

Appendix B

Data Dictionary

Name	Description	Variable grouping	Source	Author	Vintage	Constructed ¹
LOC_ID	LOC_ID	Background	Residency	MHP	August 2024	N
Date Parcel Record Last Edited	Date record last edited	Background	Residency	MHP	August 2024	N
Address	Address	Background	Residency	MHP	August 2024	N
City	City	Background	Residency	MHP	August 2024	N
County	County (based on City_Residency)	Background	Residency	MHP	August 2024	N
Year Assessed	Assessed year	Background	Residency	MHP	August 2024	N
Acreage	Site acreage	Current Use	Residency	MHP	August 2024	N
Square Feet	Site square feet calculated from Residency site acreage	Current Use	Residency	MHP	August 2024	N
Standardized Use Code	Use codes	Current Use	Residency	MHP	August 2024	N
Primary Use Description	Condensed use description categories based on the first listed use in UseDesc_Residency	Current Use	Residency	MHP	August 2024	Y
Use Description	Use description	Current Use	Residency	MHP	August 2024	N
Non-residential Uses	Non-residential uses	Current Use	Residency	MHP	August 2024	N
Assessor's Use Description	Assessor's use description	Current Use	Residency	MHP	August 2024	N
Residential Unit Count	Residential unit count	Current Use	Residency	MHP	August 2024	N
Unit Source	Unit source (Assessor or MHP estimate)	Current Use	Residency	MHP	August 2024	N
Dwelling Units per Acre	Dwelling units per acre	Current Use	Residency	MHP	August 2024	N
Building Value	Current assessed value for main building(s) on the property	Current Use	Property Tax Parcels, Assess Database Table	MassGIS	June 2024	N

¹ Constructed variables were created during the analysis process based on underlying data; non-constructed variables are original to their source data.

Land Value	Current assessed value for land	Current Use	Property Tax Parcels, Assess Database Table	MassGIS	June 2024	N
Other Value	Current assessed value for other structures or physical improvements valued separately	Current Use	Property Tax Parcels, Assess Database Table	MassGIS	June 2024	N
Total Value	Current total assessed value for land and structures	Current Use	Property Tax Parcels, Assess Database Table	MassGIS	June 2024	N
Special Flood Hazard Area Flag	Flag indicating whether parcel includes a special flood hazard area	Site Composition	FEMA National Flood Hazard Layer	MassGIS	July 2023	Y
Protected Open Space Flag	Flag indicating whether parcel includes protected open or recreational land area	Site Composition	Protected and Recreational Open Space	MassGIS	June 2024	Y
Surface Water Zone A Flag	Flag indicating whether parcel includes surface water zone A	Site Composition	Surface Water Supply Watersheds	MassGIS	May 2023	Y
Surface Water Zone B or C Flag	Flag indicating whether parcel includes surface water zone B or C	Site Composition	Surface Water Supply Watersheds	MassGIS	May 2023	Y
Hydrography Flag	Flag indicates whether parcel includes hydrography	Site Composition	MassDEP Hydrography (1:25,000)	MassGIS	December 2019	Y
Title 5 Setback Flag	Flag indicating whether parcel includes a Title 5 setback	Site Composition	Title 5 Setback Areas	MassGIS	May 2017	Y
Wetlands Flag	Flag indicating whether parcel includes a wetland area	Site Composition	MassDEP Wetlands (2005)	MassGIS	December 2017	Y
Wellhead Protection Zone I Flag	Flag indicating whether parcel includes a wellhead protection zone I area	Site Composition	MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)	MassGIS	April 2024	Y

Wellhead Protection Zone II Flag	Flag indicating whether parcel includes a wellhead protection zone II area	Site Composition	MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)	MassGIS	April 2024	Y
Interim Wellhead Protection Area Flag	Flag indicating whether parcel includes an interim wellhead protection area	Site Composition	MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)	MassGIS	April 2024	Y
Priority Habitat Flag	Flag indicating whether parcel includes priority habitat area	Site Composition	NHESP Priority Habitats of Rare Species	MassGIS	August 2021	Y
Structures Flag	Flag indicating whether parcel contains structures	Site Composition	Building Structures (2-D)	MassGIS	November 2023	Y
Protected Land Flag	Flag indicating whether parcel includes protected land area (hydrography, Title 5, open and recreational land, wetlands, wellhead protection zone I or surface water zone A)	Site Composition	Multiple	MassGIS	Multiple	Y
Sensitive Land Flag	Flag indicating whether parcel includes sensitive land area (surface water zone B or C, wellhead protection zone II, interim wellhead protection, special flood hazard area, or NHESP priority habitats of rare species)	Site Composition	Multiple	MassGIS	Multiple	Y
Special Flood Hazard Area Square Feet	Square feet of parcel in a special flood hazard area	Site Composition	FEMA National Flood Hazard Layer	MassGIS	July 2023	Y

Protected Open Space Square Feet	Square feet of parcel in a protected open or recreational land area	Site Composition	Protected and Recreational Open Space	MassGIS	June 2024	Y
Surface Water Zone A Square Feet	Square feet of parcel in a surface water zone A	Site Composition	Surface Water Supply Watersheds	MassGIS	May 2023	Y
Surface Water Zone B or C Square Feet	Square feet of parcel in a surface water zone B or C	Site Composition	Surface Water Supply Watersheds	MassGIS	May 2023	Y
Hydrography Square Feet	Square feet of parcel in hydrography	Site Composition	MassDEP Hydrography (1:25,000)	MassGIS	December 2019	Y
Title 5 Setback Square Feet	Square feet of parcel in a Title 5 setback	Site Composition	Title 5 Setback Areas	MassGIS	May 2017	Y
Wetlands Square Feet	Square feet of parcel in a wetland area	Site Composition	MassDEP Wetlands (2005)	MassGIS	December 2017	Y
Wellhead Protection Zone I Square Feet	Square feet of parcel in a wellhead protection zone I area	Site Composition	MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)	MassGIS	April 2024	Y
Wellhead Protection Zone II Square Feet	Square feet of parcel in a wellhead protection zone II area	Site Composition	MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)	MassGIS	April 2024	Y
Interim Wellhead Protection Area Square Feet	Square feet of parcel in an interim wellhead protection area	Site Composition	MassDEP Wellhead Protection Areas (Zone II, Zone I, IWPA)	MassGIS	April 2024	Y
Priority Habitat Square Feet	Square feet of parcel in a priority habitat area	Site Composition	NHESP Priority Habitats of Rare Species	MassGIS	August 2021	Y

Structures Square Feet	Square feet of parcel as structures	Site Composition	Building Structures (2-D)	MassGIS	November 2023	Y
Protected Land Square Feet	Square feet of parcel in protected land area (surface water zone A, wellhead protection zone I, hydrography, Title 5, open and recreational land, or wetlands)	Site Composition	Multiple	MassGIS	Multiple	Y
Sensitive Land Square Feet	Square feet of parcel in sensitive land area (surface water zone B or C, wellhead protection zone II, interim wellhead protection, special flood hazard area, or NHESP priority habitats of rare species)	Site Composition	Multiple	MassGIS	Multiple	Y
Impervious Surface Square Feet	Square feet of parcel comprised of impervious surface	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Structures Square Feet	Square feet of parcel comprised of structures	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Developed Open Space Square Feet	Square feet of parcel comprised of developed or cultivated open space	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Water and Wetlands Square Feet	Square feet of parcel comprised of water and wetlands	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Natural Land Square Feet	Square feet of parcel comprised of natural land	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Impervious Surface Share	Percent of parcel comprised of impervious surface	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Structures Share	Percent of parcel comprised of structures	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Developed Open Space Share	Percent of parcel comprised of developed or cultivated open space	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y

Water and Wetlands Share	Percent of parcel comprised of water and wetlands	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Natural Land Share	Percent of parcel comprised of natural land	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Structures and Impervious Sum Square Feet	Combined square feet of parcel comprised of structures and impervious surface	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Structures and Impervious Sum Share	Combined share of parcel comprised of structures and impervious surface	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Undeveloped Land Square Feet	Combined square feet of parcel comprised of water, wetlands, and natural land	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Undeveloped Land Share	Combined share of parcel comprised of water, wetlands, and natural land	Site Composition	2016 Land Cover/Land Use	MassGIS	May 2019	Y
Historic Area Flag	Flag indicating whether parcel is included in an historic district	Site Considerations	MACRIS MHC Historical inventory	MassGIS	January 2024	Y
Historic Area Type	Historic resource type (building, burial ground, object, structure)	Site Considerations	MACRIS MHC Historical inventory	MassGIS	January 2024	N
Historic Area Name	Name of historic district covering parcel (if any)	Site Considerations	MACRIS MHC Historical inventory	MassGIS	January 2024	N
Historic Point Flag	Flag indicating whether parcel includes a historic point	Site Considerations	MACRIS MHC Historical inventory	MassGIS	January 2024	N
Historic Point Type	Historic resource type (building, burial ground, object, structure)	Site Considerations	MACRIS MHC Historical inventory	MassGIS	January 2024	Y
Historic Point Name	Name of historic building on parcel (if any)	Site Considerations	MACRIS MHC Historical inventory	MassGIS	January 2024	N

Brownfields Proximity Flag	Flag indicating whether parcel is in close proximity (within 100 meters) to a brownfields site	Site Considerations	DEP Brownfields List	MassDEP	December 2018	Y
Along Existing Sewer Service Flag ²	Binary variable indicating whether parcel is along existing sewer service	Access to Infrastructure	Berkshire County Water and Sewer Lines; Franklin County Water and Sewer Lines; Pioneer Valley Water and Sewer Lines	Berkshire Regional Planning Commission; Franklin Regional Council of Governments; Pioneer Valley Planning Council	ca. 2009 (Berkshire County); 2004-2007 (Pioneer Valley)	Y
Along Existing Water Service Flag ²	Binary variable indicating whether parcel is along existing water service	Access to Infrastructure	Berkshire County Water and Sewer Lines; Franklin County Water and Sewer Lines; Pioneer Valley Water and Sewer Lines	Berkshire Regional Planning Commission; Franklin Regional Council of Governments; Pioneer Valley Planning Council	ca. 2009 (Berkshire County); 2004-2007 (Pioneer Valley)	Y
RTA Bus Stop Within 1/4 Mile Flag	Flag indicating whether parcel has any RTA bus stops within ¼ mile	Access to Infrastructure	MassDOT RTA Bus Stops	ArcGIS Hub	March 2024	Y
RTA Bus Stop Within 1/2 Mile Flag	Flag indicating whether parcel has any RTA bus stops within ½ mile	Access to Infrastructure	MassDOT RTA Bus Stops	ArcGIS Hub	March 2024	Y

² Data available for 37 of 43 PV communities

Count of RTA Bus Stops Within 1/4 Mile	Count of RTA bus stops within 1/4 mile of the parcel	Access to Infrastructure	MassDOT RTA Bus Stops	ArcGIS Hub	March 2024	Y
Count of RTA Bus Stops Within 1/2 Mile	Count of RTA bus stops within 1/2 mile of the parcel	Access to Infrastructure	MassDOT RTA Bus Stops	ArcGIS Hub	March 2024	Y
Nearby New Mixed-Use Buildings ³	Count of CoStar-listed mixed-use buildings built since 2020 within 1 mile of the parcel	Neighborhood Development	CoStar Market Analytics	CoStar	2024Q1	Y
Nearby New Multifamily Buildings ³	Count of CoStar-listed multifamily buildings built since 2020 within 1 mile of the parcel	Neighborhood Development	CoStar Market Analytics	CoStar	2024Q1	Y
Nearby New Buildings ³	Count of all CoStar-listed buildings built since 2020 within 1 mile of the parcel	Neighborhood Development	CoStar Market Analytics	CoStar	2024Q1	Y
Nearby Recent Multifamily Sales ³	Count of CoStar-listed multifamily buildings sold since 2022 within 1 mile of the parcel	Multifamily Market	CoStar Market Analytics	CoStar	2024Q1	Y
Zip Code Multifamily Average Asking Rent ³	CoStar zip code-level multifamily average asking rent per unit	Multifamily Market	CoStar Market Analytics	CoStar	2024Q1	N
Zip Code Multifamily Average Change in Asking Rent ³	CoStar zip code-level multifamily average YoY growth in asking rent	Multifamily Market	CoStar Market Analytics	CoStar	2024Q1	N
Zip Code Multifamily Vacancy Rate ³	CoStar zip code-level multifamily vacancy rate	Multifamily Market	CoStar Market Analytics	CoStar	2024Q1	N
Zip Code Multifamily Change in Vacancy Rate ³	CoStar zip code-level multifamily YoY growth in vacancy rate (percentage points)	Multifamily Market	CoStar Market Analytics	CoStar	2024Q1	N
Zip Code Multifamily Units Under Construction ³	CoStar zip code-level count of multifamily units under construction	Multifamily Market	CoStar Market Analytics	CoStar	2024Q1	N

³ Data available for CoStar-defined Pittsfield and Springfield Submarkets, plus three Franklin County records

Municipal Ten-year Multifamily Permits	Municipal level count of multifamily permits 2013-2022	Multifamily Market	Census Building Permit Survey	U.S. Census Bureau	2014-2023	N
Municipal Ten-year Multifamily Permit Rate	Municipal level ten year multifamily permitting rate	Multifamily Market	Census Building Permit Survey	U.S. Census Bureau	2014-2023	N
Count of Low Risk Multifamily Buildings in the Census Tract ³	Count of CoStar-listed multifamily buildings with a speculation risk score of 1 within 1 mile of the parcel	Speculation Risk	CoStar Market Analytics	CoStar	2024Q1	Y
Count of Medium Risk Multifamily Buildings in the Census Tract ³	Count of CoStar-listed multifamily buildings with a speculation risk score of 2 within 1 mile of the parcel	Speculation Risk	CoStar Market Analytics	CoStar	2024Q1	Y
Count of High Risk Multifamily Buildings in the Census Tract ³	Count of CoStar-listed multifamily buildings with a speculation risk score of 3 within 1 mile of the parcel	Speculation Risk	CoStar Market Analytics	CoStar	2024Q1	Y
Count of Highest Risk Multifamily Buildings in the Census Tract ³	Count of CoStar-listed multifamily buildings with a speculation risk score of 4 within 1 mile of the parcel	Speculation Risk	CoStar Market Analytics	CoStar	2024Q1	Y
Institutional Ownership Flag	Flag for whether any residential unit associated with the LOC_ID has an institutional owner	Speculation Risk	Property Tax Parcels, Assess Database Table	MassGIS	June 2024	Y
Ownership Category	Combined ownership category across all residential units associated with the LOC_ID	Speculation Risk	Property Tax Parcels, Assess Database Table	MassGIS	June 2024	Y
Tract Residential Unit Count	ACS tract-level count of residential units	Neighborhood Demographics	American Community Survey	U.S. Census Bureau	2018-2022	N
Tract Residential Density	Residency tract-level overall residential density	Neighborhood Demographics	Residency	MHP	August 2024	N

Tract Renter Household Share	ACS tract-level renter household share	Neighborhood Demographics	American Community Survey	U.S. Census Bureau	2018-2022	N
Tract Recent Mover Share	ACS tract-level share population that moved in the past year	Neighborhood Demographics	American Community Survey	U.S. Census Bureau	2018-2022	N
Municipal Residential Unit Count	Municipal level total 2020 housing units	Neighborhood Demographics	Decennial Census	U.S. Census Bureau	2020	N