Detroit Parcel Survey

Survey Definitions

Full Questionnaire	
Is there a structure on the site?	
Yes	Permanent structures or buildings, including garages and sheds, that are not moveable.
No	The lot is empty of structures, but it may be paved or have fences, a swimming pool, cars, or any other movable object.
Questions for Structures	
What is this site used for?	
Residential	Includes single-family homes, duplexes, apartment buildings, senior living facilities, condominiums, row houses, and any garages or sheds that exist alongside them.
Commercial	Includes properties used for retail, office, entertainment, hotels, parking structures, and other services.
Mixed Use Residential/ Commercial	Includes multi-level structures where the ground level supports commercial uses like retail, while the top levels support residential uses like apartments, condominiums, lofts, etc.
Industrial	Includes properties used for manufacturing, storage areas, warehousing, junk yards, land fill operations, and waste disposal sites.
Institutional	Includes all public and religious buildings, including churches, schools, governmental offices, libraries, permanent park structures, and hospitals.
Unknown	The use of the property cannot be determined from looking at the outside alone.
Number of Units *(Only for Residential and Mixed Use Residential/Commercial)*	
0 units (Garage/Shed)	Includes any permanent residential structure meant for accessory purposes, like garages or sheds.

1 unit	Includes a detached house or single townhome (Cues: one front door or one mailbox).
2-3 units	Includes duplexes or parcels with two to three townhomes (Cues: two to three doors or mailboxes).
4+ units	Includes apartment buildings or parcels with four or more townhomes (Cues: a multi-level building, multiple mailboxes or doorbells etc.).
What is the condition of the structure? *(Refer to Conditions & Repair Key)*	
Good	The structure appears structurally sound. **It needs no more than two minor repairs.** The building is not leaning or tilted and the foundation is in good shape. The building may need some general maintenance such as repainting, repointing (new mortar between bricks), or replacement/repair of windows.
Fair	The structure is structurally sound, and **may need three or more minor repairs, but no more than one major repair.** The building could be rehabbed fairly inexpensively to bring it up to a good rating or mothballed (boarded up and secured) for future development.
Poor	The structure appears to be somewhat compromised, and **needs two or more major repairs.** The building may exhibit signs of damage such as significant cracks or holes. Major repairs need to be made for this building to provide safe, adequate housing.
Suggest Demolition	The structure does not appear to be structurally sound, may pose safety risks, and is generally uninhabitable. The building may be buckling, caved in, or otherwise severely compromised.
Occupancy	
Occupied	The structure shows visible activity and consistent use or maintenance. Common characteristics are: porch furniture, a well-kept lawn, good landscaping, fences, cars in the driveway, a maintained garden, play area, and so on.
Unoccupied	Common characteristics are: neglected facades, eviction notices, empty interiors, substantial physical or structural damages, extensive security measures, uncut or tall grass, weeds, scrub trees, trash or debris accumulated over time, accumulated flyers on the porch or door, and so on.

Possibly Occupied	The property displays characteristics from both categories above, making it difficult to assess whether there is consistent use or maintenance.
Is the structure open and in need of boarding?	
Yes	The structure has a point of entry such as a broken or missing window or door, including windows on the second floor. The structure may be unstable and dangerous.
No	All entry points are covered.
Is the structure fire damaged?	
Yes	Presence of burn or scorch marks, melted siding.
No	No fire indications.
Is there dumping on the site?	
Yes	Dumping is purposefully discarded and unwanted items on a property, including tires, furniture, old electronics, construction material, and other large items or piles.
No	Small pieces of trash or litter that can be easily picked up by hand do not constitute dumping.
Questions for Lots	
What is this site used for?	
Public use	The property is open to the public and can be used by more than just the owner alone. Examples include parks, gardens, parking lots, recreational spaces, and so on.
Private use	The property shows indications that only the owner is meant to use the space. Examples include side yards of houses or commercial buildings (fenced or unfenced), private parking lots, driveways, and so on.
Unknown	There is no indication whether the property is meant for public use or private use.

Is the site used for any of the following? *(Only for Public Use)*	
Park/Garden	Includes traditional parks, playfields, playgrounds, recreational spaces, community gardens, neighborhood communal spaces, and so on.
Parking lot	Any lot used for parking multiple vehicles temporarily, including maintained paved lots and unmaintained gravel lots.
Other	Includes other public use lots that are not incorporated into the previous two categories
Is the lot improved or unimproved?	
Improved	The lot exhibits a presence of people activity, showing consistent care. Improved lots possibly include landscaping, fences, paved lots, parks, playgrounds, and so on.
Unimproved	The lot exhibits a lack of people activity. Unimproved lots have no accessory structures or fences. Empty lots that are mowed are considered unimproved.
Is the lot maintained?	
Yes	The lot shows sign of care and maintenance, regardless of what is physically on the lot. Grassy lots are mowed with some regularity and paved lots show signs of consistent care.
No	Characteristics of an unmaintained lot include tall grass, overgrown trees or bushes, weeds in the cracks of pavement, and so on.
Is there dumping on the site?	
Yes	Dumping is purposefully discarded and unwanted items on a property, including tires, furniture, old electronics, construction material, and other large items or piles.
No	Small pieces of trash or litter that can be easily picked up by hand do not constitute dumping.

Conditions Key

Use the following element ratings to determine the structural assessment rating.

Major Elements *(These elements are more heavily weighted, as they determine a building's long-term viability)*	
Building Walls and Foundation	
Good (Little to no repair)	• No apparent cracks in the foundation; foundation is not missing significant materials • Structural walls are not leaning or buckling
Fair (Minor Repair)	• Minor cracks in foundation may be visible, but no major cracks or holes appear to exist • Structural walls require minor repairs such as residing or repainting but are otherwise in good condition
Poor (Major Repair)	• Foundation appears to have major cracks and fissures and/or is crumbling • Foundation and/or structural walls are in need of major repairs • Façade is detaching from the structure • Balconies (if structure is multistory) are collapsing and causing damage
Suggest Demolition	• Structural walls are buckling, leaning, or tilting • Significant damage or decay to the point that structure appears to be a safety hazard
Roof *(If no roof is visible from the right of way, look for daylight through top-floor windows to determine if roof has collapsed)*	
Good (Little to no repair)	• No visible holes or patching
Fair (Minor Repair)	• May have signs of patching or repairs • No visible holes, though signs of aging may be present (e.g. loss of some shingles, signs of deterioration)
Poor (Major Repair)	• Roof has large visible holes or is partially caved in or sagging • Shows clear signs of disrepair
Suggest Demolition	• Roof is completely caved in, collapsed or is otherwise missing
Minor Elements *(These elements can make a building look blighted, but are probably not major factors in determining its long-term viability)*	
Doors and Windows	
Good (Little to no repair)	• Doors and windows are secured and in good condition • Minor issues such as peeling paint may be visible on window frames and sills

	• Building may be well secured with metal coverings on windows
Fair (Minor Repair)	• Windows show signs of deterioration such as missing or broken panes and/or deteriorating frames or sills • Few windows are unsecured or missing
Poor (Major Repair)	• Most or all doors and windows are missing or broken • Boarded windows appear heavily compromised or no attempts have been made to board up entryways
Siding/Masonry	
Good (Little to no repair)	• Wood, composite, or vinyl siding is intact and in good shape • Paint condition is good (may exhibit some peeling or cracking) • No visible signs of water damage, rot, or warping
Fair (Minor Repair)	• Wood or vinyl siding is falling off, revealing additional layers of siding beneath • Siding shows some signs of water damage • If masonry, some loss of mortar is visible
Poor (Major Repair)	• Siding shows signs of significant water damage, wood rot or is otherwise severely damaged • If masonry, many bricks are missing; damage may include holes, significant water damage, or crumbling • Shows signs of significant interior/exterior fire damage, such as melted or burned siding
Chimney and Gutters	
Good (Little to no repair)	• Chimney is intact and in good condition; minor mortar loss may be visible • Gutters appear intact and not broken; gutters may be in need of cleaning
Fair (Minor Repair)	• Chimney shows signs of deterioration, including minor mortar loss and crumbling • Gutters may be sagging or missing sections
Poor (Major Repair)	• Chimney shows signs of leaning or buckling; falling away from or into structure • Chimney has collapsed in on itself or onto the roof of structure • Gutters are clearly causing damage to structure's roof or siding due to poor drainage