

ASREA Programs -- Real Estate Assessment

Domain prefix **ASREA** (Assessor's Real Estate Assessment). These 35 programs handle real estate assessment processing, including valuation calculations, master file maintenance, frozen valuation processing, homeowner/homestead file management, and summary report generation.

This is the largest program group and can be further subdivided into functional clusters:

- **Utility/Test** (001, 005)
- **Valuation Calculators** (002, 003) -- called subprograms
- **Assessment Master Maintenance** (007, 010, 018, 105, 110, 151, 178, 352)
- **Frozen Valuation Pipeline** (740, 741, 742, 743, 744, 745, 748, 909)
- **Homeowner/Homestead File Management** (841, 847, 852, 853, 856, 859, 863, 864, 866, 868, 869, 872, 874, 880, 881)

ASREA001

Attribute	Detail
Program ID	ASREA001
Author	Jendras
Date Written	Apr 29, 1993
Purpose	Test program for COBOL logic. Not a production program.

Inputs / Outputs

None (no files defined).

Key Business Logic

- Simple DISPLAY-based test of IF/EVALUATE logic and condition name tests.
- **Flag:** Test program only. Not part of production pipeline.

ASREA002

Attribute	Detail
Program ID	ASREA002
Author	George Zintak
Purpose	Called subprogram that calculates valuation for Types 1-5 detail records. Receives a detail segment via LINKAGE SECTION.

Inputs

Logical Name	DD Name	Description
(Linkage)	N/A	D1-REC detail segment passed by calling program

Outputs

- Returns computed valuation in the passed detail segment.

Copybooks

ASDTLQRD01

Key Business Logic

- PROCEDURE DIVISION USING D1-REC -- called via CALL from other programs.
- Performs valuation calculations based on D1-TYPE (1 through 5).
- Each type has a different calculation formula involving factors, conditions, and area computations.
- Uses decimal scaling (REDEFINES) for precision in valuation math.

ASREA003

Attribute	Detail
Program ID	ASREA003
Author	George Zintak
Purpose	Updated version of ASREA002. Called subprogram that calculates valuation for Types 1-5 detail records. Modified for 4-position year windowing (Y2K fix).

Inputs / Outputs

Same as ASREA002 (Linkage section).

Copybooks

ASDTLQRD01

Key Business Logic

- Same calculations as ASREA002 with Y2K-compliant year windowing.
- Modified in 2004 to subtract 75,000 from D3-REPROD-COST for tax year \geq 2004.
- This is the production replacement for ASREA002.

ASREA005

Attribute	Detail
Program ID	ASREA005
Author	Tomme - Molis
Date Written	April 1, 1985
Purpose	Deletes print alignment records from print tapes. Utility program.

Inputs

Logical Name	DD Name	Description
IN-FILE	UT-S-INFILE	Input print tape (133-byte records)

Outputs

Logical Name	DD Name	Description
OUT-FILE	UT-S-OUTFILE	Cleaned print tape

Copybooks

None

Key Business Logic

- Reads 133-byte print records and strips alignment/test records.
- Uses linkage section parameter to specify which record numbers to delete.

ASREA007

Attribute	Detail
Program ID	ASREA007
Author	Gold-Molis
Date Written	Dec 27, 1983
Purpose	Deletes 1980 Type 1 complaint segments from the Property Information Database.
Database Access	IMS/DL/I -- GHN, DLET calls.

Inputs

Logical Name	DD Name	Description
IMS Database	PIFDBP10	Property Information Database

Outputs

Logical Name	DD Name	Description
IMS Database	PIFDBP10	Database with complaint segments deleted

Copybooks

PICOMPLAIN, IMSCALLS

Key Business Logic

- Navigates to Assessment segments with PYKEY year=80, then complaint segments with PGTYPE=1.
- Deletes matching complaint segments using DLET calls.
- **Flag:** Hard-coded to 1980. One-time cleanup program, likely no longer needed.

ASREA010

Attribute	Detail
Program ID	ASREA010
Purpose	Matches Tax Code Master with Summary Tape file and lists property numbers without a match. Testing copy.

Inputs

Logical Name	DD Name	Description
MASTER	UT-S-MASTER	Summary tape file
TAXCODE	DA-I-TAXCODE	Indexed Tax Code Master

Outputs

Logical Name	DD Name	Description
PRNTFILE	UT-S-PRNTFILE	Unmatched property listing

Copybooks

ASREASRD01

Key Business Logic

- Two-file match between Summary Tape and Tax Code Master.
- Lists properties whose tax codes do not exist in the Tax Code Master.
- Quality control program for tax code validation.

ASREA018

Attribute	Detail
Program ID	ASREA018
Purpose	Recomputes the overall class field in the Assessment Master File.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTIN	Assessment Master (input)

Outputs

Logical Name	DD Name	Description
MASTER-OUT	UT-S-MASTOUT	Assessment Master (updated)
PRINT-FILE	UT-S-PRINTFL	Report

Copybooks

ASREASFD01, ASREASFD02, PRINTFILE

Key Business Logic

- Reads each Assessment Master record and recalculates the overall property class based on major class codes.
- Handles major class 7 codes and classes 218, 219, 220, 221 (added in modifications).

ASREA105

Attribute	Detail
Program ID	ASREA105
Purpose	Prints records from the Assessor's Master File that fall within linkage parameter ranges to an output file.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTIN	Assessment Master

Outputs

Logical Name	DD Name	Description
MASTER-OUT	UT-S-MASTOUT	Selected records output

Copybooks

ASREASFD01, ASREASFD02

Key Business Logic

- Filters Assessment Master records using linkage section parameters (likely PIN ranges, class codes, township).
- Writes matching records to the output file.
- General-purpose extraction utility.

ASREA110

Attribute	Detail
Program ID	ASREA110
Purpose	Creates a Real Estate Summary file and a Railroad Summary file from the Assessment Master.

Inputs

Logical Name	DD Name	Description
MASTER-FILE	UT-S-MASTER	Assessment Master

Outputs

Logical Name	DD Name	Description
RR-SUM-FILE	UT-S-RRSUM	Railroad Summary file
RE-SUM-FILE	UT-S-RESUM	Real Estate Summary file

Copybooks

ASREASRD01, RRSUMMRYF2, RESUMMFD01

Key Business Logic

- Reads the Assessment Master and accumulates totals by township/class.
- Separates railroad vs. real estate properties based on class codes.
- Produces two summary files for downstream tax rate computation.

ASREA151

Attribute	Detail
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Attribute	Detail
Program ID	ASREA151
Purpose	Computes Farm, Homeowner, and Non-Homeowner Assessed Valuation.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTERIN	Assessment Master

Outputs

Logical Name	DD Name	Description
MASTER-OUT	UT-S-MASTROUT	Updated Assessment Master
PRINT-FILE	UT-S-PRINTFLE	Report

Copybooks

ASREASFD01, ASREASFD02, PRINTFILE, TWNINFOTBL

Key Business Logic

- Classifies each property as Farm, Homeowner, or Non-Homeowner.
- Computes the assessed valuation for each category.
- Uses Township Information Table for township-specific logic.
- Sets M-VALUE-1(4) for exemption amount help.

ASREA178

Attribute	Detail
Program ID	ASREA178
Purpose	Converts Type 5 detail segments to Type 3 detail segments. Copy of ASREA177 with Type 4 conversion logic removed.

Inputs

Logical Name	DD Name	Description
MASTIN	UT-S-MIN	Assessment Master (input)

Outputs

Logical Name	DD Name	Description
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Logical Name	DD Name	Description
MASTOUT	UT-S-MOUT	Assessment Master (output)
PRINTREC	UT-S-PRINT	Report

Copybooks

ASREASRD01, ASREASRD02, TWININFOTBL

Key Business Logic

- Scans Assessment Master for Type 5 detail segments.
- Converts Type 5 segments to Type 3 format (assessment detail type reclassification).
- Township Information Table used for validation.

ASREA352

Attribute	Detail
Program ID	ASREA352
Purpose	Compares and updates the Taxcode field of the Board of Appeals Assessment Master record.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MSTRIN	Assessment Master (Assessor's)
BA-MASTER	UT-S-BAMSTR	Board of Appeals Assessment Master

Outputs

Logical Name	DD Name	Description
MASTER-OUT	UT-S-MSTROUT	Updated Assessment Master

Copybooks

ASREASRD01, ASREASRD02

Key Business Logic

- Two-file match/merge on PIN between Assessor's Master and Board of Appeals Master.
- Updates the taxcode field in the BA Master when the Assessor's Master has a different value.

ASREA740

Attribute	Detail
Program ID	ASREA740
Purpose	Creates the Frozen Valuation File for Quad Townships.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTNEW	Current Assessment Master
MASTER-IN-BA	UT-S-MASTOLD	Prior/Board of Appeals Assessment Master

Outputs

Logical Name	DD Name	Description
FRZVALFL	DA-FRZVALFL	Indexed Frozen Valuation File
PRINT-FILE	UT-S-PRINTFLE	Report
PRT-ERR-FILE	UT-S-PRINTERR	Error report
PRT-DTL-FILE	UT-S-PRINTDTL	Detail report
OUTPUT-FILE	UT-S-OUTPUTF	Output file

Copybooks

ASREASFD06, ASREASRD05, ASFRZVALF1, PRINTFILE, PRINTERRFL, PRINTDTLFL

Key Business Logic

- Compares current and prior assessment values for Quad Township properties.
- Creates the indexed Frozen Valuation File with frozen equalized assessed values (EAV).
- Quad townships are those reassessed on a quadrennial cycle.

ASREA741

Attribute	Detail
Program ID	ASREA741
Purpose	Creates the Frozen Value File for Non-Quad Towns. Same logic as ASREA740 but for non-quadrennial townships.

Inputs / Outputs

Same structure as ASREA740.

Copybooks

ASREASFD06, ASREASRD05, ASFRZVALF1, PRINTFILE, PRINTERRFL, PRINTDTLFL

Key Business Logic

- Same as ASREA740 for non-quad townships.
- **Flag:** Near-duplicate of ASREA740. Consider consolidation with a parameter for quad/non-quad during modernization.

ASREA742

Attribute	Detail
Program ID	ASREA742
Purpose	Creates the Frozen Valuation Detail Selection File.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTNEW	Assessment Master

Outputs

Logical Name	DD Name	Description
FRZVAL-SEL-FILE	UT-S-FRZSELC	Frozen Valuation Selection File
PRINT-FILE	UT-S-PRINTFLE	Report

Copybooks

ASREASFD06, CLFRZSELF1, PRINTFILE

Key Business Logic

- Reads Assessment Master and selects records for frozen valuation processing.
- Output selection file is consumed by ASREA743 for accumulation.

ASREA743

Attribute	Detail
Program ID	ASREA743
Purpose	Creates the Frozen Valuation Accumulated Division and Division Taxcode files.

Inputs

Logical Name	DD Name	Description
FRZVAL-SEL-FILE	UT-S-FRZSELC	Frozen Valuation Selection File (from ASREA742)

Outputs

Logical Name	DD Name	Description
FRZVAL-DIV-FILE	UT-S-FRZDIVN	Division Valuation File
FRZVAL-TXCD-FILE	UT-S-FRZTXCD	Division Taxcode File

Copybooks

CLFRZSELF1, CLFRZDIVF1, CLFRZTAXF1

Key Business Logic

- Accumulates frozen valuation data by division and by division/taxcode.
- Two output files feed into ASREA744 for percentage calculation and ASREA745 for frozen value file update.

ASREA744

Attribute	Detail
Program ID	ASREA744
Purpose	Creates the Frozen Valuation Percentages on the Division Taxcode File.

Inputs

Logical Name	DD Name	Description
FRZVAL-TXCD-FILE	UT-S-FRZTXCD	Division Taxcode File (from ASREA743)
FRZVAL-DIV-FILE	UT-S-FRZDIVN	Division Valuation File (from ASREA743)

Outputs

Logical Name	DD Name	Description
FRZDIV-PRCNT-FILE	UT-S-FRZDIVP	Division Percentage File
PRINT-FILE	UT-S-PRINTFLE	Report

Copybooks

CLFRZTAXF1, CLFRZDIVF1, CLFZDVPCF1, PRINTFILE

Key Business Logic

- Computes each taxcode's percentage of its division's total frozen valuation.
- Percentages are used in ASREA748 to allocate frozen equalized values to taxing agencies.

ASREA745

Attribute	Detail
Program ID	ASREA745
Purpose	Updates Frozen Valuations to the Frozen Value File (VSAM indexed).

Inputs

Logical Name	DD Name	Description
FRZDIV-PRCNT-FILE	UT-S-FRZINFL	Division Percentage File

Outputs

Logical Name	DD Name	Description
FRZVALFL	DA-FRZVALFL	Indexed Frozen Value File (updated)
FRZDIV-PRCNT-OUT-FILE	UT-S-FRZOUTFL	Updated Division Percentage File

Copybooks

CLFZDVPCF1, ASFRZVALF1, CLFZDVPCF2

Key Business Logic

- Reads the Division Percentage File and updates the indexed Frozen Value File with computed frozen valuations.

ASREA748

Attribute	Detail
Program ID	ASREA748
Purpose	Computes Frozen Equalized Values and Tax Amounts per agency.

Inputs

Logical Name	DD Name	Description
FRZDIV-PRCNT-FILE	UT-S-FRZVALIN	Division Percentage File
TAXCD-MSTR-FILE	DA-TXCDMSTR	Indexed Tax Code Master

Outputs

Logical Name	DD Name	Description
FRZAGCY-FILE	UT-S-FRZAGCY	Frozen Agency File

Copybooks

CLFZDVPCF1, TXCDMSTRF2, CLFRZAGYF1

Key Business Logic

- For each division/taxcode, uses the percentage and the tax code master to compute frozen equalized values per taxing agency.
- Allocates frozen values proportionally across agencies within each taxcode.
- Output is the Frozen Agency File used by CLRTM programs for tax rate computation.

ASREA841

Attribute	Detail
Program ID	ASREA841
Purpose	Updates the Homeowner File with scanned homeowner renewal records.

Inputs

Logical Name	DD Name	Description
HOMEOWNER-MAST	UT-S-HOMEMSTR	Homeowner Master
RENEWAL	UT-S-RENEWAL	Scanned renewal records

Outputs

Logical Name	DD Name	Description
HOMEOWNER-MAST2	UT-S-HOMEOUT	Updated Homeowner Master
PRINTOUT	UT-S-PRINTOUT	Report
ERRPRINT	UT-S-ERRPRINT	Error report

Copybooks

HOMOWNFD01, HOMOWNFD02

Key Business Logic

- Two-file match/merge: Homeowner Master with scanned renewal records.
- Updates homeowner status based on renewal responses.

ASREA847

Attribute	Detail
Program ID	ASREA847
Purpose	Updates the name/address fields of the Homeowner File from the Property Master.

Inputs

Logical Name	DD Name	Description
PROPMAST	DA-PROPMAST	Indexed Property Master (VSAM)
HOMEOWNER-MAST	UT-S-HOMEIN	Homeowner Master

Outputs

Logical Name	DD Name	Description
HOMEOWNER-MAST2	UT-S-HOMEOUT	Updated Homeowner Master

Copybooks

PROPMSFD01, HOMOWNFD01, HOMOWNFD02

Key Business Logic

- For each Homeowner record, looks up the Property Master to get current name/address.
- Updates Homeowner records with the latest owner information.

ASREA852

Attribute	Detail
Program ID	ASREA852
Purpose	Creates the New Year Homeowner's File from the Assessment Master.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTER	Assessment Master
HOMEOWNER-MAST	UT-S-HOMEIN	Prior Year Homeowner Master

Outputs

Logical Name	DD Name	Description
HOMEOWNER-MAST2	UT-S-HOMEOUT	New Year Homeowner File
PRNT-FILE	UT-S-PRNTOUT	Report

Copybooks

ASREASFD01, HOMOWNFD01, HOMOWNFD02

Key Business Logic

- Two-file match between Assessment Master and prior year Homeowner Master.
- Creates new year homeowner records; computes occupancy factor (added Feb 1988).
- Validates class codes 300-899 against valuations (added Jan 1990).

ASREA853

Attribute	Detail
Program ID	ASREA853
Purpose	Creates the New Year Homeowner's File (variant). Similar to ASREA852 with occupancy factor computation.

Inputs / Outputs

Same structure as ASREA852.

Copybooks

ASREASFD01, HOMOWNFD01, HOMOWNFD02

Key Business Logic

- Same purpose as ASREA852 with minor variations.
- **Flag:** Near-duplicate of ASREA852. Consolidation candidate.

ASREA856

Attribute	Detail
Program ID	ASREA856
Purpose	Creates the Township Homeowner Files from the Homeowner Master.

Inputs

Logical Name	DD Name	Description
HOMEOWNER-MAST	UT-S-MAST	Homeowner Master

Outputs

Logical Name	DD Name	Description
TEMPOUT	UT-S-TEMPOUT	Township Homeowner File

Copybooks

HOMEXERD01, TWNINFOTBL

Key Business Logic

- Splits the Homeowner Master into township-specific files using the Township Information Table.

ASREA859

Attribute	Detail
Program ID	ASREA859
Purpose	Creates Senior Freeze File. Copied and modified from ASREA853.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTER	Assessment Master
HOMEOWNER-MAST	UT-S-HOMEIN	Homeowner Master

Outputs

Logical Name	DD Name	Description
HOMEOWNER-EXEMPT	UT-S-HOMEOUT	Senior Freeze File
PRNT-FILE	UT-S-PRNTOUT	Report

Copybooks

ASREASFD01, HOMOWNFD01, ASHMOWFD01

Key Business Logic

- Variant of ASREA853 that produces Senior Freeze data instead of general homeowner data.
- Uses Homeowner Exemption record format (ASHMOWFD01).

ASREA863

Attribute	Detail
Program ID	ASREA863

Attribute	Detail
Purpose	Edits Homestead Equalized Valuation Maintenance Records.

Inputs

Logical Name	DD Name	Description
INFILE	UT-S-INFILE	Maintenance input records
VOLFILE	DA-VOLFILE	Indexed volume file

Outputs

Logical Name	DD Name	Description
HOMEXEMP	UT-S-HOMEXEMP	Valid homestead exemption records
DETFE	UT-S-DETFE	Detail file
ERRFILE	UT-S-ERRFILE	Error file

Copybooks

HEXMNTFD02, STATETABLE

Key Business Logic

- Validates maintenance input records for homestead equalized valuation.
- Checks occupancy factor, state codes (STATETABLE), and other edit criteria.
- Splits output into valid records and error records.

ASREA864

Attribute	Detail
Program ID	ASREA864
Purpose	Updates the Homestead Equalized Valuation File with maintenance records.

Inputs

Logical Name	DD Name	Description
HOMEXEMP	UT-S-HOMEXEMP	Valid maintenance records (from ASREA863)
HOMESTEAD-FILE	UT-S-HOMESTD	Homestead file
EQUALFCT	UT-S-EQFACT	Equalization factors
LNDMRK-PROP-FILE	DA-LANDMARK	Indexed Landmark Property file

Outputs

Logical Name	DD Name	Description
PRINT-FILE	UT-S-PRINT	Report
ERROR-FILE	UT-S-ERROR	Error report
OUTHOME-FILE	UT-S-OUTHOME	Updated Homestead EQ Valuation File

Copybooks

HEXMNTFD02, HOMEXEFD01, REBEQFFD01, ASLNDRMKF1, TWININFOTBL

Key Business Logic

- Applies validated maintenance records to the Homestead EQ Valuation file.
- Uses equalization factors to compute adjusted values.
- Landmark property lookups for special processing.

ASREA866

Attribute	Detail
Program ID	ASREA866
Purpose	Creates the next generation of the Homeowner File after Status-1 and Status-2 fields have been updated.

Inputs

Logical Name	DD Name	Description
HOMEOWNER-MAST	UT-S-MAST	Homeowner Master
HOMESTEAD	UT-S-HOMESTD	Homestead file

Outputs

Logical Name	DD Name	Description
TEMPOUT	UT-S-HOMEOUT	Next generation Homeowner File

Copybooks

HOMEXERD01, FDHMSTDMS

Key Business Logic

- Reads Homeowner Master and Homestead file.

- Creates a new generation of the Homeowner file incorporating status updates.

ASREA868

Attribute	Detail
Program ID	ASREA868
Purpose	Creates H/O Records with Missing Base Valuations Report.

Inputs

Logical Name	DD Name	Description
HOMEOWNER-MAST	UT-S-MAST	Homeowner Master

Outputs

Logical Name	DD Name	Description
PRINT-FILE	UT-S-PRINT	Missing base valuations report

Copybooks

HOMEXERD01, PRINTFILE

Key Business Logic

- Scans Homeowner records for missing base valuation fields.
- Produces an exception report for correction.

ASREA869

Attribute	Detail
Program ID	ASREA869
Purpose	Creates a +1 generation of the Homeowner Base File after coop-factor, status-2, and equalization factor fields have been updated.

Inputs

Logical Name	DD Name	Description
HOMEOWNER-MAST	UT-S-MAST	Homeowner Master

Outputs

Logical Name	DD Name	Description
TEMPOUT	UT-S-TEMPOUT	Next generation Homeowner Base File

Copybooks

HOMEXERD01

Key Business Logic

- Creates a new generation of the Homeowner Base File preserving updated coop-factor, status-2, and equalization factor values.

ASREA872

Attribute	Detail
Program ID	ASREA872
Purpose	Prints the Homeowner Town Response Report.

Inputs

Logical Name	DD Name	Description
HOMEOWNER-MAST2	UT-S-HOMOWN	Homeowner Master

Outputs

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

Copybooks

HOMOWNFD02, PRINTFILE, TWNINFOTBL

Key Business Logic

- Reads Homeowner records and formats a report showing homeowner town response information.
- Uses Township Information Table for township names.

ASREA874

Attribute	Detail
Program ID	ASREA874
Purpose	Creates a Disabled Exemption File.

Inputs

Logical Name	DD Name	Description
ASSESSOR-IN	UT-S-INFILE	Assessor input file
VOLFILE	DA-VOLFILE	Indexed volume file

Outputs

Logical Name	DD Name	Description
DISEXMPT-FILE	UT-S-DISEXMPT	Disabled Exemption File
PRINT-FILE	UT-S-PRINTFLE	Report

Copybooks

ASREASDVF1, STATETABLE

Key Business Logic

- Reads assessment input records and identifies disabled persons eligible for exemption.
- Creates the Disabled Exemption File for downstream processing.
- Modified for 2015 tax year exemption changes.

ASREA880

Attribute	Detail
Program ID	ASREA880
Purpose	Updates the Homeowners Exemption File with taxcode values from the Assessment Master.

Inputs

Logical Name	DD Name	Description
EQVAL-FILE	UT-S-EQVAL	Equalized Valuation file
MASTER-IN	UT-S-MAST	Assessment Master

Outputs

Logical Name	DD Name	Description
OUTPUT-FILE	UT-S-OUT	Updated Homeowners Exemption File
PRINT-FILE	UT-S-PRINT	Report

Copybooks

ASREASRD01, HOMEXERD01

Key Business Logic

- Two-file match/merge between Assessment Master and Equalized Valuation file.
- Updates homeowner exemption records with current taxcode values from the assessment.

ASREA881

Attribute	Detail
Program ID	ASREA881
Purpose	Updates the Homeowner File with Tax Type.

Inputs

Logical Name	DD Name	Description
MASTER-IN	UT-S-MASTER	Assessment Master
HOWNER-IN	UT-S-HOWNERI	Homeowner File (input)

Outputs

Logical Name	DD Name	Description
HOWNER-OUT	UT-S-HOWNERO	Homeowner File (updated)

Copybooks

ASREASFD01, HOMEXERD01

Key Business Logic

- Two-file match/merge between Assessment Master and Homeowner File.
- Sets the tax type field on matching Homeowner records.

ASREA909

Attribute	Detail
Program ID	ASREA909
Purpose	Reads the Assessor Expired Incentive File and updates the Frozen Value File for expired incentive properties.

Inputs

Logical Name	DD Name	Description
ASSR-IN-FILE	UT-S-ASSRINFL	Expired Incentive File
MASTER-IN	UT-S-MASTERFL	Assessment Master

Outputs

Logical Name	DD Name	Description
FRZDIV-PRCNT-FILE	DA-FRZVAL	Indexed Frozen Value/Division Percentage File

Copybooks

ASREASFD01, CLFZDVPCF1

Key Business Logic

- Two-file match/merge between Expired Incentive File and Assessment Master.
- Updates FDP-EXP-INC field on the Frozen Value File for expired incentive properties.
- Handles the transition when tax increment financing (TIF) incentives expire.

Domain Notes

Frozen Valuation Pipeline (typical order)

1. **ASREA740/741** -- Create Frozen Valuation Files (quad vs. non-quad townships).
2. **ASREA742** -- Create Detail Selection File.
3. **ASREA743** -- Accumulate Division and Division/Taxcode totals.
4. **ASREA744** -- Compute Division Taxcode percentages.
5. **ASREA745** -- Update Frozen Value File with computed values.
6. **ASREA748** -- Compute Frozen Equalized Values and Tax Amounts per agency.
7. **ASREA909** -- Handle expired incentive adjustments.

Homeowner File Lifecycle (typical order)

1. **ASREA852/853** -- Create new year Homeowner File.
2. **ASREA841** -- Apply scanned renewal records.
3. **ASREA847** -- Update name/address from Property Master.
4. **ASREA863/864** -- Edit and apply maintenance records.
5. **ASREA866** -- Create next generation after status updates.
6. **ASREA869** -- Create next generation after coop/EQ factor updates.
7. **ASREA856** -- Split into township files.
8. **ASREA872** -- Print Town Response Report.
9. **ASREA880** -- Update with taxcode values.
10. **ASREA881** -- Update with tax types.
11. **ASREA868** -- Report missing base valuations.
12. **ASREA874** -- Create Disabled Exemption File.
13. **ASREA859** -- Create Senior Freeze File (variant of ASREA853).

Programs Flagged for Modernization Attention

- **ASREA007**: Hard-coded to 1980; likely obsolete.
- **ASREA001**: Test program only; not production.
- **ASREA740/741**: Near-duplicates (quad vs. non-quad); consolidation candidate.
- **ASREA852/853**: Near-duplicates; consolidation candidate.
- **ASREA002/003**: ASREA003 supersedes ASREA002 (Y2K fix); ASREA002 may be retired.