

## RESIDENTIAL CLASS CODES

Residential class codes are built from a combination of the structure type and a numerical grade. Structure types (B = brick; BH = beach house; F = frame; and TH = townhome) are extracted from the Residential Main Area Tables.

Class 1 -5 Low Quality Residence	
<b>General Description:</b>	Low quality structure, inexpensive materials, poor design and workmanship. Not attractive in appearance.
<b>Standard specifications:</b>	
<b>Foundation</b>	Concrete blocks, masonry or light slab, wood or concrete piers
<b>Roof</b>	Roll composition, metal, very light composition or wood shingles
<b>Windows</b>	5
<b>Corners</b>	4
<b>Floors</b>	Softwood bare, light asphalt tile or low cost linoleum
<b>Heating</b>	Stove heaters
<b>Cooling</b>	None, very low cost window units
<b>Utilities</b>	Very few outlets, cheap fixtures
<b>Baths</b>	One
<b>Garage</b>	None, very low cost carport or garage
<b>Size</b>	400 - 800 square feet of living area

**Example of Typical Class 3 Residence:**



Class 6 - 10 Fair Quality Residence	
<b>General Description:</b>	Minimum FHA or VA residence. Fair design, materials, and workmanship. Standard fixtures. Small frame or rear porch.
<b>Standard specifications:</b>	
<b>Foundation</b>	Light concrete or pier and beam
<b>Roof</b>	Light composition, or wood shingles
<b>Windows</b>	6 - 8
<b>Corners</b>	6
<b>Floors</b>	Low quality carpet, hardwood or tile
<b>Heating</b>	Small central heating units or wall heaters
<b>Cooling</b>	Small central unit or window unit
<b>Utilities</b>	Basic outlets
<b>Baths</b>	One
<b>Garage</b>	One car garage or carport, concrete approach
<b>Size</b>	800 - 1200 square feet of living area

**Example of Class 8 Quality Residence:**



**Class 11 - 15**  
Average Quality Residence

**General** FHA or VA standards.  
**Description:** Average material and workmanship. Standard design. Front and rear porches. "L" shape or other variation from rectangle.

**Standard specifications:**

**Foundation** Concrete slab, pier and beam

**Roof** Composition, or wood shingles  
**Windows** 7 - 9  
**Corners** 6 - 8  
Carpet, tile, or varnished  
**Floors** hardwood  
**Heating** Central Heat  
**Cooling** Central Air

**Utilities** Ample outlets, average fixtures  
**Baths** 1- 1/2 - 2baths  
1 or 2 car garage or carport,  
**Garage** concrete approach  
**Size** 1200 - 1800 square feet of living area

**Example of Class 13 Quality Residence:**



**Class 16 - 20**  
Good Quality Residence

**General** Very good structure, built of excellent materials, design and workmanship.  
**Description:** Usually custom built from good architectural plans, attractive in appearance. Irregular shape. Large front and rear porches or patios.

**Standard specifications:**

**Foundation** Heavy concrete slab or pier and beam  
Heavy composition or wood  
**Roof** shingles, tile or built up  
**Windows** 12 - 14  
**Corners** 10 - 12  
Good quality carpet, good tile or  
**Floors** varnished hardwood  
**Heating** Central Heat  
**Cooling** Central Air  
More than ample outlets,  
**Utilities** custom features  
**Baths** 2 - 3 baths, custom fixtures  
2- 3 car garage or carport,  
**Garage** concrete approach  
**Extras** Fireplace  
**Size** 2300 - 3000 square feet of living area

**Example of Class 18 Quality Residence:**



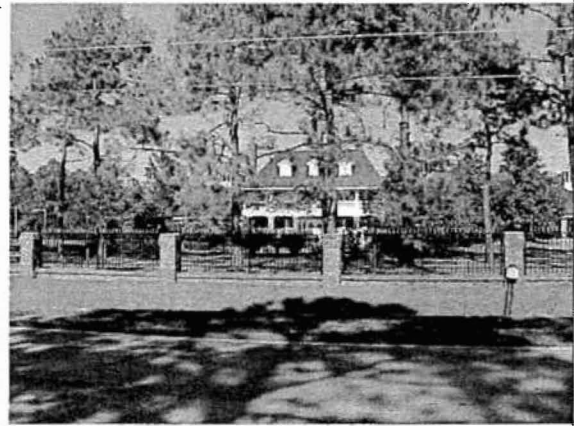
**Class 21 - 24**  
**Excellent Quality Residence**

**General Description:** High quality structure of excellent materials, design and workmanship. Custom built from good architectural plans, attractive in appearance. Large balconies, skylights, atriums, or saunas.

**Standard specifications:**

**Foundation** Heavy concrete slab or high quality pier and beam  
**Roof** Heavy wood shingles or high quality composition or tile  
**Windows** 14 - 16  
**Corners** 10 - 12  
**Floors** High quality carpet, tile or terrazzo  
**Heating** Central Heat  
**Cooling** Central Air  
**Utilities** Numerous outlets, custom fixtures  
**Baths** 3 - 4 baths, custom fixtures  
**Garage** 3 - 4 car garage, concrete approach  
**Extras** Fireplace  
**Size** Over 3000 square feet of living area

**Example of Class 23 Quality Residence:**



**% Value By Class\***

CLASS	BW	CP1	CP2	CP3	CP4	DG	EP	GA	OP	SP	ST	STG
1 - 7	25	25	15	10	5	50	50	50	25	30	50	50
8 - 10	20	20	15	10	5	45	45	45	20	30	45	45
11 - 13	20	20	15	10	5	40	40	40	20	25	40	40
14 - 16	15	15	15	10	5	35	35	35	15	25	35	35
17 - 24	15	15	15	10	5	30	30	30	15	20	30	30
MAA = 100%		MAA 1.5 = 95%				MAA 2.0 = 95%						

\* Percentage dependent on quality, capacity, and number of stories

**ADDITIONS**  
(Primary use on Mobile Homes)

STRUCTURE TYPE	CONDITION	PRICE/SQUARE FOOT
MAA (Mobile Home)	Poor	14.75
	Average	17.00
	Good	20.00
WD	Special Price*	5.00
ST or FUB	Special Price*	6.00
DG	Below Average	12.00
	Above Average	14.00
OP	Special Price*	5.00
EP	Special Price*	8.00
CPI, CP2, CP3	Special Price*	1.75 - 2.50
SP	Special Price*	6.00

\*Note: Any addition to a Mobile Home that is "Special Priced", is depreciated through the % (percent good) column.

**MTL. PRE-FAB BUILDING**  
SEG.CODE = FUB  
DESC = PRE-FAB

WALL HEIGHT	SPECIAL PRICE
8' to 12'	\$10.00
12' and up	\$12.00

**BARNs**  
SEG.CODE = OB DESC = BARN

CONSTRUCTION	SPECIAL PRICE
Corrugated with iron, light frame, dirt floor, etc.	\$5.00
Less than 4 walls	Factor down
Add for slab	\$1.25