MCAD

RESIDENTIAL PROPERTY CLASSING MANUAL

I. CLASSING MANUAL

M. CONSTRUCTION TYPES

The four fundamental types of building construction are wood frame, masonry wall, reinforced concrete frame, and steel frame. Construction type is determined by the material used in the framing of the exterior walls or solid walls, both of which support that part of the structure above the walls. The four types of construction are described below, together with the designation letter for each construction type.

1. CLASS W

(Wood Frame Construction) Exterior bearing walls either single wall construction of wood boxing or framed with wood studding and covered with wood siding, asbestos siding, stucco or plaster, metal, composition siding, or masonry veneer; foundation of wood posts, concrete, brick, or stone piers, continuous concrete, brick, or stone foundation walls, concrete grade beans, or concrete slab suspended or on fill; and partition walls, floors, ceilings, and roof, all or some of combustible materials.

To distinguish between different outside wall coverings for residential buildings, the wood frame construction type is further divided into four types, which are designated as:

WA – Wood frame with asbestos siding, vinyl, or metal

WP – Wood frame with plaster exterior

WV – Wood frame with brick, stone veneer exterior, or concrete board "Hardi-board"

WW – Wood frame with wood siding

2. CLASS M

(Masonry wall construction) Exterior bearing walls of masonry units such as brick, stone, tile, or concrete block; foundation of concrete, brick, or stone continuous walls, concrete grade beams, or concrete slab suspended or on fill; and partition walls, floors, ceilings, and roof, all or some of combustible materials.

3. CLASS C

(Reinforced concrete construction) Exterior walls of solid reinforced concrete or wall framing of reinforced concrete columns and beams with curtain walls of masonry units, steel panels, or reinforced concrete slabs; foundation of reinforced concrete pier and beam or concrete slab suspended or on fill; roof structure of reinforced concrete or steel frame construction; and partition walls, floors, ceilings, and roof of noncombustible materials.

4. CLASS S

(Steel frame construction) Exterior wall framing of structural steel with curtain walls of masonry units, steel panels, or reinforced concrete slabs; foundation of reinforced concrete pier and beam or concrete slab suspended or on fill; roof structure of steel truss or rigid frame construction; and partition walls, floors, ceilings, and roof of non-combustible materials.

N. QUALITY OF CONSTRUCTION

1. RESIDENTIAL STRUCTURES

The foregoing classes for use types and construction types are finally divided into classes denoting quality. Numbers are used to denote the quality of buildings, with the number "1" for the lowest quality and higher numbers representing progressively better buildings.

Specifications of the typical structures making up the classification system are provided for the normal range of quality existing in all use and construction types. Buildings of a quality that are adjudged to be less than "1" are not appraised by classification but are appraised at a lump-sum value. Buildings of a quality that are adjudged to be greater than the range that is provided are likewise not appraised by classification but are appraised as a special building, using as guides the schedules of the classification system.

The numbers designating quality are further expanded by introducing a + (plus) and a - (minus) between the numbers denoting quality to indicate qualities that are slightly better or slightly less than that described by the basic specifications. To classify a building according to quality, therefore, the basic quality designation number is determined by relating the subject building to the proper basic specifications and then, by exercising careful judgment, determining whether the subject building's quality is equal to, in excess of, or less than that prescribed by the specifications.

2. Additional Details

Additional details comprise all parts of buildings not included in the specifications of the basic structures and are not included in the value covered by the classification. There are three items of additional details that are classified independently of the class for the basic structures. These are porches, garages, and carports. Unclassified items include heating and cooling, plumbing, and a variety of others.

2. PORCHES

The classification of porches, in addition to construction type and quality, is according to their characteristics as to extent of being enclosed or open. The designation letters for enclosure or openness are:

PO (Open) Without walls or windows; may have screen wire; and may or may not have supporting columns or posts.

PCU (Closed Unfinished) With walls and windows; exterior wall finished, exposed interior walls and ceiling; and common wall of building and unfinished porch usually of the same material as building proper.

PCF (Closed finished) With walls and windows; exterior walls, interior walls, and ceilings finished; and common wall of building proper and finished porch usually of same material as interior of closed finished porch.

3. GARAGES

The classification of garages is in accordance with their construction type and quality in the same manner as basic structures are classified. The material used in the framing of the exterior walls is again the determining feature for selecting the letters designating the construction types. The quality, again as in basic buildings, is denoted by a numeral following the letter designating the construction type; and it, too, may have a + (plus) or – (minus) to indicate the variations in quality from the class.

4. CARPORTS

The only basis for the classification of carports is in accordance with their quality, which is indicated by the numerals with or without a + (plus) or – (minus). Inasmuch as exterior walls usually do not exist for carports; although there are usually one or more common walls with the main building, construction type is not required. The designation letters for carports are "CP".

5. HEATING AND COOLING

Only heating and cooling installations that are permanently attached to the structure are considered to be real property. Space heaters and window cooling units are excluded. The schedules incorporate only equipment that is normally found in buildings. Unusual heating or cooling installations are valued individually, using the heating and cooling schedules for other types of equipment as guides.

There are three categories of heating and cooling installations as follows:

Heating Floor furnaces, wall furnaces, suspended ceiling furnaces, and central heating plants, all of which are described according to capacity stated in thousands of BTUs.

Cooling Free standing units, central units for residential or small commercial and central units for multi-story apartment or commercial structures, all of which are described according to capacity in tons.

Heating and Cooling Combination central units for residential or small commercial and multi-story apartment or commercial structures, all of which are described by size in tons.

6. BASIC SPECIFICATIONS AND PHOTOS

BASIC SPECIFICATIONS AND CONSTRUCTION DIAGRAMS OF A TYPICAL RESIDENTAL BUILDING

USE TYPE: 1-FAMILY DWELLING **CLASS: 1**

Very low Quality. One family dwelling of inferior materials, design, and workmanship. Unattractive in appearance. Single, box or reject/scrap masonry units in exterior walls; single or box partition walls; light wood frame or no ceilings; inferior concrete slab floors or single softwood floors; no special features; limited inferior plumbing installation. Considered substandard by today's codes.

FOUNDATION:

a. Footings – Concrete, masonry, or none.
b. Walls – None or scrap masonry units.
c. Piers and Beams – Wood or masonry block and light wood sills.

FLOORS:

a. Structure – Light wood joists or light concrete slab on fill
b. Flooring – Softwood or concrete slab.
c. Subfloor – None
d. Finish – Paint or none

EXTERIOR WALLS:

a. Structure – Box or single wall, reject or scrap masonry units.
b. Outside Covering – Boxing, metal, asbestos, inferior plaster on wood frame or paint on masonry units.
c. Sheathing – None
d. Insulation – None

ROOF:

a. Structure – Light wood rafters widely spaced.
b. Roofing – Rolled roofing, metal, or composition.
c. Sheathing – Solid or strip of inferior material.
d. Insulation – None

INTERIOR WALLS:

a. Structure – Single or box walls
b. Sheathing – Boxing
c. Finish – Paint, paper or none.
d. Insulation – None

CEILINGS:

a. Structure – Light wood joists widely spaced, or none.
b. Sheathing – Light wall board, inferior lumber, or none.
c. Finish – Paper, paint, or none
d. Insulation – None

MILLWORK:

a. Windows – Wood plain rail
b. Doors – Job built or light panel
c. Trim – Stock lumber or none
d. Built-Ins – None

ELECTRICAL:

a. Wiring – Romax or single wire
b. Switches and Outlets – Few or none

Estimated year built 1940 - 1950

Estimated year built 1950 - 1959

Estimated year built 1950 - 1959

Estimated year built 1930 - 1939

Estimated year built 1930 - 1940's

Estimated year built 1930 - 1939

Estimate year built 1940 - 1959

Estimated year built 1930 - 1939

BASIC SPECIFICATIONS AND CONSTRUCTION DIAGRAMS OF A TYPICAL RESIDENTAL BUILDING

USE TYPE: 1-FAMILY DWELLING CLASS: 2

Low Quality. One family dwelling of low quality materials, design, and workmanship; meeting minimum building code requirements. Plain and inexpensive in appearance, with little or no attention given to detail. Box constructed, light frame or inexpensive masonry units in exterior walls. Single box, light frame or low cost masonry units in partition walls; light wood frame ceilings; single wood or low quality concrete slab floors; no special features; minimum low cost plumbing installation.

FOUNDATION:

a. Footings – Concrete or masonry.
b. Walls – Wood, stucco, inexpensive masonry, concrete, metal underpinning, or none.
c. Piers and Beams – Wood, masonry or concrete, light wood sills.

FLOORS:

a. Structure – 2 x 4 or 2 x 6 joists 24” o.c. or light concrete slab.
b. Flooring – 1 x 4 softwood or concrete slab.
c. Subfloor – None
d. Finish – Paint, cheap covering or none

EXTERIOR WALLS:

a. Structure – Single wall, 2 x 4 studs 30” o.c., low grade concrete block, tile, brick, or stone.
b. Outside Covering – Boxing, wood, asbestos, plaster or cheap veneer on wood or plaster, paint or none on masonry.
c. Sheathing – Solid or strip of inferior material.
d. Insulation – None

ROOF:

a. Structure – 2 x 4 rafters, 24” o.c.
b. Roofing – Rolled, metal, cheap wood or composition shingles.
c. Sheathing – Solid or strip of inferior material.
d. Insulation – None

INTERIOR WALLS:

a. Structure – Single walls, 2 x 4 studs 30” o.c., or light masonry units.
b. Sheathing – Boxing or light wall board
c. Finish – Paint, paper or none.
d. Insulation – None

CEILINGS:

a. Structure 2 x 4 joists 24” o.c.
b. Sheathing – Light wall board or inferior lumber.
c. Finish – Paper or paint.
d. Insulation – None

MILLWORK:

a. Windows – Wood single hung
b. Doors - Light panel or Plywood
c. Trim – Stock lumber or plain mold
d. Built-Ins – None or job built

ELECTRICAL:

a. Wiring – Romax or single wire
b. Switches and Outlets – Few or none

Estimated year built 1940 - 1949

Estimated year built 1940 - 1949

Estimated year built 1920 - 1939

Estimated year built 1950 - 1969

Estimated year built 1950 - 1959

Estimated year built 1940 - 1949

Estimate year built 1940 - 1950

Estimated year built 1930 1939

Estimated year built 1930 - 1949

Estimated vear built 1940 - 1949

Estimated year built 1940 - 1949

BASIC SPECIFICATIONS AND CONSTRUCTION DIAGRAMS OF A TYPICAL RESIDENTAL BUILDING

USE TYPE: 1-FAMILY DWELLING CLASS: 3

Fair Quality. Frequently mass produced one-family dwelling of fair materials, design and workmanship. Low-cost production is primary consideration built to low minimum FMHA, FHA or VA standards. Fair in appearance. Framed or average masonry units in exterior walls. Framed, some single wall or masonry unit partition walls; wood framed ceilings; single, double wood or concrete slab on fill; limited special features; fair plumbing installations.

FOUNDATION:

a. Footings – Concrete or masonry.
b. Walls – Concrete or masonry, stucco or wood underpinning.
c. Piers and Beams – Concrete or masonry piers, 4 x 6 or 4 x 8 sills

FLOORS:

a. Structure – 2 x 4 or 2 x 6 joists 24" o.c. or concrete slab on fill.
b. Flooring –Softwood or hardwood, covering on concrete slab.
c. Subfloor – None or inexpensive lumber
d. Finish – Paint, varnish, or inexpensive covering.

EXTERIOR WALLS:

a. Structure –2 x 4 wood studs 16"-24" o.c., fair concrete block, tile, brick, or stone.
b. Outside Covering - Wood, plaster, asbestos, or masonry veneer.
c. Sheathing – Solid or strip with lumber, non on masonry or plaster, paint or none on masonry.
d. Insulation – None or inexpensive

ROOF:

a. Structure – 2 x 4 rafters, 16" -24" o.c.
b. Roofing – Built up, wood or composition shingles.
c. Sheathing – Solid or strip of lumber.
d. Insulation – None

INTERIOR WALLS:

a. Structure – Single walls, 2 x 4 studs 16"-24" o.c., or masonry units.
b. Sheathing – Shiplap or sheetrock, or none on masonry
c. Finish – Textone, paint, paper, and/or plaster or none on masonry
d. Insulation – None

CEILINGS:

a. Structure 2 x 4 joists 16"-24" o.c.
b. Sheathing – Shiplap or sheetrock.
c. Finish – Textone, paint or paper.
d. Insulation – None or inexpensive

MILLWORK:

a. Windows – Wood or metal double or single hung, metal casements
b. Doors panel or slab of softwood
c. Trim – Plain milled of softwood
d. Built-Ins – Cabinets milled or job built of softwood
e. Quality – Inferior to average.

ELECTRICAL:

a. Wiring – Romax, single wire or conduit
b. Switches and Outlets – Few or ample.

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 1970 - 1980

Estimated year built 2000 - 2008

Estimated year built 1970 - 1979

Estimated year built 1940 - 1959

Estimated year built 1940 - 1959

Estimated year built 1930 - 1939

Estimated year built 1970 - 1979

Estimated year built 1980 - 1989

Estimated year built 1920 - 1929

Estimated year built 1920 - 1930

Estimated year built 2000 - 2007

Estimated year built 1920 - 1930

Estimated year built 1930 - 1940

Estimated year built 1930 - 1940

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 1940 - 1950

Estimated year built 1940 - 1950

Estimated year built 1950 - 1959

Estimated year built 2000 - 2008

Estimated year built 1930 - 1940

Estimated year built 1940 - 1950

Estimated year built 1930 - 1940

BASIC SPECIFICATIONS AND CONSTRUCTION DIAGRAMS OF A TYPICAL RESIDENTAL BUILDING

USE TYPE: 1-FAMILY DWELLING_____CLASS: 4

Average Quality. Mass produced one-family dwelling of average materials, design and workmanship. Meets or exceeds the minimum construction requirements of lending institutions and building codes. Average in appearance, some ornamentation on the front elevation. Framed, concrete block, tile, stone or brick exterior walls. Framed or masonry unit partition walls; wood framed ceilings; double wood or concrete slab floors; some special features, average plumbing installations.

FOUNDATION:

a. Footings – Concrete or masonry.
b. Walls – Concrete or masonry, or stucco underpinning.
c. Piers and Beams – Concrete, masonry or some wood piers, 4 x 8 sills

FLOORS:

a. Structure – 2 x 8 joists 16" o.c. or concrete slab on fill.
b. Flooring –Hardwood, vinyl, tile, or carpet of average quality or concrete slab.
c. Subfloor – Average lumber or none
d. Finish – Fill and varnish or average covering.

EXTERIOR WALLS:

a. Structure –2 x 4 wood studs 16" o.c., good concrete block, tile, brick, or stone.
b. Outside Covering - Wood, plaster, asbestos, or masonry veneer on WF, or plaster, paint or none on masonry.
c. Sheathing – Solid of average lumber or none on masonry.
d. Insulation – None or 2" thick batts

ROOF:

a. Structure – 2 x 4 or 2 x 6 rafters, 16" o.c. braced.
b. Roofing – Built up, wood asbestos or composition shingles.
c. Sheathing – Solid or strip of average lumber.
d. Insulation- None or insulation sheathing.

INTERIOR WALLS:

a. Structure – Single walls, 2 x 4 studs 16" o.c., or average masonry units.
b. Sheathing – Shiplap, sheetrock, paneling, tile or none on masonry
c. Finish – Textone, paint, paper, and natural finish
d. Insulation – None

CEILINGS:

a. Structure 2 x 4 or 2 x 6 joists 16" o.c.
b. Sheathing – Shiplap, sheetrock, plaster or celotex tile.
c. Finish – Textone, paint or paper.
d. Insulation – Full thick

MILLWORK:

a. Windows – Wood or metal single or double hung, metal casements, or jalousies
b. Doors – Good panel or slab of softwood or inexpensive hardwood.
c. Trim – Good molded softwood
d. Built-ins – Mill made of softwood or inexpensive hardwood.

ELECTRICAL:

a. Wiring – Romax or conduit
b. Switches and Outlets – Ample with few special.

Estimated year built 1980 - 1990

Estimated year built 1930 - 1940

Estimated year built 1920 - 1930

Estimated year built 1930 - 1940's

Estimated year built 1990 - 2000

Estimated year built 2000 - 2004

Estimated year built 1980 - 1990

Estimated year built 1920 - 1930

Estimated year built 2000 - 2007

Estimated year built 1980 - 1990

Estimated year built 2000 - 2007

Estimated year built 1980 - 1990

Estimated year built 1980 - 1990

Estimated year built 1960 - 1969

Estimated year built 1960 - 1970

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 1980 - 1990

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 1950 - 1960

Estimated year built 2000 - 2007

Estimated year built 1920 - 1930

Estimated year built 1930 - 1940

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 1990 - 2000

Estimated year built 1990 - 2000

Estimated year built 2000 - 2007

Estimated year built 1920 - 1930

Estimated year built 1900 - 1910

Estimated year built 2000 - 2007

Estimated year built 1950 - 1959

BASIC SPECIFICATIONS AND CONSTRUCTION DIAGRAMS OF A TYPICAL RESIDENTAL BUILDING

USE TYPE: 1-FAMILY DWELLING CLASS: 5

Good Quality. One-family dwelling of good material, design, and workmanship. May be mass produced in above average residential developments or built for an individual owner. Good in appearance. Framed, solid brick or stone, or veneer with backup of masonry units in exterior walls. Framed or masonry unit partition walls, wood framed ceilings; good double floors or screeded wood floors on concrete slab; average special features; good plumbing installations.

FOUNDATION

a. Footings – Concrete or masonry
b. Walls – Concrete or Masonry or stucco underpinning
c. Piers and Beams – Concrete or masonry piers, concrete or wood beams.

FLOORS

a. Structure – 2 x 8 or 2 x 10 joists 16" o.c., concrete slab – supported or floating.
b. Flooring – Hardwood, vinyl, tile, carpet or masonry.
c. Subfloor – Good lumber, well nailed or lumber on screeds
d. Finish – Fill and varnish or good covering.

EXTERIOR WALLS

a. Structure – 2 x 4 studs 16" o.c. with blocking, solid brick or stone or veneer on concrete block or tile.
b. Outside Covering – Good wood, asbestos, plaster, or masonry veneer.
c. Sheathing – Solid of good lumber or insulation sheathing or none on masonry.
d. Insulation – Batts or full thick or none on masonry.

ROOF

a. Structure – 2 x 6 rafters 16" o.c. well braced with purlins.
b. Roofing – Built-up, wood, asbestos, or composition shingles, or tile
c. Sheathing – Solid or strip of good lumber.
d. Insulation – Insulation sheathing.

INTERIOR WALLS

a. Structure – 2 x 4 studs 16" o.c. and blocking or brick, stone, tile or concrete block.
b. Sheathing – Sheetrock, paneling, lath and plaster, and tile or none on masonry.
c. Finish – Textone, paint, paper or natural finish or exposed on masonry.
d. Insulation – limited amount or none on masonry.

CEILINGS

a. Structure – 2 x 6 joists 16" o.c., some exposed beams
b. Sheathing – Sheetrock, finished wood, celotex and acoustical tile, or plaster
c. Finish – Textone, paint, paper or natural.
d. Insulation – Full thick

MILLWORK

a. Windows – Good wood or metal awning, sliding glass, and special.
b. Doors – Good panel or slab of hardwood, sliding glass, and special
c. Trim – Molded softwood and hardwood and some special.
d. Built-Ins – Cabinets, cases, and bars of hardwood and good finish.

ELECTRICAL

a. Wiring – Romax or conduit
b. Switches and Outlets – Ample with some special

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 1885 - 1920

Estimated year built 2000 - 2004

Estimated year built 2000 - 2004

Estimated year built 1920 - 1930

Estimated year built 1930 - 1940

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 1920 - 1930

Estimated year built 1920 - 1929

Estimated year built 1950 - 1959

Estimated year built 1990 - 1999

Estimated year built 1920 - 1930

Estimated year built 1910 - 1920

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

BASIC SPECIFICATIONS AND CONSTRUCTION DIAGRAMS OF A TYPICAL RESIDENTAL BUILDING

USE TYPE: 1-FAMILY DWELLING **CLASS: 6**

Very Good Quality. One-Family dwelling of very good materials and workmanship. Typically built in high quality tracts or developments and are frequently individually and professionally designed. Attractive in appearance. Framed or solid masonry exterior walls of good brick or stone, or good veneer on masonry back up. Framed, well braced or good masonry unit partition walls; wood framed, well braced ceilings; double wood floors of very good quality or screed double wood floors on concrete slab; average to many special features; very good plumbing installations.

FOUNDATION

a. Footings – Reinforced concrete or masonry
b. Walls – Concrete or masonry or stucco underpinning
c. Piers and Beams – Concrete or masonry piers; concrete or wood beams

FLOORS

a. Structure – 2 x 10 joists 16” o.c. or concrete slab.
b. Flooring – Good hardwood, carpet, vinyl, or tile
c. Subfloor – Good lumber and sanded
d. Finish – Lacquer or varnish or good covering.

EXTERIOR WALLS

a. Structure – 2 x 4 studs 16” o.c., well braced, solid brick or stone or veneer on good quality masonry.
b. Outside Covering – Select wood or masonry veneer or brick or stone on masonry.
c. Sheathing – Solid of good lumber or insulation sheathing or none on masonry.
d. Insulation – Full thick, cells filled with insulation on masonry units

ROOF

a. Structure – 2 x 6 rafters 16” o.c., well braced with purlins
b. Roofing – Built-up, wood, asbestos, or tile shingles
c. Sheathing – Solid of good lumber
d. Insulation – Insulation sheathing or batts

INTERIOR WALLS

a. Structure – 2 x 4 studs 16” o.c. with blocking and bracing or brick, stone, tile, or concrete block on masonry.
b. Sheathing – Sheetrock, paneling, plaster or tile
c. Finish – Textone, paint, paper natural finish, tile, plaster or paneling.
d. Insulation – May have batts or blown

CEILINGS

a. Structure – 2 x 6 or 2 x 8 joists 16” o.c. and exposed beams.
b. Sheathing – Sheetrock, paneling, plaster, solid wood or acoustical tiles.
c. Finish – Textone, paint, natural finish or good paper.
d. Insulation – Full thick with seal back

MILLWORK

a. Windows – Metal or wood quality units with some special
b. Doors – Quality panel and slab of hardwood with some special
c. Trim – Molded softwood and hardwood with some special
d. Built-Ins – Cabinets, cases, and bars of select wood and superior finish

ELECTRICAL

a. Wiring – Romax and conduit
b. Switches and Outlets – Ample and Special

Estimated year built 1960 - 1970

Estimated year built 2000 - 2002

Estimated year built 2000 - 2002

Estimated year built 2000 - 2005

Estimated year built 2000 - 2007

Estimated year built 2000 - 2008

Estimated year built 2000 - 2008

Estimated year built 1960 - 1970

Estimated year built 1900 - 1910

Estimated year built 1960 - 1970

Estimated year built 2000 - 2007

Estimated year built 1920 - 1930

Estimated year built 1920 - 1930

Estimated year built 1920 - 1930

Estimated year built 1920 - 1930

Estimated year built 2000 - 2007

Estimated year built 1920 - 1930

Estimated year built 1960 - 1969

Estimated year built 1930 1939

Estimated year built 1920 - 1930

Estimated year built 1880 - 1910

Estimated year built 1990 - 2000

Estimated year built 2000 - 2004

BASIC SPECIFICATIONS AND CONSTRUCTION DIAGRAMS OF A TYPICAL RESIDENTAL BUILDING

USE TYPE: 1-FAMILY DWELLING CLASS: 7

Excellent Quality. One-family dwelling of very good materials and high quality workmanship, individually and professionally designed with considerable attention to detail. Very attractive in appearance. Heavy wood framed, solid brick or stone, or expensive masonry veneer with back up of very good masonry units in exterior walls. Heavy wood framed or good masonry unit interior walls; heavy framed, well braced ceiling; many special features of high-quality material and workmanship; many special plumbing features.

FOUNDATION

a. Footings – Reinforced concrete or heavy masonry.
b. Walls – Concrete, solid masonry, or masonry veneer.
c. Piers and Beams – Concrete or masonry piers, concrete or wood beams

FLOORS

a. Structure – Steel joists, 2 x 10 or 2 x 12 wood joists, or concrete slab
b. Flooring – Select hardwood, expensive carpets and tiles
c. Subfloor – Tongue and groove and sanded
d. Finish – Hard lacquer or varnish and expensive coverings.

EXTERIOR WALLS

a. Structure – 2 x 4 and 2 x 6 studs 16" o.c. with blocking, solid brick or stone
b. Outside Covering – Select wood siding or masonry veneer, or brick or stone on masonry.
c. Sheathing – Solid of tongue and groove lumber or none on masonry.
d. Insulation – Full thick with seal back, cells filled with insulation on masonry.

ROOF

a. Structure – 2 x 6 and 2 x 8 rafters 16" o.c. braced with purlins.
b. Roofing – Built-up, wood or asbestos shingles, metal, or tile
c. Sheathing – Solid of tongue and groove lumber.
d. Insulation – Insulation sheathing or batts

INTERIOR WALLS

a. Structure – 2 x 4 or 2 x 6 studs 16" o.c. with blocking, or brick, stone, or tile on masonry.
b. Sheathing – Plaster, paneling or special walls
c. Finish – Paint, natural finish, expensive paper, or texture finish.
d. Insulation – Batts or blown or none on masonry.

CEILINGS

a. Structure – 2 x 6 or 2 x 8 joists 16" o.c. with exposed beams
b. Sheathing – Plaster, finished solid wood or acoustical tile.
c. Finish – Paint, textured finish or expensive paper
d. Insulation – Full thick with seal back

MILLWORK

a. Windows – Metal and wood quality windows, sliding units, and special
b. Doors – Raised panel, solid slab, and special units.
c. Trim – Ornate molded hardwood and special trim.
d. Built-Ins – Special custom built cabinets and multiple special details

ELECTRICAL

a. Wiring – Heavy wire Romax or conduit
b. Switches and Outlets – Numerous and special

Estimated year built 1990 - 2000

Estimated year built 1990 - 2000

Estimated year built 2000 - 2002

Estimated year built 2000 - 2004

Estimated year built 2000 - 2004

Estimated year built 1990 - 1999

Estimated year built 2000 - 2004

Estimated year built 1920 - 1930

Estimated year built 1910 - 1920

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

Estimated year built 2000 - 2007

BASIC SPECIFICATIONS AND CONSTRUCTION DIAGRAMS OF A TYPICAL RESIDENTAL BUILDING

USE TYPE: 1-FAMILY DWELLING CLASS: 8

Mansion quality. Extremely expensive one-family dwelling of excellent, highest cost materials and workmanship, unique and professionally designed with considerable attention to detail. Distinctive and imposing in appearance. Heavy wood framed solid brick or stone, or expensive masonry veneer with back up of very good masonry units in exterior walls. Excellent, heavy and substantial interior walls, ceiling and floors; many ornamental and special features throughout; luxurious and numerous plumbing installations.

FOUNDATION

a. Footings – Reinforced concrete or heavy masonry.
b. Walls – Concrete, solid masonry, or masonry veneer.
c. Piers and Beams – Reinforced concrete, masonry, or steel.

FLOORS

a. Structure – Steel joists, 2 x 10 or 2 x 12 wood joists, or concrete slab
b. Flooring – Parquet hardwood, carpets, terrazzo, and tiles
c. Subfloor – Tongue and groove and sanded
d. Finish – Hard lacquer or varnish and expensive coverings.

EXTERIOR WALLS

a. Structure – 2 x 6 and 2 x 8 studs 16" o.c. with blocking, solid brick or stone
b. Outside Covering – Select wood siding or masonry veneer, or brick or stone on masonry.
c. Sheathing – Solid of tongue and groove lumber or none on masonry.
d. Insulation – Full thick with seal back, cells filled with insulation on masonry.

ROOF

a. Structure – 2 x 8 and 2 x 10 rafters or wood trusses well braced.
b. Roofing – Built-up, wood or asbestos or slate shingles, metal, or tile
c. Sheathing – Solid of tongue and groove lumber.
d. Insulation – Full thick with seal back

INTERIOR WALLS

a. Structure – 2 x 6 or 2 x 8 studs 16" o.c. with blocking, or brick, stone, or tile on masonry.
b. Sheathing – Plaster, paneling or special walls
c. Finish – Paint, natural finish, expensive paper, or texture finish.
d. Insulation – Batts or blown or cavity filled on masonry.

CEILINGS

a. Structure – 2 x 8 or 2 x 10 joists or wood trusses well braced, exposed beams
b. Sheathing – Plaster, finished solid wood or acoustical tile.
c. Finish – Paint, textured finish or expensive paper
d. Insulation – Full thick with seal back

MILLWORK

a. Windows - Special metal, wood, or all glass units
b. Doors - Heavy panel or solid slab of hardwood, or special custom built
c. Trim – Heavy mold of hardwood and special trim.
d. Built-Ins – Special custom built of wood, metal, glass and fiber

ELECTRICAL

a. Wiring – Heavy wire Romax or conduit
b. Switches and Outlets – Numerous and special

Estimated year built 2000 - 2007

Estimated year built 2000 - 2005

Estimated year built 1950 - 1960

Estimated year built 2000 - 2007

Estimated year built 2000 - 2004

Estimated year built 2000 - 2007

III. ANNEXES

A. ANNEX 1- GUIDE FOR RESIDENTIAL----PICTOMETRY/CONNECTAssessment

1) LAST APP YR: NEXT TAX YEAR
2) LAST APPR: APPR NAME
3) LAST INSP DATE: DATE WORKED
4) REMARKS: PICT YYYY; DATE WORKED (APP INITIALS) i.e. PICT 2017; 11-08-16 LAL //
5) CK UTILITIES: FILL IN
6) PAC ACCT: CK GIS FOR CHG SINCE PREVIOUS FLYOVER
7) PICT ACCT: CK CHG SINCE 10 TO 13---ALSO CK MEASUREMENTS AND PLACEMENT OF IMPS---DRAWINGS MUST MATCH PLACEMENT ON THE GROUND------ALL BARNS, WKSHP, MB, SHEDS ETC ARE TO BE ON SEPARATE SEG FROM HOUSE !!! WITH CORRECT YB AND EY AND FEATURES
8) CK AND FILL IN FEATURES ON THE HOUSE-----LAMINATED SHEET----ONES CIRCLED
9) PLEASE CODE BARN, METAL BUILDING, WORKSHOPS, SHEDS ETC CORRECTLY (DO NOT LEAVE ON SP EXCP OR FLAT VALUED!!)
    a) 4 SIDED---402 BARNS 460 METAL BUILDING 461 WORKSHOP
    b) 3 SIDED---440 SHED.
    c) 1 OR 2 SIDED---LEANTO-----IF BY ITSELF CODE 440 B FBL/CO (EXAMPLE)
    d) LEANTOS ARE TO BE CODED LIKE THE BUILDING THEY ARE ATTACHED TO. IF ATTACHED TO A 460 THEN THE LEANTO STARTS WITH 460 B FBL/CO (EXAMPLE)---THIS WAY WE CAN TELL WHICH OUT BUILDING IT IS ATTACHED TO WITHOUT LOOKING AT THE DRAWING---IT SHOULD ALSO FOLLOW THE BUILDING IT IS ATTACHED TO.
    e) EACH BUILDING WITH METHOD "B" MUST HAVE FEATURES
        i) 06--WALL HEIGHT
        ii) 09---FLOORING
        iii) 11---PLUMBING
        iv) 12---ELECTRIC
        v) 15---NUMBER OF WALLS
    f) TANKS -FARM STORAGE-STEEL GRAIN BINS
        i) 450 R AG1 W/O DRYER
            (1) FORMULA: DIA X DIA X .6YLL X HEIGHT = AREA
            (2) WRITE UP: WIDTH = HEIGHT = PERM =0 AREA =
            (3) NO DRAWING REQUIRED
        ii) 450 R AG2 W/ DRYER
            (1) SAME AS ABOVE
    g) CONTAINERS
        i) 440 B FB5/D+ 2000-2001 SKETCH
        ii) FEATURES
            (1) 06----WALL HEIGHT
            (2) 15----WALL COUNT
10) 432 MASONRY WALL----TAKE THESE OFF ----DO NOT PICK UP ANY LONGER
11) FENCES
    a) MEASURE WITH PICTOMETRY, FENCE MEASUREMENTS ARE DIVIDED BETWEEN PID'S IF FENCE IS ON THE BOUNDARY.
12) TERRACE

a) MEASURE TERRACE AREA AROUND POOLS---THEN POOL---SUBTRACT AND WRITE DOWN THE SQ FT OF THE AREA OF THE TERRACE---NO SKETCH IS REQUIRED
b) ALL OTHER TERRACES WITHOUT POOLS REQUIRE SKETCHES

13) OUTDOOR KITCHEN
    a) 466 R KE_100K ADD FACTOR: USE % OF $100,000 FOR VALUE TO DEPRECIATE --AREA 1 OVERRIDE
14) STORAGES
    a) DO NOT LEAVE ANY AS SP EXCP
    b) SEE ***LISTING ORDER OF*** IMPROVEMENT DETAIL
15) HOUSE FEATURES---***RESIDENTIAL FEATURES AND CODES***
    a) ALL THE ONES CIRCLED ARE REQUIRED IF THE HOUSE HAS
16) LIST IN THE COMMENT FIELD THE CHANGES MADE FOR TAX YEAR: LIST, ADD, CHANGE, REMOVE, UPDATE EXISTING INFO
17) EXAMPLE: LIST 447X3 ,411, 011X2, 2012 US
    a) EXAMPLE: LIST 460, 440X2 2012 US
    b) EXAMPLE: RELIST 402 US
18) LAND SEGMENTS
    a) LOOK AT HOW LAND IS CLASSED---LOOK AT PICTOMETRY
    b) IF PACS HAS ALL OR MOSTLY NATIVE PASTURE AND YOU SEE CLEARED AREAS THAT MAY BE IMPROVED PASTURE ----BAILING HAY---OR DRY CROP------ASK THE AG APPRAISER TO VERIFY.
19) TOWER SITE
    a) IF LAND HAS A TOWER ON IT PUT TWR BY GROUP CODE (UNDER GENERAL ON CARD)

EVERYONE *MUST* FOLLOW THIS GUIDE SHEET