

# CLRTM Programs -- Clerk Tax Rate Management

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Domain prefix **CLRTM** (Clerk's Tax Rate Management). These 10 programs handle the Clerk's Office tax rate computation pipeline, including TIF (Tax Increment Financing) processing, agency valuation computation, division numbering, and property reporting.

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## CLRTM356

Attribute	Detail
<b>Program ID</b>	CLRTM356
<b>Purpose</b>	Removes TIF (Tax Increment Financing) parcels from the Assessment Master File, creating the next generation of the Assessment File minus these parcels.

### Inputs

Logical Name	DD Name	Description
CLTIFMST	UT-S-TIFDETL	TIF Detail Master file
MASTER-IN	UT-S-ASSESMST	Assessment Master (input)

### Outputs

Logical Name	DD Name	Description
MASTER-OUT	UT-S-ASSESOUT	Assessment Master without TIF parcels
REPORT-FILE	UT-S-REPORT	Report

### Copybooks

CLTIFMSTF1, ASREASFD01, ASREASFD02

### Key Business Logic

- Two-file match/merge between TIF Detail Master and Assessment Master.
  - Removes properties within TIF districts from the Assessment Master.
  - TIF parcels are taxed differently (frozen base value) and must be separated before general tax rate computation.
  - Creates the next generation Assessment Master for non-TIF tax rate processing.
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## CLRTM749

Attribute	Detail
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Attribute	Detail
<b>Program ID</b>	CLRTM749
<b>Purpose</b>	Creates the New Property Report by Agency Number for the Clerk's Office.

### Inputs

Logical Name	DD Name	Description
FRZAGCY-FILE	UT-S-FRZAGIN	Frozen Agency File
AGCY-EFTS-FLE	AGCYEFTS	Agency EFTS file
NEWPROP	UT-S-NEWPROP	New Property file
EQUAL-VAL-FILE	UT-S-EQVALFIL	Equalized Value file

### Outputs

Logical Name	DD Name	Description
PRINT-FILE	UT-S-PRINTFLE	Property Report by Agency

### Copybooks

CLFRZAGYF1, TRAGEFTSF4, CLNEWPRPF2, PRINTFILE, EQVAL749FD

### Key Business Logic

- Reads the Frozen Agency File, new property data, and equalized values.
- Produces a report organized by agency number showing new property equalized values.
- Modified April 2006 to add an output file describing the town line with totals.

## CLRTM750

Attribute	Detail
<b>Program ID</b>	CLRTM750
<b>Purpose</b>	Creates the New Property Report by Town within Agency for the Clerk's Office.

### Inputs

Logical Name	DD Name	Description
FRZAGCY-FILE	UT-S-FRZAGIN	Frozen Agency File
AGCY-EFTS-FLE	AGCYEFTS	Agency EFTS file

### Outputs

Logical Name	DD Name	Description
PRINT-FILE	UT-S-PRINTFLE	Property Report by Town within Agency
APPEND-FILE	UT-S-APPENDED	Appended output file

## Copybooks

CLFRZAGYF1, TRAGEFTSF4, PRINTFILE, TWININFOTBL

## Key Business Logic

- Similar to CLRTM749 but organized by town within each agency.
- Uses Township Information Table for township names.

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## CLRTM751

Attribute	Detail
<b>Program ID</b>	CLRTM751
<b>Purpose</b>	Applies the Division Number to the Real Estate Division Valuation File record. Copy of ASREA976 program.

## Inputs

Logical Name	DD Name	Description
EQUAL-VALUE	UT-S-EQUALVAL	Equalized Value file
REDIVN-MAST	UT-S-DIVSION	RE Division Master

## Outputs

Logical Name	DD Name	Description
OUTPUT-FILE	UT-S-OUTPUT	Division Valuation File with division numbers

## Copybooks

EQVALRD01, CLEQVLDV01, REDIVNFD01

## Key Business Logic

- Matches Equalized Value records with the RE Division Master.
- Assigns the appropriate division number to each equalized value record.
- Division numbers are used to group properties for frozen valuation computation.

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## CLRTM752

Attribute	Detail
<b>Program ID</b>	CLRTM752
<b>Purpose</b>	Applies taxing agencies to the Assessment Master File.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTERIN	Assessment Master
TXCDFILE	DA-TXCDFILE	Indexed Tax Code File

Outputs

Logical Name	DD Name	Description
AGENCY-ASMT-MASTER	UT-S-AGCYMSTR	Agency Assessment Master
PRINT-FILE	UT-S-PRINTFLE	Report

Copybooks

CLEQVLDV01, TAXCODEFD2, CLASRAGYF1, PRINTFILE

Key Business Logic

- For each Assessment Master record, looks up the tax code in the indexed Tax Code File.
- The tax code determines which taxing agencies (school districts, municipalities, park districts, etc.) apply to the property.
- Creates an Agency Assessment Master that links each property to its applicable agencies.
- Critical program in the tax rate computation pipeline.

## CLRTM753

Attribute	Detail
<b>Program ID</b>	CLRTM753
<b>Purpose</b>	Computes the Disconnected and Annexed Agency Valuation.

Inputs

Logical Name	DD Name	Description
PRIOR-AGCY-MAST	UT-S-PRIORAGY	Prior Year Agency Master
CURR-AGCY-MAST	UT-S-CURRAGY	Current Year Agency Master

Outputs

Logical Name	DD Name	Description
CLDISANXFILE	UT-S-DISANXAG	Disconnected/Annexed Agency File
PRINT-FILE	UT-S-PRINTFLE	Report

## Copybooks

CLASRAGYF3, CLASRAGYF2, CLDISANXF1, PRINTFILE

## Key Business Logic

- Compares prior year and current year Agency Masters.
- Identifies properties that have been disconnected from or annexed to taxing agencies.
- Computes the valuation impact of these boundary changes.
- Output is used by CLRTM755 to update the Frozen Agency File.

## CLRTM755

Attribute	Detail
<b>Program ID</b>	CLRTM755
<b>Purpose</b>	Updates the Frozen Agency File with Disconnected and Annexed Valuations.

## Inputs

Logical Name	DD Name	Description
CLDISANXFILE	UT-S-DISCANNX	Disconnected/Annexed Agency File (from CLRTM753)
AGENCY-ASMT-MASTER	UT-S-OAGENCY	Old Agency Assessment Master
CURR-AGCY-MAST	UT-S-NAGENCY	New Agency Master
FRZAGCY-FILE	DA-FRZAGIN	Indexed Frozen Agency File

## Outputs

Logical Name	DD Name	Description
PRINT-FILE	UT-S-PRNTFILE	Report
FRZAGCY-FILE	DA-FRZAGIN	Updated Frozen Agency File

## Copybooks

PRINTFILE, CLFRZAGYF1, CLDISANXF1, CLASRAGYF1, CLASRAGYF2

## Key Business Logic

- Applies disconnected/annexed valuation adjustments to the Frozen Agency File.

- This ensures the frozen base used for TIF calculations reflects current boundary changes.

## CLRTM756

Attribute	Detail
<b>Program ID</b>	CLRTM756
<b>Purpose</b>	Updates the New Property Equalized Valuation, Annexed Property EQ Valuation, Disconnected Property EQ Valuation, and Disconnected TIF Valuation Difference on the VSAM Agency Equalized Valuation File.

### Inputs

Logical Name	DD Name	Description
NEWPROP	UT-S-NEWPROP	New Property file

### Outputs

Logical Name	DD Name	Description
AGCY-EQUAL-FLE	DA-AGYEQVAL	VSAM Agency Equalized Valuation File (updated)
PRINT-FILE	UT-S-PRINTFLE	Report

### Copybooks

CLNEWPRPF2, AGYEQVALF3, PRINTFILE

### Key Business Logic

- Updates four valuation fields on the VSAM Agency EQ Valuation File: new property, annexed, disconnected, and disconnected TIF difference.
- These values affect the final tax rate computation for each agency.

## CLRTM757

Attribute	Detail
<b>Program ID</b>	CLRTM757
<b>Purpose</b>	Creates the Updated TIF Difference File, Updated TIF Difference Report, and No-Matching Equalized Value Report.

### Inputs

Logical Name	DD Name	Description
EQ-VAL-FILE	UT-S-EQVAL	Equalized Value file
CLTIFMSTP	UT-S-CLTIFP	TIF Master (prior)
CLTIFMSTC	UT-S-CLTIFC	TIF Master (current)

## Outputs

Logical Name	DD Name	Description
CLTIFDIF	UT-S-CLTIFDIF	Updated TIF Difference File
PRINT-FILE	UT-S-PRINT	TIF Difference Report
PRT-ERR-FILE	UT-S-PRTERR	No-Matching EQ Value Report

## Copybooks

EQVALFD01, PRINTFILE, PRINTERRFL, CLTIFDIFF1

## Key Business Logic

- Computes TIF difference by comparing prior and current TIF Master files against equalized values.
- The TIF difference = current EQ value - frozen base EQ value.
- Produces an exception report for equalized value records that do not match either TIF master.
- Output TIF Difference File is consumed by CLRTM759.

## CLRTM759

Attribute	Detail
<b>Program ID</b>	CLRTM759
<b>Purpose</b>	Updates TIF Prior Year Frozen EQ Value and TIF Difference EQ Value on the Frozen Agency File using the Updated TIF Difference File.

## Inputs

Logical Name	DD Name	Description
TAX-CODE-FILE	DA-TAXCODE	Indexed Tax Code File
CLTIFDIF	UT-S-TIFDIFLE	TIF Difference File (from CLRTM757)

## Outputs

Logical Name	DD Name	Description
FRZAGCY-FILE	DA-FROZFILE	Indexed Frozen Agency File (updated)

Logical Name	DD Name	Description
PRINT-FILE	UT-S-PRINTFLE	Report

## Copybooks

CLFRZAGYF1, CLTIFDIFF1, CLRRTXCD

## Key Business Logic

- Reads the TIF Difference File and Tax Code Master.
- Updates two fields on the Frozen Agency File: TIF Prior Year Frozen EQ Value and TIF Difference EQ Value.
- These values are critical for computing the TIF increment -- the amount of tax revenue directed to the TIF district rather than general taxing agencies.

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## Domain Notes

### Tax Rate Computation Pipeline (typical order)

1. **CLRTM356** -- Remove TIF parcels from Assessment Master.
2. **CLRTM751** -- Apply division numbers to valuation records.
3. **CLRTM752** -- Apply taxing agencies to Assessment Master.
4. **CLRTM753** -- Compute disconnected/annexed agency valuations.
5. **CLRTM755** -- Update Frozen Agency File with dis/annex adjustments.
6. **CLRTM756** -- Update new property EQ valuation on Agency File.
7. **CLRTM757** -- Create TIF Difference File.
8. **CLRTM759** -- Update Frozen Agency File with TIF differences.
9. **CLRTM749/750** -- Generate Property Reports by Agency and by Town.

### Programs Flagged for Modernization Attention

- **CLRTM752**: Central program linking properties to taxing agencies via tax codes. Critical for accuracy.
- **CLRTM757/759**: TIF processing is financially significant; errors affect revenue distribution to TIF districts vs. general agencies.