improvement Value	Numeric	11	Pic 9(11)	
Improvement Penalty	Numeric	11	Pic 9(11)	
Personal Property Value	Numeric	11	Pic 9(11)	
Personal Property Penalty	Numeric	11	Pic 9(11)	
Exemption Type 1	Alphanumeric	2	Pic x(02)	Approximately 50 different values; list available
Exemption Type 1 Amount	Numeric	11	Pic 9(11)	
Exemption Type 2	Alphanumeric	2	Pic x(02)	Approximately 50 different values; list available
Exemption Type 2 Amount	Numeric	11	Pic 9(11)	
Homeowners Exemption Amount	Numeric	11	Pic 9(11)	
Other Gross Lease	Numeric	11	Pic 9(11)	
Situs Address Community	Alphanumeric	3	Pic x(03)	Approximately 200 different values; list available
Situs Address Street Number	Numeric	7	Pic 9(07)	

Situs Street Direction	Alphanumeric	2	Pic x(02)	
Situs Street Name	Alphanumeric	20	Pic x(20)	
Situs Street Suffix	Alphanumeric	4	Pic x(04)	
Situs Street Qualifier	Alphanumeric	8	Pic x(08)	
Situs City	Alphanumeric	20	Pic x(20)	
Situs Zip Code - First 5	Alphanumeric	5	Pic x(05)	
Situs Zip Code – Last 4	Alphanumeric	4	Pic x(04)	
Billed Owner Name	Alphanumeric	36	Pic x(36)	
Billed Owner ETAL Indicator	Alphanumeric	1	Pic x(01)	Y if there are 3 or more owners; blank otherwise
Billed Owner Relation	Alphanumeric	2	Pic x(02)	28 values indicating the way title is held
Co-Owner Name	Alphanumeric	36	Pic x(36)	
Co-Owner Joint Mailing Indicator	Alphanumeric	1	Pic x(01)	Y if co-owner is a joint mail owner; blank otherwise
Co-Owner Relation	Alphanumeric	2	Pic x(02)	28 values indicating the way title is held
Contact Person / Unrecorded Contact Person Owner Name	Alphanumeric	36	Pic x(36)	
Contact Person / Unrecorded Contact Person Owner Type	Alphanumeric	1	Pic x(01)	
Contact Person / Unrecorded Contact Person Owner Relation	Alphanumeric	2	Pic x(02)	
DBA Owner Name	Alphanumeric	36	Pic x(36)	
DBA Owner Relation	Alphanumeric	2	Pic x(02)	28 values indicating the way title is held
Billing Care-of	Alphanumeric	36	Pic x(36)	
Billing Address Line 1	Alphanumeric	44	Pic x(44)	
Billing Address Line 2	Alphanumeric	39	Pic x(39)	
Billing Zip Code first 5	Alphanumeric	5	Pic x(05)	
Billing Zip Code last 4	Alphanumeric	4	Pic x(04)	
Legal Tract	Alphanumeric	10	Pic x(10)	
Legal Lot	Alphanumeric	5	Pic x(05)	
Legal Block	Alphanumeric	3	Pic x(03)	
Legal Line (1) Information	Alphanumeric	80	Pic x(80)	
Legal Line (2) Information	Alphanumeric	80	Pic x(80)	

Legal Line (3) Information	Alphanumeric	80	Pic x(80)	
Legal Line (4) Information	Alphanumeric	80	Pic x(80)	
Legal Line (5) Information	Alphanumeric	80	Pic x(80)	
Legal Line (6) Information	Alphanumeric	80	Pic x(80)	
Legal Line (7) Information	Alphanumeric	80	Pic x(80)	
Legal Line (8) Information	Alphanumeric	80	Pic x(80)	
Legal Line (9) Information	Alphanumeric	80	Pic x(80)	
Legal Line (10) Information	Alphanumeric	80	Pic x(80)	
Legal Line (11) Information	Alphanumeric	80	Pic x(80)	
Legal Line (12) Information	Alphanumeric	80	Pic x(80)	
Legal Line (13) Information	Alphanumeric	80	Pic x(80)	
Legal Line (14) Information	Alphanumeric	80	Pic x(80)	
Legal Line (15) Information	Alphanumeric	80	Pic x(80)	
Legal Line (16) Information	Alphanumeric	80	Pic x(80)	
Legal Line (17) Information	Alphanumeric	80	Pic x(80)	
Legal Line (18) Information	Alphanumeric	80	Pic x(80)	
Legal Line (19) Information	Alphanumeric	80	Pic x(80)	
Legal Line (20) Information	Alphanumeric	80	Pic x(80)	
Legal Line (21) Information	Alphanumeric	80	Pic x(80)	
Legal Line (22) Information	Alphanumeric	80	Pic x(80)	
Legal Line (23) Information	Alphanumeric	80	Pic x(80)	
Legal Line (24) Information	Alphanumeric	80	Pic x(80)	
Legal Line (25) Information	Alphanumeric	80	Pic x(80)	
Legal Line (26) Information	Alphanumeric	80	Pic x(80)	
Legal Line (27) Information	Alphanumeric	80	Pic x(80)	
Legal Line (28) Information	Alphanumeric	80	Pic x(80)	
Legal Line (29) Information	Alphanumeric	80	Pic x(80)	
Legal Line (30) Information	Alphanumeric	80	Pic x(80)	

Legal Line (31) Information	Alphanumeric	80	Pic x(80)	
Legal Line (32) Information	Alphanumeric	80	Pic x(80)	
Legal Line (33) Information	Alphanumeric	80	Pic x(80)	
Legal Line (34) Information	Alphanumeric	80	Pic x(80)	
Legal Line (35) Information	Alphanumeric	80	Pic x(80)	