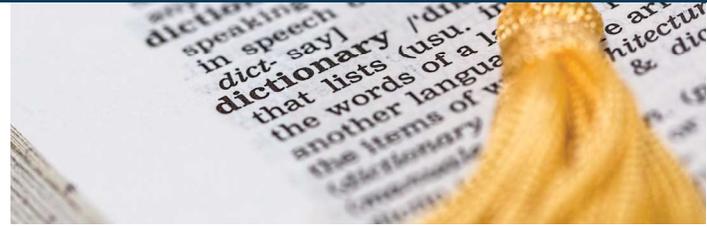


DICTIONARY OF PROPERTY TYPES

When all brokers enter listings into REcolorado Matrix using consistent definitions, it is easier for them to be found by the right buyer! Use this guide to help you determine the correct Property Type and Subtype as defined by the RESO Data Dictionary.



PROPERTY TYPE: RESIDENTIAL/RESIDENTIAL LEASE

A single-family dwelling for sale or lease.



Apartment

A structure is divided into separate units, where an individual apartment (unit) is for sale/lease.



Condominium

A structure is divided into separate units which can be bought and sold/leased individually. Residents share ownership of common areas, including pools, exercise facilities, and parking lots, but have individual ownership of the unit and airspace.

Note: Any Legal Description with condo or condominium should have the Property Subtype of Condominium.



Deeded Parking

A deeded parking space is for sale/lease.



Fractional

A structure where the property has multiple owners.



Multi-Family

A structure that is divided into units that are in a multi-unit building, where units do not have a legal description containing condo, condominium, or townhouse variants.



Single Family Residence

A single-family dwelling is for sale/lease.



Townhouse

A single-family dwelling that shares a wall with another dwelling; but is not a duplex/triplex/quadruplex.

Note: Any Legal Description with Townhome, TWN, TWHM, or a variant thereof should have the Property Subtype of Townhouse.

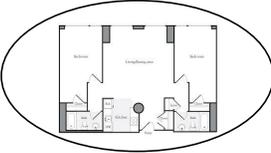
PROPERTY TYPE: RESIDENTIAL NEW HOME

A new construction single-family dwelling for sale or lease.



New Home Community

A “community” that is being developed by a builder or master builder and will include newly built single-family residences for sale. The community may include other amenities such as recreational centers, trails, golfing, etc.



New Home Plan

A builder’s plan for a single-family residence that has not been permitted, does not have an address, and for which construction has not yet begun.



New Home Spec Home

An under construction or completed single family residence that was built “on spec” (on speculation) by a new home builder. A spec home may have been a model home that is now for sale.

PROPERTY TYPE: RESIDENTIAL INCOME

Multi-family properties of two to four (2-4) units, which may potentially generate income for the buyer.



Duplex

A structure that is divided into two attached single-family dwellings, where the entire structure is for sale.



Triplex

A structure that is divided into three attached single-family dwellings, where the entire structure is for sale.



Quadruplex

A structure that is divided into four attached single-family dwellings, where the entire structure is for sale.

PROPERTY TYPE: LAND

Vacant land zoned for non-commercial use.



Improved Land

Vacant land for sale that has water improvements installed.



Unimproved Land

Vacant land for sale that does not have water improvements.

PROPERTY TYPE: FARM

A property that is or could be income producing and consists of 35 or more acres.



Farm

35 or more acres of land that may or may not contain buildings and either is or could be income producing.

PROPERTY TYPE: MANUFACTURED IN PARK

The home for sale is built on a steel chassis and is not legally attached to the land on which it is resting. The land could be leased, or the home could be sold standalone from the land.



Manufactured Home

A structure on a steel chassis built after June 15, 1976, and is not legally attached to the land on which it is resting. The land could be leased, or the home could be sold standalone from the land.

Note: The home will have an installed HUD plate and tags. There should be documents proving the VIN was purged from county records.



Mobile Home (pre 1976)

A structure that is built on a steel chassis prior to June 15, 1976, and is without HUD plates and tags. It has a Vehicle Identification Number (VIN).

PROPERTY TYPE: COMMERCIAL SALE/LEASE

A property for sale or lease that brokerages transactions, such as office, industrial, retail, hotel, and special purpose.



Industrial

Zoning is designated for industrial uses.



Commercial Land

Zoning is designated for commercial or other uses.



Office

Property is designed to be used as an office space.



Retail

Property is designed for retail use.



Special Purpose

Property is designed for special uses, such as a school or meeting hall.



Multi-Family

Property is an entire structure or complex for sale with five or more (5+) units that are individual dwellings.

PROPERTY TYPE: BUSINESS OPPORTUNITY

A business that is for sale. It may or may not include real property.



Business Opportunity

A business that is for sale, like a salon, gas station, bed and breakfast, car wash, campground, bar/restaurant, or other.

PROPERTY TYPE: SPECIALTY

Personal property that is for sale and may or may not be associated with real property. The Specialty listing is transferring or describing the current use of the property and might not have a deed transfer associated with it.



Boat Slip

A place a boat can be tied up is for sale.



Storage Shed

A structure or unit that is designed for storage.



Man Cave / She Shed

A structure designed as a personal retreat/getaway area and could include appliances, decorations, furniture, or other personal property.



Vehicle Vault

A structure or unit that is specially designed to store vehicles. It could include lifts, pits, or other specialized equipment related to personal storage and maintenance of vehicles.



Timeshare

A "right to use" sale during specific time periods, where there is no deeded ownership associated with the purchase.



Other

Use this Subtype for specialty listings that do not fit into one of the Subtypes listed above.

ALSO MARKETED AS

Also Marketed As is a field that will allow a listing entered in the correct Property Type to appear in searches for other selected Property Types without having to enter a duplicate listing. This field can be found on the Marketing tab in Listing Input.

This eliminates the need to enter a listing as more than one Property Type.

For example: If a listing is entered in the *Residential* Property Type and *Land* is selected in the Also Marketed As field, the listing will appear in search results for both Residential or Land property types when using the Also Marketed As search form.