

Column/Data Field Glossary

Legend:

- Columns ending in "(I)" contain data input **directly** from the Public Trustee
- Columns ending in "(P)" is data compiled from Public Records
- Columns ending in "(M)" is data compiled from Public Listing Services
- Columns ending in "(X)" is formatted, validated, and corrected data generated by FastPropertyData.com for mail merge and other uses
- Columns ending in "(D)" contain Deed of Trust data (from PDC records)*

Note that the Column Name below is the default column name. Subscribers can request custom column names for their files at no cost.

Column Name	Short Description	Description
County(I)	County	County where the foreclosure is filed
EDDate(I)	NED Filing Date	Date the foreclosure was filed. NED stands for Notice of Election and Demand for Sale. This is also known as a NOD, or Notice of Default.
EDReceptNum(I)	NED Reception #	Reception Number of the NED. This is only provided for a few counties.
OrigYear(I)	NED Filing Year	Year the foreclosure was originally filed with the county Public Trustee
CaseNumber(I)	Foreclosure Number	Number assigned by the Public Trustee to identify the foreclosure. This is usually (but not always) combined with the origination year to form the unique identifier for the county's foreclosure file.
ReceptNum(I)	DOT Reception #	Reception Number of the Deed of Trust (DOT) under foreclosure
Status(I)	Status (New, Sold...)	Status of the foreclosure at the time the list is generated by FastPropertyData.com. This is usually either "NEW" (newly filed) or "SOLD" (just sold at auction).
Attorney(I)	Attorney	The attorney for the lender handling the foreclosure
AttorneyPhone(I)	Attorney Phone Number	The phone number for the lender's attorney
Lender/Bidder(I)	Lender (or Purchaser)	If the status is NEW, this is the current holder/beneficiary of the Deed of Trust. If the status is SOLD, this is the party that purchased it at auction and holder of the Certificate of Purchase.
GrantorLast(I)	Grantors Last Name	Last name of the Grantor(s) on the deed of trust and in the foreclosure filing.
GrantorFirst(I)	Grantors First Name	First name(s) (plus last name if different last names for multiple grantors) of the Grantor(s) on the deed of trust and in the foreclosure filing.
OwnerLast(I)	Owners Last Name	Last name of the Grantor/Owner on the deed of trust and in the foreclosure filing (use the name fields in the Mail Merge data for validated/corrected names).
OwnerFirst(I)	Owners First Name	First name of the Grantor/Owner on the deed of trust and in the foreclosure filing (use the name fields in the Mail Merge data for validated/corrected names).
StNum(I)	Street Number	Street number of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
StDir(I)	Street Direction	Street direction (N, S, W, E, etc.) of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
StName(I)	Street Name	Street number of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
StType(I)	Street Type Name	Street type (Rd, St, Way, etc.) of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
AptNum(I)	Apartment Number	Apartment number of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).

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Column Name	Short Description	Description
SaleDate(I)	Orig/Act Sale Date	Original sale date (if NEW record) or actual sale date (if SOLD record)
LoanType(I)	Loan Type	Loan type (FHA, Conventional, VA, etc.) for the deed of trust in foreclosure. Not provided by some counties
OrigPrinBal(I)	Orig Principal Bal	Original principal balance of the deed of trust in foreclosure
CurrPrinBal(I)	Curr Principal Bal	Current principal balance of the deed of trust in foreclosure as reported during foreclosure filings
OrigIntRate(I)	Orig Interest Rate	Original interest rate of the deed of trust in foreclosure. Not provided by some counties
DateDOT(I)	Deed of Trust Date	Date the deed of trust was created or recorded
Sold(I)	Sold Status (Yes/No)	"No" for NEW records, "Yes" for SOLD records. See "Status(I)" column.
LenderBid(I)	Lender Bid Amount	Amount bid by the current holder/beneficiary of the deed of trust to start the auction
Deficiency(I)	Deficiency Amount	The difference between the total amount due the lender and the lender's bid to start the auction
Overbid(I)	Overbid Amount	The amount paid by a third party at auction above the lender bid amount
RedeemDate(I)	Redemption Date	The last date of the homeowner's redemption period
Assessor(P)	Tax Assessment Date	Date/period the property was last assessed by the county assessor
PropAddress(P)	Address	Street address of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
PIN(P)	PIN Number	Property PIN. Derived from the (more useful) Parcel Number
Parcel(P)	Parcel Number	Parcel Number for the property as defined by the county
PropCity(P)	City	City of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
PropState(P)	State	State of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
PropZipPlus4(P)	Zip Code+4	Zip Code (+4) of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
PropZip(P)	Zip Code (5-digit)	Zip Code (5 digits only) of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
OwnerOccupied(P)	Owner Occupied (Y/N)	Y if the county records show the property is occupied by the owner
TaxDistrict(P)	Tax District	Property tax district
MailOwnName(P)	Owner's Name	Name of the owner (use the name fields in the Mail Merge data for validated/corrected names).
SalePrice(P)	Last Sale Price	Sale price of the property at last purchase
CoOwnerName(P)	Co-Owner's Name	Name of the co-owner (if applicable) (use the name fields in the Mail Merge data for validated/corrected names).
SaleDate(P)	Last Sale Date	Date of the last purchase of the property
OwnAddress(P)	Mailing Address	Street address of the owner of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
PrevPrice(P)	Previous Sale Price	Sale price of the property at next-to-last purchase
OwnCity(P)	Mailing City	City of the owner of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).

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Column Name	Short Description	Description
OwnState(P)	Mailing State	State of the owner of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
OwnZipPlus4(P)	Mailing Zip	Zip Code (+4) of the owner of the property in foreclosure (use the address fields in the Mail Merge data for validated/corrected addresses).
PrevDate(P)	Previous Sale Date	Date of the next-to-last purchase of the property
SchedNum(P)	Schedule Number	Property account number for the county
SubName(P)	Subdivision Name	Name of the subdivision for the property
SubNum(P)	Subdivision Number	Number for the subdivision for the property
Legal(P)	Legal Description	Legal description for the property per public records (note: may be abbreviated)
PropType(P)	Property Type	Abbreviation for the type of property (I.e. RES = Single Family Residence, CND = Condominium, COM = Commercial, etc.)
LotSize(P)	Lot Size	Lot size in square feet
Acres(P)	Acreage	Lot size in acres
ImprCode(P)	Improvement Code	Code assigned by county to the improvements on the property
LandCode(P)	Land Code	Code assigned by county to the land
CensusTract(P)	Census Tract	Census tract number
YOC(P)	Year of Construction	Year of construction
Bed(P)	# of Bedrooms	# of Bedrooms
Bath(P)	# of Bathrooms	# of Bathrooms
Style(P)	Style of Property	Style of property (i.e. Ranch, 1-story, condominum, etc.)
SqFtTotal(P)	Total Square Footage	Total square footage
RoofCover(P)	Roof Cover	Roof cover material
Construction(P)	Construction Material	Construction material of home
Stories(P)	Number of Stories	Number of stories
BsmtType(P)	Basement Type	Basement type (i.e. Walkout, garden etc.)
HeatType(P)	Heat Type	Heat type (i.e. forced air, hot water, etc.)
GarageType(P)	Type of Garage	Garage type (i.e. attached, detached, carport, etc.)
BsmtSqFt(P)	Basement Sq Feet	Total square footage in basement
HeatFuel(P)	Heat Fuel	Heat fuel (i.e. gas, electric, etc.) (not provided by many counties)
GarageSqFt(P)	Garage Sq Feet	Total square footage in garage
BsmtFin(P)	Finished Bmnt Sq Feet	Total finished square footage in basement
Fireplace(P)	# of Fireplaces	Number of fireplaces
TaxYear(P)	Tax Year	Year pertaining to the tax information in the following fields
LandValue(P)	Land Value	Land value (in market estimated dollars) per tax assessor
AnnualTaxes(P)	Annual Taxes	Annual taxes
TaxesPaid(P)	Taxes Paid	Amount of taxes paid
ValueTotal(P)	Total Value	Total (land + improvements) value (in market estimated dollars) per tax assessor
AssessedTotal(P)	Assessed Total	Total (land + improvements) value (in tax assessment dollars) per tax assessor

Column/Data Field Glossary

Column Name	Short Description	Description
ListPrice(M)	Listed Price	Price the property is listed for on the MLS as of date of foreclosure list
PropType(M)	Property Type	Property type per entry on MLS (see Public Record Property Type field)
Status(M)	Lising Status	Status of listing as of date of foreclosure list (I.e. active, under contract, etc.)
Area(M)	MLS Area	Geographic area of property as defined by MLS
ListNum(M)	MLS Listing Number	MLS Listing number for the property
SubName(M)	Subdivision Name	Subdivision name (see Public Record Subdivision Name field)
PSF(M)	Price per Sq Foot	Price per square foot based on Listed Price
Bed(M)	# of Bedrooms	# of Bedrooms as defined by home owner and realtor (some may not be conforming)
Bath(M)	# of Bathrooms	# of Bathrooms as defined by home owner and realtor (some may not be reported to county)
SqFt(M)	Total Square Feet	Total of square footage of the property
FinSqFt(M)	Finished Square Feet	Total of finished square footage of the property
Remarks(M)	Realtor Remarks	Marketing remarks for the property as input by the Realtor
Style(M)	Style of Property	Style of property
YOC(M)	Year of Construction	Year of construction
Listor(M)	Listing Agent	Name of the agent listing the house (this field is required if other MLS data fields are included)
ListorPhone(M)	Listing Agent Phone	Phone number of the agent listing the house (this field is required if other MLS data fields are included)
Office(M)	Listing Office	Name of the office/brokerage of the agent listing the house (this field is required if other MLS data fields are included)
	Listing Office Phone	Phone number of the office/brokerage of the agent listing the house (this field is required if other MLS data fields are included)
OfficePhone(M)		
ListDate(M)	Listing Date	Date the MLS listing was created
Zoning(M)	Zoning	Zoning for the property
HOAPeriod(M)	HOA Fee Period	Frequency of Home Owner Association fee due dates (i.e. A = Annually, M = Monthly, etc.)
TotalHOAFees(M)	HOA Fees per Period	Amount of Home Owner Association fees per period
FirstNames(X)	First Name(s)	Validated, formatted and corrected first name(s) of the relevant grantor(s)/owner(s). This field is great for letter or postcard salutations using Mail Merge technology.
MailNames(X)	First & Last Name(s)	Validated, formatted and corrected first and last name(s)/business name of the relevant grantor(s)/owner(s). This field is great for addressing postcards/envelopes/address lables using Mail Merge technology.
Address(X)	Property Address	Validated, formatted and corrected property address. This field is great for identifying the property and for addressing postcards/envelopes/address lables using Mail Merge technology.
CityStateZip(X)	Property CityStateZip	Validated, formatted and corrected property city, state, and zip code(+4). This field is great for identifying the property and for addressing postcards/envelopes/address lables using Mail Merge technology.
AltAddress(X)	Mailing Address	Validated, formatted and corrected mailing address for the property owner. This field is great for identifying the property and for addressing postcards/envelopes/address lables using Mail Merge technology.
AltCityStateZip(X)	Mailing CityStateZip	Validated, formatted and corrected city, state, and zip code(+4) for the owner. This field is great for identifying the property and for addressing postcards/envelopes/address lables using Mail Merge technology.

Column/Data Field Glossary

Column Name	Short Description	Description
LTV(X)	Loan to Value	Current Principal Balance (provided by Public Trustee) divided by the Total Value (per county assessor in public records) or the MLS Listed Amount (if available)
MailFirstName(X)	First Name(s) (1 LN)	Validated, formatted and corrected first name(s) of the relevant grantor(s)/owner(s) using only one last name (i.e. if the grantor/owners are John Doe and Jane Smith, this field would show John. This field is great for letter or postcard salutations using Mail Merge technology and for 3rd-party software applications that only allow one last name.
MailLastName(X)	Last Name (One Only)	Validated, formatted and corrected last name of the relevant grantor(s)/owner(s) using only one last name/business name (i.e. if the grantor/owners are John Doe and Jane Smith, this field would show Doe. This field is great for letter or postcard salutations using Mail Merge technology and for 3rd-party software applications that only allow one last name.
MailBestAddress(X)	Best Mail Address	Validated, formatted and corrected mailing address. (If the AltAddress(X) is blank, this is the Address(X) field. If the AltAddress(X) is not blank, this is the AltAddress(X) field.) This field is great for for addressing postcards/envelopes/address lables to the owner using Mail Merge technology.
MailBestCity(X)	Best Mail City	Validated, formatted and corrected mailing city. (If the AltAddress(X) is blank, this is city from the CityStateZip(X) field. If the AltAddress(X) is not blank, this is the city from the AltCityStateZip(X) field.) This field is great for addressing postcards/envelopes/address lables to the owner using Mail Merge technology and for 3rd-party software applications that require the city to be a separate field.
MailBestState(X)	Best Mail State	Validated, formatted and corrected mailing state. (If the AltAddress(X) is blank, this is state from the CityStateZip(X) field. If the AltAddress(X) is not blank, this is the state from the AltCityStateZip(X) field.) This field is great for addressing postcards/envelopes/address lables to the owner using Mail Merge technology and for 3rd-party software applications that require the state to be a separate field.
MailBestZipPlus4(X)	Best Mail Zip+4	Validated, formatted and corrected mailing zip code(+4). (If the AltAddress(X) is blank, this is zip code(+4) from the CityStateZip(X) field. If the AltAddress(X) is not blank, this is the zip code(+4) from the AltCityStateZip(X) field.) This field is great for addressing postcards/envelopes/address lables to the owner using Mail Merge technology and for 3rd-party software applications that require the zip code(+4) to be a separate field.
MailBestZip(X)	Best Mail Zip (5 digit)	Validated, formatted and corrected mailing 5-digit zip code. (If the AltAddress(X) is blank, this is 5-digit zip code from the CityStateZip(X) field. If the AltAddress(X) is not blank, this is the 5-digit zip code from the AltCityStateZip(X) field.) This field is great for addressing postcards/envelopes/address lables to the owner using Mail Merge technology and for 3rd-party software applications that require the 5-digit zip code to be a separate field.
RecordDate(D)	Loan 1 Record Date	Date the oldest, but still active (per record) deed of trust on the property was recorded
LoanAmount(D)	Loan 1 Amount	Amount of the oldest, but still active (per record) deed of trust on the property
IntRate(D)	Loan 1 Interest Rate	Interest Rate of the oldest, but still active (per record) deed of trust on the property
LoanType(D)	Loan 1 Loan Type	Loan Type (i.e. FHA, Conv, Equity, VA, etc.) of the oldest, but still active (per record) deed of trust on the property
Lender(D)	Loan 1 Lender Name	Lender Name on the oldest, but still active (per record) deed of trust on the property
ReceptNum(D)	Loan 1 Reception Nbr	Reception Number for the oldest, but still active (per record) deed of trust on the property

Column/Data Field Glossary

Column Name	Short Description	Description
RecordDate1(D)	Loan 2 Record Date	Date the 2nd oldest, but still active (per record) deed of trust on the property was recorded
LoanAmount1(D)	Loan 2 Amount	Amount of the 2nd oldest, but still active (per record) deed of trust on the property
IntRate1(D)	Loan 2 Interest Rate	Interest Rate of the 2nd oldest, but still active (per record) deed of trust on the property
LoanType1(D)	Loan 2 Loan Type	Loan Type (i.e. FHA, Conv, Equity, VA, etc.) of the 2nd oldest, but still active (per record) deed of trust on the property
Lender1(D)	Loan 2 Lender Name	Lender Name on the 2nd oldest, but still active (per record) deed of trust on the property
ReceiptNum1(D)	Loan 2 Reception Nbr	Reception Number for the 2nd oldest, but still active (per record) deed of trust on the property
RecordDate2(D)	Loan 3 Record Date	Date the 3rd oldest, but still active (per record) deed of trust on the property was recorded
LoanAmount2(D)	Loan 3 Amount	Amount of the 3rd oldest, but still active (per record) deed of trust on the property
IntRate2(D)	Loan 3 Interest Rate	Interest Rate of the 3rd oldest, but still active (per record) deed of trust on the property
LoanType2(D)	Loan 3 Loan Type	Loan Type (i.e. FHA, Conv, Equity, VA, etc.) of the 3rd oldest, but still active (per record) deed of trust on the property
Lender2(D)	Loan 3 Lender Name	Lender Name on the 3rd oldest, but still active (per record) deed of trust on the property
ReceiptNum2(D)	Loan 3 Reception Nbr	Reception Number for the 3rd oldest, but still active (per record) deed of trust on the property
RecordDate3(D)	Loan 4 Record Date	Date the 4th oldest, but still active (per record) deed of trust on the property was recorded
LoanAmount3(D)	Loan 4 Amount	Amount of the 4th oldest, but still active (per record) deed of trust on the property
IntRate3(D)	Loan 4 Interest Rate	Interest Rate of the 4th oldest, but still active (per record) deed of trust on the property
LoanType3(D)	Loan 4 Loan Type	Loan Type (i.e. FHA, Conv, Equity, VA, etc.) of the 4th oldest, but still active (per record) deed of trust on the property
Lender3(D)	Loan 4 Lender Name	Lender Name on the 4th oldest, but still active (per record) deed of trust on the property
ReceiptNum3(D)	Loan 4 Reception Nbr	Reception Number for the 4th oldest, but still active (per record) deed of trust on the property
RecordDate4(D)	Loan 5 Record Date	Date the 5th oldest, but still active (per record) deed of trust on the property was recorded
LoanAmount4(D)	Loan 5 Amount	Amount of the 5th oldest, but still active (per record) deed of trust on the property
IntRate4(D)	Loan 5 Interest Rate	Interest Rate of the 5th oldest, but still active (per record) deed of trust on the property
LoanType4(D)	Loan 5 Loan Type	Loan Type (i.e. FHA, Conv, Equity, VA, etc.) of the 5th oldest, but still active (per record) deed of trust on the property
Lender4(D)	Loan 5 Lender Name	Lender Name on the 5th oldest, but still active (per record) deed of trust on the property
ReceiptNum4(D)	Loan 5 Reception Nbr	Reception Number for the 5th oldest, but still active (per record) deed of trust on the property
TotalLoanAmount(D)	Total Loan Amount	Total of all loans in the Deed section
TotalLTV(D)	Total Loan to Value	Current Principal Balance (provided by Public Trustee) divided by the Total Loan Amount in the Deed section
DOTPosGuess(D)	Foreclosed Deed of Trust Position (Guess)	Based on the deeds of trust found for the property, this is the aging position of the foreclosed deed of trust. This does not take into account other liens or judgments (i.e. HOA liens, mechanics liens, etc.)
NumDOTGuess(D)	Total Number of Deeds of Trust (Guess)	The total number of deeds of trust found for the property (up to 5).

***NOTE: The Additional Deed of Trust information is NOT guaranteed as not all Deeds of Trust and Releases of Deeds of Trust are recorded in such a way that a computer search can match them. Thus this section is for ballpark informational purposes only and should not be used in place of further due diligence such as ordering an O&E or Title Search on the property.**