

Building Classes

R - RESIDENTIAL

SubClass: RF, RV, RM

- 1 - Poor (Single Wall Construction)
- 2 - Low
- 3 - Fair
- 4 - Below Average
- 5 - Average
- 6 - Above Average
- 7 - Good
- 8 - Very Good
- 9 - Fine
- 10 - Excellent
- 11 - Custom 1
- 12 - Custom 2
- 13 - Custom 3
- 14 - Custom 4

RH - HISTORICAL HOMES

- No SubClass
- 5 - Average
 - 6 - Above Average
 - 7 - Good
 - 8 - Very Good
 - 9 - Fine

MF - MULTI-FAMILY

SubClass: RF, RV, RM

- 1 - Poor
- 2 - Fair
- 3 - Below Average
- 4 - Average
- 5 - Above Average
- 6 - Good
- 7 - Very Good
- 8 - Excellent

A - APARTMENTS

SubClass: RF, RV, RM

- 1 - Fair
- 2 - Below Average
- 3 - Average
- 4 - Above Average
- 5 - Good
- 6 - Very Good

MH - MOBILE HOMES

SubClass: M+, M-
SubClass: TW (Triple Wide)
SubClass: XL (30' or more)

- 1 - Poor
- 2 - Fair
- 3 - Average
- 4 - Good <--(Sub Class SW or DW)
- 5 - Very Good
- 6 - Excellent
- 8 - Modular Home Fair
- 9 - Modular Home Average
- 10 - Modular Home Good

CR - COMMERCIAL RESTAURANT

- No SubClass
- 1 - Fair
 - 2 - Below Average
 - 3 - Average
 - 4 - Above Average
 - 5 - Good
 - 6 - Very Good

MOT - MOTEL

- No SubClass
- 1 - Poor
 - 2 - Fair
 - 3 - Average
 - 4 - Good
 - 5 - Very Good

FI - FINANCIAL INSTITUTION

- No SubClass
- 1 - Average
 - 2 - Good
 - 3 - Very Good

CC - CONVENIENCE STORE

- SubClass: CF, CV, CM, CS
(Frame, Veneer, Masonry, Steel Pre-Fab)
- 1 - Fair
 - 2 - Below Average
 - 3 - Average
 - 4 - Above Average
 - 5 - Good
 - 6 - Very Good

NH - NURSING HOME

- No SubClass
- 1 - Fair
 - 2 - Average
 - 3 - Good

RC - RESIDENTIAL CABIN

- SubClass: RF, RV, RM
- 1 - Low
 - 2 - Average
 - 3 - Above Average
 - 4 - Good

BNDO - BARBDDMINIUM

- SubClass: NONE
- 1 - Low - Minimal
 - 2 - Average
 - 3 - Good
 - 4 - Very Good

CP - DETACHED CARPORT

DCF - Frame % Good
DCM - Metal or Pipe
DCA - Aluminum
SubClass: C, D, G
(C-Concrete, D-Dirt, G-Gravel)

- 1 - Fair
- 2 - Average
- 3 - Good

DG - DETACHED GARAGE

DGF - Frame % Good
DGV - Brick or Rock Veneer
SubClass: C, D, G
(C-Concrete, D-Dirt, G-Gravel)

- 1 - Fair
- 2 - Average
- 3 - Good

B - BARN (Enclosed)

BF - Frame % Good
BP - Metal or Pipe
BS - Steel Pre-Fab
SubClass: C, D, G
(C-Concrete, D-Dirt, G-Gravel)

- 1 - Fair
- 2 - Average
- 3 - Good

SH - SHED (Open Sides)

SHF - Frame % Good
SHP - Metal or Pipe
SHS - Steel Pre-Fab
SubClass: C, D, G
(C-Concrete, D-Dirt, G-Gravel)

- 1 - Fair
- 2 - Average
- 3 - Good

S - DETACHED STORAGE

SF - Frame % Good
SS - Steel / Metal
1 - Fair
2 - Average
3 - Good
4 - Excellent (Built on Slab)
SubClass: C
ONLY apply SubClass
If it has Concrete Floor

CG - COMMERCIAL GENERAL

SubClass: CF, CV, CM, CS
(Frame, Veneer, Masonry, Steel Pre-Fab)

- 1 - Fair
- 2 - Below Average
- 3 - Average
- 4 - Above Average
- 5 - Good
- 6 - Very Good

CO - COMMERCIAL OFFICE

SubClass: CF, CV, CM, CS
(Frame, Veneer, Masonry, Steel Pre-Fab)

- 1 - Fair
- 2 - Below Average
- 3 - Average
- 4 - Above Average
- 5 - Good
- 6 - Very Good

CS - COMMERCIAL SHOP / GARAGE

SubClass: CF, CV, CM, CS
(Frame, Veneer, Masonry, Steel Pre-Fab)

- 1 - Poor
- 2 - Fair
- 3 - Average
- 4 - Good
- 5 - Very Good

CW - COMMERCIAL WAREHOUSE

SubClass: CF, CV, CM, CS
(Frame, Veneer, Masonry, Steel Pre-Fab)

- 1 - Fair
- 2 - Below Average
- 3 - Average
- 4 - Above Average
- 5 - Good
- 6 - Very Good

MW - MINI WAREHOUSE

SubClass: CM, CS
(Masonry or Steel Pre-Fab)

- 1 - Average
- 2 - Good

TH - TINY HOMES

SubClass: RF, RV, RM

- 1 - Fair
- 2 - Average
- 3 - Good

PMRV1 - PARK MODEL HOME

SubClass: RF, RV, RM
PMRV1 - Only Class

SHIP - SHIPPING CONTAINER

SubClass: NONE
SHIP1 - 8x20 Storage Container
SHIP2 - 8x40 Storage Container
SHIP4 - Shipping Container Home

Improvement Style Codes

Const Style (Field #5)

- Const. Type
- H - Hip
 - G - Gable
 - C - Combination Gable & Hip
 - M - Mansard
 - D - Dutch
 - S - Shed
 - F - Flat
 - O - Other

Foundation (Field #6)

- S - Concrete Slab
- W - Wood Pier & Beam
- C - Concrete Pier & Beam
- B - Concrete Block Pier & Beam
- P - Pier & Beam Unknown

Exterior Finish (Field #7)

- A - Aluminum
- B - Brick
- C - Concrete Block
- E - Asbestos
- H - Hardi Plank/Panel
- L - Log Cabin
- M - Masonite
- BM - Brick / Masonite
- BV - Brick / Vinyl
- BW - Brick / Wood

Heating / AC (Field #11)

- C - Central Heating & Cooling
- H - Central Heating Only
- F - Furnace
- N - None
- UW - Window Units & Wall Heaters
- UF - Window Units & Furnace
- US - Window Units & Space Heaters
- UH - Central Heating & Window Units

Plumbing (Field #12)

Enter Quantity

Fireplace (Field #13)

Enter Quantity

Bedrooms (Field #16)

Enter Quantity

Roof Style (Field #9)

- Style
- C - Composition
 - W - Wood Shingle
 - M - Metal (Corrugated, etc..)
 - P - Painted Metal
 - T - Tile
 - S - Slate
 - B - Built-up
 - G - Gravel
 - O - Other

Swimming Pools

- P1 - Small simple pool
- P2 - Average Medium Quality
- P3 - Average Good Quality
- P4 - Large Very Good Quality
- P5 - Large Excellent Good Quality
- PA1 - Small Above Ground
- PA2 - Standard Medium Above Ground
- PA3 - Large Good Above Ground
- PA4 - Extra Large Very Good Above Grnd

O - Other

- P - Painted Metal / Metal
- R - Rock or Stone
- S - Stucco
- V - Vinyl
- W - Wood
- WC - Wood - Cedar
- RM - Rock / Masonite
- RV - Rock / Vinyl
- RW - Rock / Wood

U - Window Units

- W - Wall Heaters
- S - Space Heaters
- O - Other

These Types use same % Good as Main area

These Types will need a FLAT % Good

- MA - MAIN AREA
- MA1.5 - MAIN AREA STORY AND ONE HALF (90% of main area)
- MA2 - MAIN AREA SECOND FLOOR (90% of main area)
- MA3 - MAIN AREA THIRD FLOOR (85% of main area)
- MAEG - ENCLOSED GARAGE (88% of main area)
- MAEP - ENCLOSED PORCH (78% of main area)
- MALF - MAIN AREA LOFT (70% of main area)
- AG - ATTACHED GARAGE (40% of main area)
- AGD - ATTACHED GARAGE - DIRT FLOOR (20% of main area)
- ACP - ATTACHED CARPORT (25% of main area)
- GP - GLASS ENCLOSED PORCH (45% of main area)
- OP - COVERED PORCH (20% of main area)
- OP2 - COVERED PORCH SECOND FLOOR (20% of main area)
- SP - SCREEN PORCH (30% of main area)
- SP2 - SCREEN PORCH SECOND FLOOR (30% of main area)
- PC - PATIO COVERED (20% of main area)
- PO - PATIO OPEN - NO ROOF (5% of main area)
- STG - ATTACHED STORAGE/UTILITY (40% of main area)
- BF - BASEMENT FINISHED (35% of main area)
- BU - BASEMENT UNFINISHED (15% of main area)
- BN - BARN
- BT - BLACK TOP
- CD - CONCRETE DRIVE (Typically Commercial Use Only)
- CN - CANOPY COVER (Located at banks, service stations, etc)
- CS - CONCRETE SLAB
- CW - CONCRETE WALK
- CP - DETACHED CARPORT
- DG - DETACHED GARAGE
- DSTG - DETACHED STORAGE/UTILITY
- FC - FENCE (CHAIN LINK)
- FR - FENCE (ROCK/BRICK)
- FW - FENCE (WOOD PRIVACY)
- GH - GREEN HOUSE
- GRV - GRAVEL PARKING FOR COMMERCIAL
- GZ - GAZEBO
- MISC - MISCELLANEOUS
- OS - OPEN STALL (Typically for Car Wash Buildings)
- RR - RESTROOMS
- SD - SHED
- SW - SWIMMING POOL
- T - TANKS
- TC - TENNIS COURTS
- WD - WOOD DECK
- WH - WAREHOUSE

MHAD	Manufactured Home Addition
F	Fair Quality
A	Average Quality
G	Good Quality
You MUST enter Actual Year Built	

Typical Size Ranges	Typical Condition Ratings		
	Actual Age	Cond	Eff Range
R2 500 - 1200	1 - 4	E, V, G	2
R3 800 - 1350	4 - 8	E, V, G	3 - 6
R4 1000 - 1600	8 - 15	V, G, A	7 - 14
R5 1200 - 1800	15 - 25	V, G, A	10 - 20
R6 1400 - 2050	25 - 40	V, G, A	10 - 35
R7 1700 - 2500			
R8 2100 - 3400			
R9 3000 - 4500			
R10 3000 - 4500			
R11 3000 - 6000			
R12 3000 - 9000			
R13 3000 - 9000			
R14 3000 - 9000			

Residential Point Rating	
R1	10 - 20
R2	21 - 29
R3	30 - 37
R4	38 - 47
R5	48 - 57
R6	58 - 68
R7	69 - 77
R8	78 - 85
R9	86 - 90
R10	91 - 120
R11	92 - 120
R12	93 - 120
R13	94 - 120
R14	94 - 120

SOLAR POWER

- SOLR1 - Low
- SOLR2 - Average
- SOLR3 - Best

WIND POWER

- WIND1 - Low
- WIND2 - Average
- WIND3 - Best