

# **SINGLE-FAMILY RESIDENCE CONSTRUCTION CLASSIFICATION**

## **CLASSES**

R1: Dwellings with this rating are usually unique structures featuring a high level of workmanship and high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality refinements and ornamentation. The workmanship, materials, and finishes throughout are of exceptionally high quality.

R2: Dwellings with this rating are often custom-designed for construction on the property owner's site. Dwellings in this rating can also be found in high-quality tract developments featuring residences constructed from individual plans or highly modified plans. The design features detailed, high-quality interior refinements, exterior ornamentation and detail. The workmanship, materials, and finishes throughout are typically of high quality.

R3: Dwellings with this rating are of higher quality, built from available builder plans in above-standard residential tract developments. The design includes significant, well-finished interiors and significant exterior ornamentation. The workmanship exceeds acceptable standards. Materials and finishes have been upgraded from "stock" standards.

R4: Dwellings with this rating meet or exceed building requirements. Standard or modified building plans are utilized with some exterior ornamentation and interior refinements. Construction materials and finishes are generally of builder grade and may feature upgrades.

R5: Dwellings with this rating feature basic economic construction materials and functionality. Dwellings typically feature a basic design and floor plan with minimal finishes, exterior ornamentation, and limited interior detail. They meet minimum building codes and are constructed with stock material with limited or no upgrades.

R6: Dwellings with this rating are of basic and lower cost; some may not be suitable for occupancy. Dwellings are often built with simple plans (or without), using the lowest building materials. The dwellings are often substandard or non-conforming with minimal electrical, plumbing, and other mechanical systems and equipment.

# **SINGLE FAMILY RESIDENCE CONDITION GUIDELINES**

Salvage (S) 20% good- The structure is uninhabitable. There is no utility remaining in the improvement value, its only value lies in the combined scrap value of its components. S Cond should not be applied to improvements with a homestead exemption.

Poor (P) 40% good – All major short-lived and at least some long-lived components are badly worn and in need of repair/reconstruction. Both the short and long-lived components are curable.

Fair (F) Avg -10% good – Long lived components are in functional condition but many short- lived curable components are in need of repair. Short-lived components are curable and thus would add market value if repaired.

Average (A) % good dependent upon class – The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some short-lived components, but not every major building component, may be updated or recently rehabilitated. The long-lived components are in good functioning order. Short-lived items are currently incurable as the cost to repair/rebuild them would exceed the market value added to the property.

Good (G) % good dependent upon class – A cosmetic update. Most short-lived curable components have been replaced. The long-lived components are in good functioning order. Minor changes to the improvement footprint may have occurred. These updates would add market value to the subject property.

Excellent (E) % good dependent upon class – Virtually all building components are new or have been recently repaired, refurbished or rehabilitated which may include a “strip to the studs” remodel. The interior floorplan or improvement footprint may have changed. These updates would add significant market value to the subject property.

New AYOC/EYOC – Improvement has been razed to the foundation and rebuilt. It is effectively a new house, or the changes to the improvement meet the “scoring” requirement in the Residential Procedure Manual. Set AYOC & EYOC to current year.

