SmartFabric Release Notes

Version 20250715

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Overview

The purpose of this document is to provide additional information regarding the 20250715 version of LightBox's SmartFabric data. This release contains data content updates, data coverage expansions and bug fixes. If any questions arise, please contact support by emailing support-dmp@lightboxre.com with any questions.

We provide the following documentation along with this release note:

1) DataDictionary – For understanding the definition of our data fields.
2) ERD – For understanding the entity relationship between all data layers. This is a helpful tool for enabling connectivity between different tables.
3) SmartFabric_FillRateReport_CountyLevel – For understanding counts and population rate of each field for each of the data layers, grouped by County.
4) SmartFabric_RecordCount – For understanding total records for all our data layers, grouped by States and Counties.
5) SmartFabric_Statistics – For important high-level statistics on this quarter data release.
6) SmartFabric_VintageReport – For understanding the latest refresh dates of our data.

New Data and Data Updates

This release incorporates the new Planning Region FIPS codes for the State of Connecticut, replacing the previous County FIPS codes. Additionally, it continues extensive content updates across existing datasets to ensure exceptional data freshness, nationwide coverage, improved attribution accuracy, and enhanced location precision.

The spreadsheet SmartFabric_Statistics_20250715.xlsx contains important statistical details of this release. This spreadsheet includes:

- Overview – a description of each tab like the below, for ease of use.
- Summary Statistics – a tool to generate summary statistics for national, and any state level or county level geographies.
- County Statistics – contains raw data by county that can be used for analysis and filtering.
- Update Counties – a listing of counties with significant updates in this release. ***Please see below on how to use this list for important information.**

How to Use the Update Counties Sheet

This new addition to our SmartFabric Statistics sheet provides county-level information detailing which spatial layers have undergone significant updates in this release. Each is noted with “Yes” or “No”, flag. ’Parcel Update’ column also contains a “New” category that represents counties which LightBox did not previously have parcel coverage for and in this release, we do.
There are instances where a layer for one county is not flagged as updated in the Updated Counties sheet, but you still see changes in the data. This is because all data layers in SmartFabric are connected. Changes in one layer can trigger changes in connected layers. Please refer to our methodology for more details.
There may be instances where a county has been updated, but significant changes within the data are not seen. This can occur in counties where the previous version of source data that LightBox had was already recent, and the update ensures we have the most up to date data.

High Level Updates

- Parcels - Parcel data is refreshed for 778 counties in this release.
- Assessments - Assessor data is refreshed for 1,165 counties in this release.
- Ownership data - Ownership data within assessments is updated for 2,556 counties with the latest sales transactions.
- Addresses - Address points are refreshed nationwide, with local source enhancements completed in 461 counties at the county level.
- Building Footprints - Building footprints are refreshed in 339 counties and building height data updated in 296 counties.

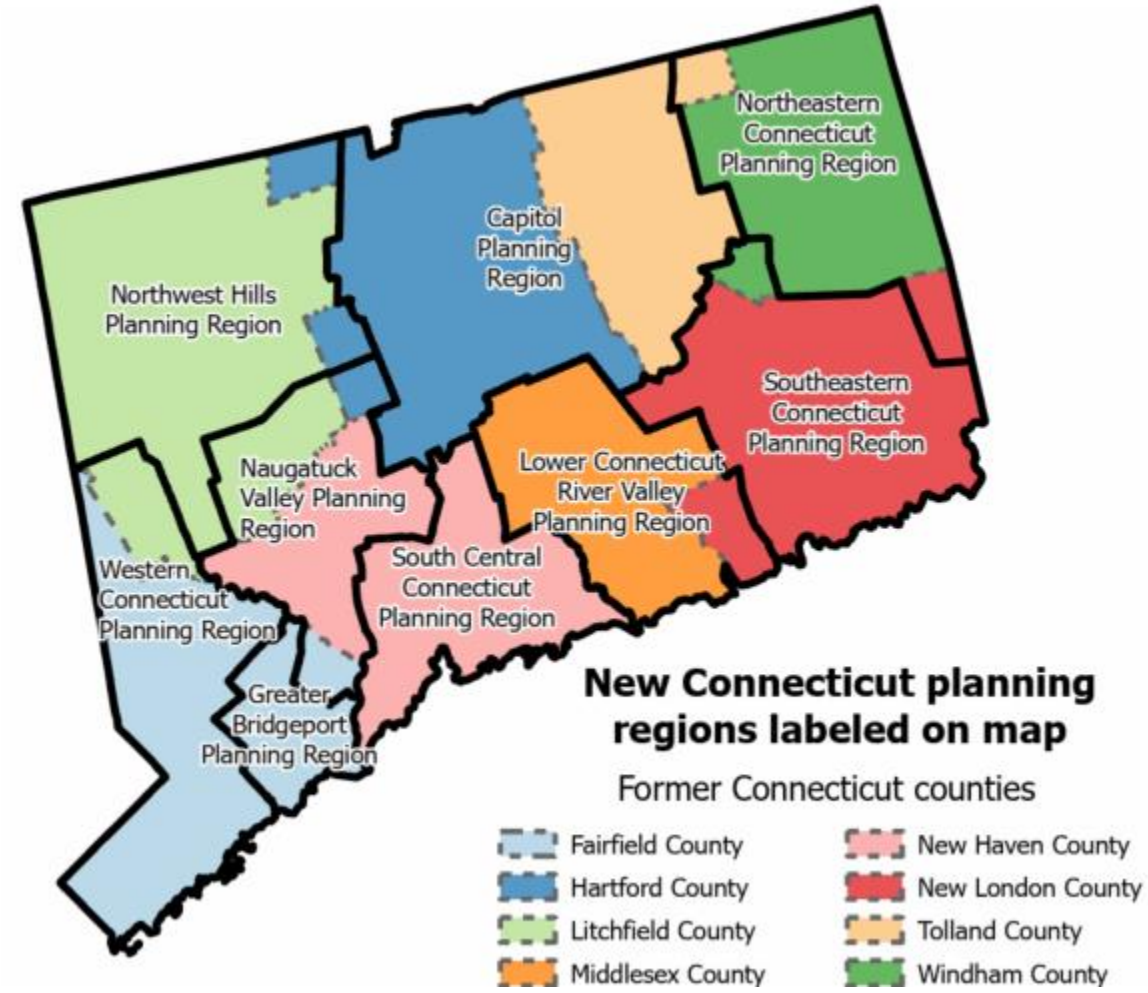
Enhancements

- FIPS Code Change in Connecticut

  This release adopts new Planning Region FIPS codes for the State of Connecticut to align with the U.S. Census Bureau’s adoption of Planning Region in their reporting. For more information on the Connecticut FIPS changes, please review the following links:

  - Final Changes to County Equivalents in Connecticut (census.gov)
  - Federal Register: Change to County-Equivalents in the State of Connecticut

  The figure below illustrates the correspondence between Connecticut’s eight legacy counties and its nine newly designated planning regions.



Source: https://www.countyhealthrankings.org/health-data/how-to-use-your-county-health-snapshot/changes-to-county-equivalents-for-connecticut

The table below lists the names and FIPS codes of the eight legacy counties that have been removed from SmartFabric as part of this release.

Legacy County Name	Legacy FIPS Codes
Fairfield	09001
Hartford	09003
Litchfield	09005
Middlesex	09007
New Haven	09009
New London	09011
Tolland	09013
Windham	09015

The table below lists the names and FIPS codes of the nine planning regions that have been introduced into SmartFabric as part of this release.

Planning Region Name	New FIPS Code
Capitol	09110
Greater Bridgeport	09120
Lower Connecticut River Valley	09130
Naugatuck Valley	09140
Northeastern Connecticut	09150
Northwest Hills	09160
South Central Connecticut	09170
Southeastern Connecticut	09180
Western Connecticut	09190

- We have introduced LightBox Delivery Point Validation (DPV) indicators into our address universe, delivered as a stand-alone lookup table keyed to LightBox Address LIDs. DPV confirms whether an address is valid and deliverable by cross-referencing it against USPS DPV data files.
  This capability is currently available to early-access customers as we gather feedback on the schema design and performance. To participate in the program, please contact your Account Manager.

- To enhance query performance in LightBox Feature Service, new indexes are created on the TAXAPN and OWNER_NAME fields within the ParcelWithAssessments and OrphanAssessments layers.

- We have refined our Primary Parcel assignment logic to more accurately reflect spatial relationships between buildings and parcels.

- We have standardized about 4000 address strings by removing non-ASCII characters (e.g. a`, i`, o`) to improve consistency and downstream usability.

- We identified several properties with overlapping or duplicate building footprints—specifically, BUILDING_LIDs with identical or highly similar geometries. These fell into two main categories: overlaps along county boundaries and overlaps in complex structures in dense urban areas (e.g., skyscrapers, stadiums). We are continuously deploying solutions to resolve identified cases of overlaps.

- True Owner data is now available in LightBox Vision, complementing existing availability via Snowflake and as a bulk data product.

- We introduced Parquet as a new bulk data format, starting with the 20241015 releases. Parquet files are available at both national and state levels.

- SmartFabric, Zoning and True Owner data are available in Snowflake. The data listings in Snowflake have the same content as our bulk data offering. Free trial listing can be found at: https://app.snowflake.com/marketplace/listing/GZTSZTDMS2/lightbox-parcels-assessments-buildings-and-addresses-of-us-properties

Known Issues

- Assessment record count drop –
  - Marion County, SC (FIPS 45067): A 16% decrease in assessment record count was observed in this release (previous: 27,254; current: 23,026). This reduction is due to the removal of easement records, which are not classified as real property.
  - Las Animas County, CO (FIPS 08071): A 14% decrease in assessment record count was observed (previous: 20,601; current: 17,666). The decrease results from the exclusion of easement and mineral rights records, which are not considered real property.

- Building Footprint count drop – We applied a fix for duplicate building footprints and as a result saw ~ 10% building footprint count drop in Miami Dade County in Florida and Brooks County in Georgia.

- Address record count drop – For Queens County, NY, address point count dropped by 10% as we updated our sources, improved address standardization process, and deleted inaccurate data points.

- Building footprint gaps – We have implemented a system to identify specific neighborhoods where building footprints are likely to exist but are currently missing from our database. Each quarter, we target these areas and make substantial additions to our building footprint data. Counties where these gaps have been identified and updated can be found in the Updated Counties tab of the SmartFabric Statistics sheet.

- Building Footprint Height Accuracy – We are constantly refining our process for accurately modeling buildings heights. For this release, we have updated building heights for 354 counties.

- Street Parcels – Our current product design is to keep street parcels which are delivered to us from our sources as is. There is a roadmap item to add a flag field to the parcel data

which will help clients to identify Right-Of-Way (ROW) parcels with ease. Please see the 'Important Upcoming Changes' section for the upcoming schema change.

Updating and Making Use of the 20250715 Release

For existing clients of LightBox's SmartFabric there is the question of how you best make use of the new data. In any update of the data there are numerous things that can change, below are a few examples:

- Parcel/Building polygon changes - new parcels/buildings, deleted parcels/buildings, reshaped parcels/buildings.
- Building grouping changes – the relationship between buildings can change, for example what once was a 2-polygon region object with one address may become 2 single polygon regions each with its own address.
- Primary Address changes – an address may see a significant change as we improve the addressing (from no address to an address, or 10 Smith St to 12 Smith St), or may see an improvement in the hygiene of the address (from a ZIP5 to a full ZIP+4).
- Secondary Address changes – the numbers and details of secondary address and secondary unit information may change (through addition, deletion and modification).
- Unique Identifiers – all unique IDs (both LID and ObjectID fields) are subject to change.
- Removal of PO Boxes coming from the USPS ZIP+4 data lead to a decrease in secondary address numbers in certain locations but an increase in data quality.

There are several strategies that you can use. In each, an understanding of LightBox's LID structure and relationships is key. Please see our LID FAQ and Relationship FAQ for more information on each of these.

Comprehensive Use of New Data

Upload the new data into your production or operational environment and discontinue using the previous version of data. This is a good strategy if you do not perform any value add or improvements on the data (i.e. you have no work that you want to preserve).

Our general recommendation is to always make use of the entire new release of data, or at least an entire state. For example, if Kansas' coverage is significantly improved, drop the prior version's Kansas data, and upload the new data for Kansas.

You may wish to assess the significance of an update versus the work involved. For example, new coverage for any given state may consist of mostly rural areas. If these counties are of less importance for your business, you may want to skip utilizing new data for various states for the current release. It is

also important to check the updated counties list, though, as updates to counties with high population counts may tilt your decision in favor of updating an entire state.

Uploading Just “The Deltas”

We hear and use the term “The Deltas” to refer to any change or additions in coverage. We do not recommend blending coverage between releases or to only update partial counties. It is important to note that there will be changes in a county even though that are not listed as such the Updated Counties sheet. This occurs specifically in the addresses and relationship files as in addition to the local sourcing completed and noted in our SmartFabric Statistics sheet, each quarter we bring in nationwide address sources and run all addresses through our address standardization. We also re-establish all relationships in our 6 relation files to reflect updates and enhancements to our matching logic.

It is possible to use the “Updated Counties” tab in the “SmartFabric_Statistics” sheet to identify new counties of coverage. Extract only the features with the County FIPS code for a county with new coverage. Then insert only those records into your tables from the prior release. For example, if you want to add coverage for New Castle, Delaware you can add in the entire DE*.* files. If you want to add coverage for the city of Fort Smith in AR, then you can select records with FIPS 05137 and insert those records into your prior release.

Next and Future Releases

Our next release will be the October 2025 vintage data. In this next release, we will continue to enhance data freshness and overall data quality. We are also planning on an important change mentioned below:

- **Planned Schema Changes - Introduction of ROW_FLAG to the Parcel Table**
  We are planning on introducing a new field named ROW_FLAG (subject to change) in the parcel table of our database schema. This field will serve as a flag to indicate if a parcel is a non-real property, carrying a category code for types like Right-of-Way. The purpose of this field is to help clients easily remove non-real properties from their processes, particularly for those who consider non-real properties as noise in their use cases.

This change may impact your current ETL process. Please reach out to your Customer Success Manager or our support team at support-dmp@lightboxre.com with any questions or concerns.