



SmartFabric Release Notes

Version 20260115



Table of Contents

Overview 3

New Data and Data Updates 3

 How to Use the Update Counties Sheet 3

 High Level Updates 4

Enhancements 4

Known Issues 5

Updating and Making Use of the 20260115 Release..... 6

 Comprehensive Use of New Data 6

 Uploading Just “The Deltas” 7

Next and Future Releases 7



Overview

The purpose of this document is to provide additional information regarding the 20260115 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 continues extensive content updates across existing datasets with a focus on parcel data to ensure exceptional data freshness, nationwide coverage, improved attribution accuracy, and enhanced location precision.

The spreadsheet [SmartFabric_Statistics_20260115.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 979 counties in this release.
- **Assessments** - Assessor data is refreshed for 882 counties in this release.
- **Ownership data** - Ownership data within assessments is updated for 2,615 counties with the latest sales transactions.
- **Addresses** - Address points are refreshed nationwide, with the addition of a nationwide address source and local source enhancements in 293 counties.
- **Building Footprints** - Building footprints are refreshed in 1167 counties, and building height data is updated in 222 counties.

Enhancements

- Introduced a new CORPORATE_OWNER table within the True Owner add-on to support portfolio roll-ups by controlling entity. This table provides a single, display-ready corporate portfolio owner for covered properties, enabling aggregation by entity (e.g., Brookfield Corporation).
- Enhanced data processing pipelines to support significantly larger volumes of building footprint updates. In this release, building footprints were updated for 1,167 counties, nearly 7× the coverage of the previous release.
- Added a new nationwide address source, increasing overall address coverage by approximately 2%.
- In the previous release, we introduced LightBox Delivery Point Validation (DPV) indicators and an address vacancy flag into the Address Universe as a standalone lookup table keyed by LightBox Address LIDs for EAP customers.
 - DPV validates address existence and deliverability by matching against USPS DPV reference files.



- The address vacancy flag identifies addresses that USPS has marked as vacant for 90 days or more.

Beginning with the 20260715 release, both DPV indicators and the address vacancy flag will be incorporated into SmartFabric as part of the standard offering.

- Further standardized address data by removing most non-ASCII characters (e.g. a`, i`, o`), improving consistency and downstream usability.
- Resolved overlapping building footprints along county boundaries to improve spatial accuracy.
- Removed orphan secondary address that primary address doesn't exist.
- Removed demolished buildings in Detroit and San Francisco.
- A 'Field Definition' sheet is added to SmartFabric_VintageReport_20260115 to provide definition of each vintage field

Known Issues

- Parcel record count drop –
 - Uinta County, WY (FIPS 56041): A 16% decrease in parcel record count was observed in this release (previous: 14,723; current: 12,313). This reduction is the result of a change to the APN field used in processing, which led to increased polygon dissolves.
- Assessment record count drop –
 - Catron County, NM (FIPS 35003): A 19% decrease in assessment record count was observed in this release (previous: 14,116; current: 11,437). This reduction is due to the removal of retired/inactive records.
- A small number of records in the SITE_ADDR field of the assessment table were observed to include ZIP code and city name information. This issue was introduced by unparsed address values sourced from the parcel file. We are actively working on a fix that will suppress these unstandardized addresses in future releases.
- Inaccurate census_track and census_block_group values were identified in assessment table for some areas. We are actively working on a fix that will correct the census_track and census_block_group value in future releases.
- Some market sales records with missing sales price were mistakenly classified as non-market sales.



- Duplicate records were observed in the monthly transaction delta files. The root cause has been identified, and a fix is in progress. This issue will be corrected starting with the January monthly file and in all future releases.
- 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.

Updating and Making Use of the 20260115 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 April 2026 vintage data. In this next release, we will continue to enhance data freshness and overall data quality. We are also planning on important changes mentioned below:

- **Building Footprint Refresh**
We are planning to refresh building footprints for over 1000 counties on top of the 1167 counties that were refreshed in this release.
- **Planned Schema Changes - Addition of ZONING_BOUNDARY_ID to the Zoning Table**
ZONING_BOUNDARY_ID is an existing field in the zoning boundary table within our Zoning add-on offering. Beginning with the 20260415 release, this field will be added to the zoning table. The addition of ZONING_BOUNDARY_ID will enable linkage between zoning ordinances in the zoning table and their corresponding zoning boundaries. This enhancement will enable clients who would like to access zoning boundary geometries alongside associated ordinance information.



This schema change will apply to both Bulk Data and API deliveries.

- **Addition of Building Footprint Vintage**

To better support customer decision-making related to building footprint data, we will add a new column, BuildingFootprintVintage, to the SmartFabric_VintageReport starting with the 20260415 release.

This column will indicate the date when building footprint data for a given county was most recently updated, providing greater transparency into data freshness.

- **Planned Schema Changes - Introduction of DPV flag and address vacancy flag to the Address Table**

Starting with the 20260715 release, we will introduce two new fields in the Address table: the Delivery Point Validation (DPV) indicator, which identifies whether an address is deliverable by USPS, and the USPS vacancy flag, which indicates whether the address is currently marked as vacant by USPS. These fields enable users to verify deliverability and likely occupancy up front—reducing failed deliveries and wasted mail/shipping costs while improving address data quality, customer experience, and risk/fraud decisioning.

This change applies to both bulk data and the API Address endpoint. In the interim, the DPV and vacancy flags will be added to the geocoder response.

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.