Grade D Residential Dwelling

Grade D Residential Dwelling

Grade D Residential Dwelling

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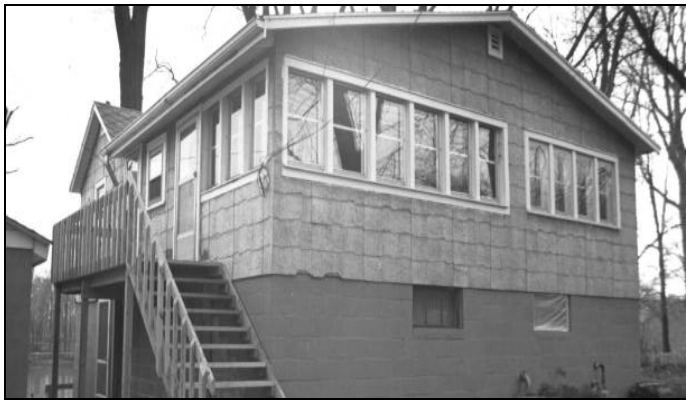

Grade D Residential Dwelling

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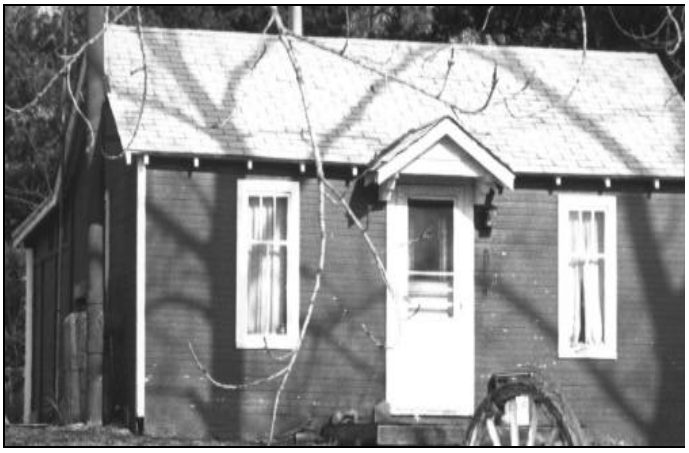

Grade E Residential Dwelling

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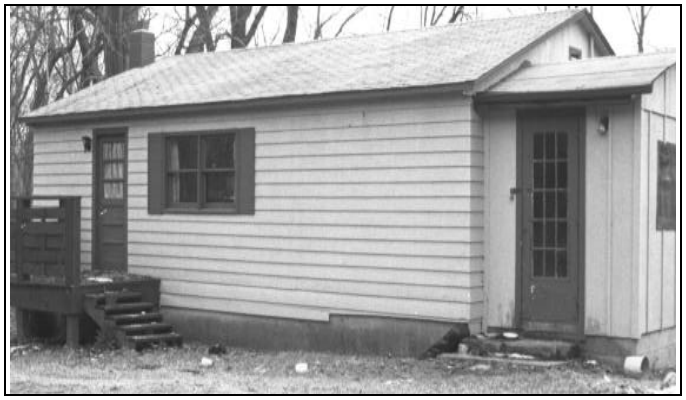

Grade E Residential Dwelling

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Grade E Residential Dwelling

Assigning Grades to Mobile and Manufactured Homes

Table A-4 describes the grade descriptions. Table A-5 provides the grade factor percentage for each grade and describes the differences between the grade classifications for mobile and manufactured homes.

For exterior features, stick-built room additions, and basements, use the grade classifications and corresponding grade factor percentages defined for dwelling units. Information about dwelling unit grade classifications is provided in the section ***Assigning Grades to Dwelling Units*** in this appendix.

Table A-4. Grade Descriptions

Custom Grade	
	The custom mobile home is similar in both design and appearance to a modular constructed home. It exceeds minimum requirements of mobile home codes, with special attention given to separate foyer entries and family living areas.
Exteriors	Usually finished to resemble site-built housing with aluminum, vinyl, or other siding in various patterns and textures resembling wood. The exterior usually includes plastic, imitation brick, or stone ornamentation.
Walls	6″ thick, 8′ high with ample openings consisting of residential-type windows, sliding doors and ornamental entrances.
Interiors	Wallpaper, simulated brick, stone, and natural hardwood veneers. Cabinets, vanities and hardware are good quality with counters of the best plastics. Floor coverings are of sheet vinyl, some parquet, and good medium-weight carpeting. Ceiling treatment often includes exposed beams, dropped or cathedral ceilings.
Heating	Floor and ceiling ducts that are ready to adapt for air conditioning. Add for air conditioning.
Plumbing	Five good-quality fixtures in the base cost. The fixtures include any of the following: lavatory, toilet, tub with shower over, tiled or modular stall shower, kitchen sink, laundry tray, water heater, and walk-in tub.
Good Grade	
Exteriors	Pre-finished aluminum, vinyl, or hardboard siding.
Walls	3″ to 4″ thick and 7′6″ to 8′ high with ample amount of windows
Interiors	Better quality pre-finished plywood. Resilient flooring and carpeting is average residential quality.
Heating	Heating is forced air through insulated ducting with provision for air

	conditioning. Add for air conditioning.
Plumbing	Plumbing includes five average quality fixtures in the base cost. The fixtures can include any of the following: lavatory, toilet, tub with shower over, tiled or modular stall shower, kitchen sink, laundry tray and water heater. Most fixtures are located along one side of the home (wet wall).
Economy Grade	
	The economy mobile home is designed to meet minimum home code requirements. The overall quality of materials and workmanship is below average.
Exteriors	Pre-finished aluminum, vinyl, or hardboard lap siding. Fasteners might be hidden. Windows are few and low-cost. Roofs are typically arched or sloped, with minimum overhang on the front elevation.
Walls	Walls are typically 3” thick, and 7′ to 7′6″ high.
Interiors	Painted or pre-finished plywood. Carpeting is low to moderate grade and cabinetry is standard, inexpensive units.
Heating	Heating and ducting are normally minimal with straight-line forced-air-ducts. Add for air conditioning.
Plumbing	Plumbing includes five fixtures in the base cost. The fixtures can include any of the following: lavatory, toilet, tub with shower over, water heater, and kitchen sink. All fixtures are usually located along one side of the home (wet wall) with minimum runs.

Table A-5. Grade Classifications for Mobile and Manufactured Homes

	“Custom” Grade	**“Good” Grade**	**“Economy” Grade**
Percent-age	120%	100%	90%
Exterior walls	2″ x 6″ exterior walls	2″ x 4″ and some 2″ x 6″ exterior walls	2″ x 3″ exterior walls
	Vinyl or wood lap siding	Aluminum or steel siding with some models having vinyl or wood siding	Aluminum or steel corrugated siding
	10 or more good quality windows, with possibly some bay windows	8 or more good quality windows, with possibly some bay windows	6 or more minimum quality windows with few special features
	Abundant amount of	Average amount of	Minimum amount of

	"Custom" Grade	"Good" Grade	"Economy" Grade
	exterior trim making the structure look like a conventional home	accented exterior trim	exterior trim
Roof	Pitched roof, with asphalt shingles	Pitched shingle roof or a flat metal roof, possibly stepped over the living room	Straight roof line with a plain metal roof
Interior finish	High quality carpet	Medium quality carpet	Thin rubber-backed carpet or vinyl floor covering
	Drywall, monowall, or high quality paneling with deluxe trim	Standard paneling and some variety of printed wallboard with common trim	Thin economy paneling throughout with little variety
	Abundance of hardwood cabinets	Standard cabinetry	Few cabinets other than basics
	Seamless 7 1/2′ to 8′ ceilings, possibly cathedral	Seamless 7′ to 7 1/2′ ceilings, possibly cathedral	7′ ceilings with exposed fasteners
	Possible built-in fireplace	Possible free-standing fireplace	No fireplace

Photographs of Graded Mobile and Manufactured Homes

The following photographs illustrate the grade classifications for mobile and manufactured homes. These photographs are provided to help the assessor determine the grade of actual mobile and manufactured homes.

Important: *These photographs are only an indication of grade and not a determination of the actual grade of the structure shown. The grade determination must be based on individual inspection of the type of materials and quality of workmanship of the subject parcel.*

“Custom” Grade Manufactured Home	“Custom” Grade Manufactured Home
“Custom” Grade Manufactured Home	“Custom” Grade Manufactured Home
“Custom” Grade Manufactured Home	“Custom” Grade Manufactured Home

"Good" Grade Manufactured Home

"Good" Grade Manufactured Home

"Good" Grade Mobile Home

'Economy" Grade Mobile Home

'Economy" Grade Mobile Home

"Economy" Grade Mobile Home

“Economy” Grade Mobile Home

Assigning Grades to Residential and Agricultural Yard Structures

The Cost Schedules for Residential and Agricultural Yard Structures, provided at the end of Appendix C, reflect the specifications for “C” grade structures.

Determining Grade Factor Percentages

Table A-6 shows the grade factor percentages for the whole and intermediate grades for residential and agricultural yard structures.

Table A-6. Percentage Multipliers for Residential and Agricultural Yard Structure Grades

-1	E	+1	+2	-1	D	+1	+2	-1	C	+1	+2	-1
30	40	50	60	70	80	85	90	95	100	105	110	115
	E				D				C			

B	+1	+2	-1	A	+1	+2	-1	AA	+1	+2	-1	AAA
120	130	140	150	160	180	200	220	240	270	300	330	360
B				A				AA				AAA

Photographs of Graded Residential and Agricultural Yard Structures

The following photographs illustrate the grade classifications for residential and agricultural yard structures. These photographs are provided to help the assessor determine the grade of actual residential and agricultural yard structures.

Important: *These photographs are only an indication of grade and not a determination of the actual grade of the structure shown. The grade determination must be based on individual inspection of the type of materials and quality of workmanship of the subject parcel.*

Grade C Detached Garage with Shed-type Carport

Grade C Detached Garage

Grade C Detached Garage

Grade C Detached Garage (Pole Type Construction)

Grade D Detached Garage

Grade E Detached Garage

Grade E Detached Garage

Grade E Detached Garage

Grade C Flat Barn

Grade C Flat Barn

Grade C Flat Barn

Grade C Flat Barn

Grade C Flat Barn

Grade C Flat Barn

Grade C Flat Barn

Grade D Flat Barn

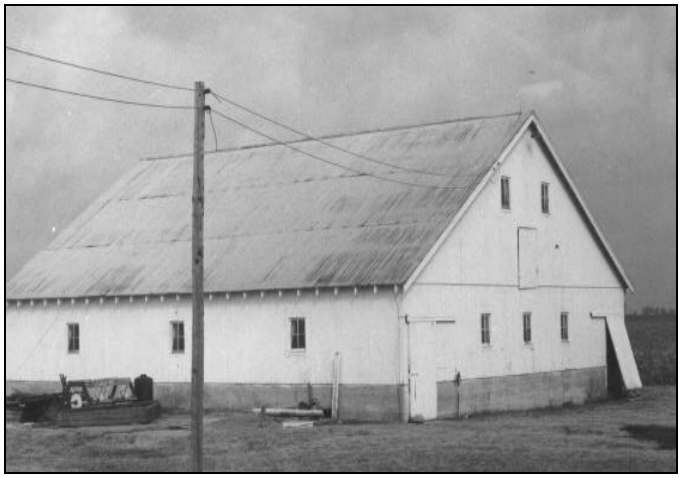
Grade D Flat Barn

Grade D Flat Barn

Grade D Flat Barn

Grade D Flat Barn

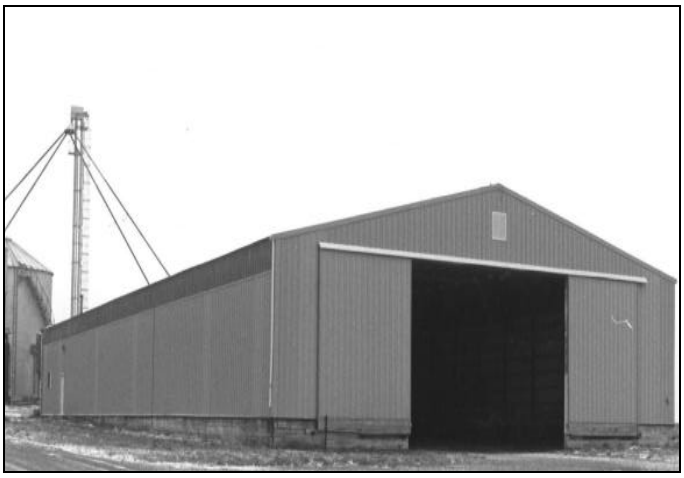
Grade D Flat Barn



Grade D Flat Barn

Grade C Bank Barn

Grade C Bank Barn



Grade C Pole Barn

Grade C Pole Barn

Grade C Pole Barn

Grade C Pole Barn

Grade C Pole Barn, One Side Open

Grade C Pole Barn, One Side Open