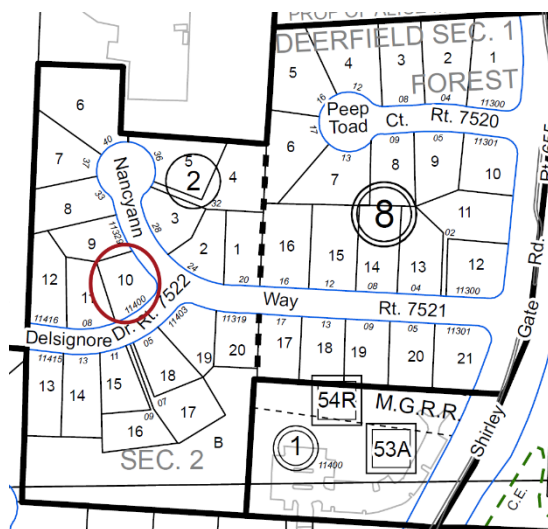


1. The red square indicates that the tax map number is 56-2.
2. Within the green oval (zoomed in on the right):
  - a. The number within the double black circle indicates that it is subdivision 8 (the area bounded by the thick black line).
  - b. The number within the single black circle indicates that it is block 2.
  - c. The number in the middle of the parcel boundary (highlighted with a red circle) specifies that it is lot number 10.

Using all of the elements determined above, the PIN for the indicated parcel is: **0562 08020010**

Tax Map Number 56-2, Double Circle 8, Single Circle 2, Lot 10





## **PIN Assignment**

Fairfax County GIS Branch is solely responsible for assignment of all PINs (also called tax map numbers), and the preparation of the Property Maps.

The assignment of PIN is based on a system used by the Commonwealth of Virginia.

- A PIN is a unique identifier designed for tracking a parcel of land through all the county systems. The concept of the unique identifier is the basis of the real property map number. This means that within the city or county series there is one number sequence keyed to the fiducial cadastre (appraisal cards) for each parcel. This scheme was derived from an interpretation of several statutes of the Code of Virginia; Section 58-817.1 requires a property appraisal card for each parcel and § 58-804 (e) calls for every lot to be listed on a separate line in the Landbook which is prepared each year from the appraisal cards. The possibility of duplication of information is eliminated and the tract location is pinpointed by its relationship to adjacent owners.
- Parcel part of the PIN number assignment and lot numbers from the recorded plat do not have to match, and periodically can't match when the guidelines for assignment have been followed.
- PINs are not legal identifiers, and are created solely for the purpose of tracking a parcel of land in the county and state systems. It is an important link across county land databases.
- For identification purposes, the county's real estate system includes the legal description of each parcel (on the Profile Tab). That description in the [Real Estate Assessment Information Site](#) is the official link between the description and the recorded property.
- As a courtesy and for ease of research, the PINs are roughly based on the lot numbers as shown on the plats.

Guidelines for assignment of PINs:

1. The PIN changes only if there is a change to the shape of a parcel, with the exception being a road dedication.
2. The PINs are assigned sequentially on each sheet.
3. Once a PIN has been discarded it can never be reused.
4. There are specific numbering sequences we have to follow, maximum of 4 digits for the lot number field and two for the sub-lot field. The sub-lot must start with an alpha and then can be followed by a numeric.
5. PINs cannot repeat on a tax map or within a subdivision. If the recorded plat repeats numbers the GIS Branch will change the PIN so it follows county guidelines.
6. A recorded plat with a new subdivision name that has not been assigned a subdivision number on a tax map will be assigned the next available subdivision number.
7. If a recorded plat repeats lot numbers within the same subdivision name, then a block number will be assigned so as to keep the PINs unique.
8. If a recorded plat has repeated an alpha designation, such as parcel A and outlot A, one of the parcel designated on the recorded plat will be assigned the next alpha designation in order to maintain uniqueness.
9. If the recorded plat is subdividing an acreage parcel (subdivision 1) then the next available PIN will be assigned to the new parcel, or an alpha sub-lot will be assigned.



10. If a new parcel of land is being added to an existing subdivision, it will get the next available number with no alpha. An alpha after a numeric generally indicates that that PIN previously existed and this is a resubdivision of that land. An example of this is lots 1-10 exist and are being resubdivided into 1-11, 1-10 will get a sub-lot indication of A, however 11 will not as it was not previously used.
11. If a parcel of land (e.g., 1022 03 0029) is divided into two then, when possible, the PINs will get a sub-lot alpha (e.g., 1022 03 0029A and 1022 03 0029B). This would indicate the parent PIN and the fact that it has been divided and no longer represents the original configuration.
12. New subdivision numbers are only assigned to record plats of 5 or more lots, or when an outlot or parcel has been given an alpha designation on the recorded plat. This is to insure the availability of subdivision numbers (maximum is 99 per property tax map because it is a two-digit field).
13. When a street dedicated previously for public use is vacated and abandoned, then the resulting new PINs will be reflected with a parcel number and sub-lot alpha. For example: road vacated adjacent to lot 35 will be assigned lot 35A.