

COMMERCIAL CLASSES

Auto Dealership	MA
Auto Repair Shop	SR
Banks - Financial Institution	PF
Barber Shop/Beauty Shop	MH
Bars & Taverns	EE
Big Box Retail	MB
Bowling Facility	EB
Canopy	CN
Car Wash - Customer Use	CW
Car Wash - In line including equipment	CA
Church	ER
Cleaners	ML
Convenience Store	MC
Country Club	EC
Day Care	EI
Discount Store	MT
Drug Store	MS
Emergency Urgent Care	ID
Fraternal Organization	EY
Grocery/Market	MG
Health Club	EH
Hospital - General	IH
Hospital - Urgent Care	ID
Hotels - 3 or more stories	TH
Industrial - Heavy	WI
Laundromat	ML
Mini Warehouses	WM
Mortuary	MO
Motel	TM
Nursing Homes	IN
Offices - General	PO
Offices - Medical	PM
Parking Garage	WP
Restaurant - Fast Food	ED
Restaurant - Menu	EM
Retail Stores - General	MR
Retirement Center	RC
Schools	ES
Service Station/Bays	SS
Skating Center	EK
Storage	ST
Theatre/Movie	ET
Veterinary Hospital	IV
Warehouse General	WH
Warehouse Showroom (Furniture, Appl)	MW
Warehouse Distribution 30% sales	WD
Winery - Tasting Room	EW

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CW	Car Wash - Customer Use
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ML	Cleaners
ML	Laundromat
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MS	Drug Store
MT	Discount Store
MW	Warehouse Showroom (Furniture, Appl)
PF	Banks - Financial Institution
PM	Offices - Medical
PO	Offices - General
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SR	Auto Repair Shop
SS	Service Station/Bays
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WD	Warehouse Distribution 30% sales
WH	Warehouse General
WI	Industrial - Heavy
WM	Mini Warehouses
WP	Parking Garage

Paving (concrete) PVC
 Paving (asphalt) PVA

3rd Letter is Construction Type
 M
 F
 S

4th Number is Quality
 1 to 4, 4 = best

Class 1 Description

Class 1 homes offer the basic utility of a living space. They have a very plain shape-either rectangular or square. The exterior cover is low quality brick or the lowest quality wood or synthetic panels. It may also be sheets of exterior plywood with trim between the joints. The foundation can be concrete or pier and beam.

The roof of a Class 1 home is reasonably flat with a pitch of less than 4/12-often as little as 2/12. The roof covering is rolled roofing or low quality composition or low quality metal.

Exterior finish is minimal. Many times the rafters are left exposed or low quality soffits and fascia are used.

Unless the home is newly constructed, the appraiser is often not able to know the interior finish, but if able to observe, the following would describe a Class 1 home:

- Plywood cabinets-not site built
- Formica or prefab cabinet tops
- Low quality plumbing fixtures
- Textured sheetrock walls
- Low quality carpet, linoleum or asbestos tile
- Low quality electrical fixtures
- No kitchen built-ins-drop in oven/cook top

RS1F or RS1M

Class 2 Description

Class 2 homes are typically tract housing built in bulk one after another. There are usually three or four basic plans and exterior finish is adjusted to keep the houses from all looking the same. The foundation can be concrete or pier and beam. The exterior finish is standard brick with little or no ornamentation. Wood exterior can be wood panels or synthetic boards.

The roof of a Class 2 home is reasonably flat with a pitch of 4/12 or less if the house is a 50's ranch style house. The roof covering is standard quality composition.

Exterior finish is plain utilizing 1" rectangular boards and plywood for fascia and soffits. The rafters are normally enclosed.

The interior of the home will be as follows:

- Pre-fab cabinets-not site built with nice looks but not high quality
- Formica or prefab cabinet tops
- Standard quality plumbing fixtures
- Textured sheetrock walls, some wall tile in baths
- Low quality carpet, linoleum or low end ceramic tile.
- Standard quality electrical fixtures

Low quality dishwasher, oven top and range built in

RS2F or RS2M

Class 3 Description

Class 3 homes are tract housing. There are usually three or four basic plans and exterior finish is adjusted to keep the houses from all looking the same. The foundation can be concrete or pier and beam. The exterior finish is better quality brick with some ornamentation. Wood exterior can be pine, cedar or synthetic wood.

The roof covering is medium quality composition.

Exterior finish is still rather plain utilizing 1" rectangular board and plywood for fascia and soffits. The rafters are normally enclosed.

The interior of the home will be as follows:

- Cabinets built off site and installed at site
- Solid surface cabinet tops or high quality formica
- Average quality plumbing fixtures of chrome
- Textured sheetrock walls, tile in baths, and basic crown molding in main living area
- Ceiling height 8-9 feet
- Medium quality carpet, ceramic tile, or low end wood flooring
- Average quality electrical fixtures
- Standard quality dishwasher, oven top and range built in

RS3F and RS3M

Class 4 Description Good Quality

Class 4 homes are custom homes. They are uniquely designed from other homes in the surrounding neighborhood. The foundation can be concrete or pier and beam. The exterior finish is good quality brick with special laying treatments and may have stone mixed with the brick. Stone veneer also falls into this category. Wood exterior can be wood panels or synthetic boards with special accents or cedar or redwood.

The roof covering is high quality composition, cedar, or cedar shakes or standing seam metal.

Exterior finish is plain utilizing 1" rectangular board and plywood for fascia and soffits. The rafters are normally enclosed.

The interior of the home will be as follows:

- Custom built cabinets built and finished on site
- Marble, granite, or high quality formica cabinet tops
- High quality plumbing fixtures
- Textured sheetrock walls, wood paneling, ceramic tile or synthetic marble in baths
- Good quality carpet, wood, or high quality ceramic tile.
- Good quality electrical fixtures
- Good quality dishwasher, oven top, microwave and range built in

RS4F or RS4M

Class 5 Description

Class 5 homes are high end custom housing. They are often designed by an architect and have many special features. The foundation can be concrete or pier and beam. The exterior finish is high quality brick or stone or a mixture of both. Wood exterior can be cedar, redwood, or white pine.

The roof covering is wood, shakes, or colored metal of high quality design. High quality composition shingles may be used.

Exterior finish is high quality pine or cedar for fascia and soffits.

The interior of the home will be as follows:

- Custom high quality cabinets
- Solid surface cabinet tops
- High quality plumbing fixtures
- Textured sheetrock walls, tile in baths, and high quality crown molding in main living area and master bedroom and kitchen
- Ceiling height 9-10 feet
- High quality carpet, ceramic tile, or wood flooring
- Good quality electrical fixtures
- High quality built-ins including dishwasher, ovens, cook top, and refrigerator

RS5F or RS5M

Class 6 Description

Class 6 homes are high end custom housing. There are architecturally designed with intricate detail in every phase of construction. The foundation can be concrete or pier and beam. The exterior finish is high end brick or rock or a mix of products with special, intricate masonry work. Wood exterior will be cedar, redwood or other high quality wood.

The roof covering is wood, shake, slate, or tile. High end composition or high end colored metal may occasionally be used.

Exterior finish is high end trim for fascia and soffits. Special trim around windows is often used.

Top quality windows that are double glazed are used.

The interior of the home will be as follows:

- Top quality custom cabinets or oak, ash, pecan, or mahogany
- Top quality solid surface cabinet tops
- Excellent quality plumbing fixtures
- Textured sheetrock walls, some high quality paneling, high quality tile in baths, and high quality crown molding in most areas
- Ceiling height normally 9-12 feet with special ceiling treatments
- High quality carpet, high quality ceramic tile, and high end wood flooring
- Excellent quality electrical fixtures
- Commercial quality built ins in kitchen including dishwasher, ovens, cook tops, microwave and refrigerator and freezer

RS6F or RS6M

Apartments

RMF1 RMM1 Low quality apartments or duplexes

RMF2 RMM2 Average quality apartments or duplexes

RMF3 RMM2 Good quality apartments or duplexes

CODES FOR MATRIX RESIDENTIAL

MA MAIN AREA

MA2 SECOND FLOOR AREA OR THIRD FLOOR AREA

RMM APARTMENT ON PROPERTY-GUEST HOME OR SERVANT QUARTERS

BASM-UF BASEMENT UNFINISHED

BASM-FN BASEMENT FINISHED

CR COVERED PORCH

OP OPEN PORCH-NO COVER, PATIO SLAB

EP ENCLOSED PORCH

GP GLASSED IN PORCH

SP SCREENED PORCH

AG ATTACHED GARAGE SAME CLASS AS HOUSE

DG DETACHED GARAGE SAME CLASS AS HOUSE

DE DECK

GARAGE APARTMENT OR SERVANT QUARTERS RMM IS CLASS MA IS TYPE, RM IS METHOD,

TYPE FOR THE FOLLOWING IS "OUTBUILDINGS" CODE OB

STORAGE STORAGE BUILDINGS SUB CLASS 1,2,3,4 BASED ON QUALITY

BARN BARN WITH SUBCLASSES 1,2,3,4 BASED ON CONCRETE FLOOR, CLASS BASED ON SIDEWALL HEIGHT

SHED COVERED AREA WITH NO CONCRETE, SUBCLASSES 1,2,3,4 LOW CLASSES JUST COVERING, 3&4 WITH SIDEWALLS

SHOP CONCRETE FLOOR, OFTEN INSULATED AND LIGHTED, SUBCLASSES 1,2,3,4

PFCP PRE-FAB CARPORT, SUB CLASSES 1,2,3,4 BASED ON SUPPORT LEGS AND GENERAL QUALITY

GH GREENHOUSE DETACHED GREENHOUSE SUB CLASSES 1,2,3,4

GAZEBO GAZEBO SUB CLASSES 1,2,3,4 BASED ON QUALITY OF CONSTRUCTION

CRPT CARPORT NOT LIKE HOUSE, SUBCLASSES 1,2,3,4 BASED ON QUALITY OF CONSTRUCTION

OTHER

POOL POOLS, SUBCLASS 1,2,3 TOTAL VALUE, NOT SQUARE FOOTAGE, PUT "1" IN SQUARE FOOTAGE

Pool
RM
Pool
Sub 1,2,3

Special Residential Additions

Greenhouses

Wood Deck

Barn Home

Barn Home 1

Barn Home 2

Barn Home 3

Mobile Home Schedules

Single Wide Manufactured Housing

MH1: Single wide metal covered with almost flat roof, also metal. Low quality, single glazed windows. Interior walls are typically 2x2 studs. Quality is very basic with low quality bath fixtures, low quality hardware, and thin masonry or plywood wall coverings. Low quality carpet and flooring.

MH2: Single wide manufactured home. Wood or composition product siding. Composition roof with 3/12 or 2/12 pitch in rectangular shape with no cuts or special design. Single glazed average quality windows or double glazed windows. Interior walls are of 2x4 studs covered in plywood or composition wall covering of average quality. Average quality plumbing fixtures and hardware. Average quality carpet and/or flooring.

MH3: Single wide manufactured home. Special trim and design on the exterior. May have bay windows and/or breaks in roof design. Roof is 3/12 to 5/12 pitch with composition shingles. Windows are average to good quality single glaze or double glazed. Interior walls are 2x4 studs with good quality paneling or wallboard. Average to good quality plumbing fixtures and hardware. Good quality carpeting and flooring.

MH4: Single wide manufactured home made by the best manufacturers. 2x4 studs throughout, higher level of insulation, pitched roof with breaks and may also have breaks in the exterior walls to give a better appearance. Excellent quality finish inside with high quality plumbing fixtures, hardware, and cabinetry.

Double or Triple Wide Manufactured Housing

DW1: Double wide metal covered with almost flat roof, also metal. Low quality, single glazed windows. Interior walls are typically 2x2 studs. Quality is very basic with low quality bath fixtures, low quality hardware, and thin masonry or plywood wall coverings. Low quality carpet and flooring.

DW2: Double or triple wide manufactured home. Wood or composition product siding with rectangular roof with no cuts. Composition roof with 3/12 or 2/12 pitch. Single glazed average quality windows or double glazed windows. Interior walls are of 2x4 studs covered in plywood or composition wall covering of average quality. Average quality plumbing fixtures and hardware. Average quality carpet and/or flooring.

DW3: Double or triple wide manufactured home. Special trim and design on the exterior. May have bay windows and/or breaks in roof design. Roof is 3/12 to 5/12 pitch with composition shingles. Windows are average to good quality single glaze or double glazed. Interior walls are 2x4 studs with good quality paneling or wallboard. Average to good quality plumbing fixtures and hardware. Good quality carpeting and flooring.

DW4: Double or triple wide manufactured home of highest quality. Various cuts in the exterior walls and roof to give the appearance of a site-built home. Highest quality of plumbing fixtures, hardware, and cabinetry.