RESIDENTIAL CLASS CODES

Residential class codes are built from a combination of the structure type and a numerical grade. Structure types (B = brick; BH = beach house; F = frame; and TH = townhome) are extracted from the Residential Main Area Tables.

Class 12
Low Quality Residence

General Description: Low quality structure, inexpensive materials, poor design and workmanship. Not attractive in appearance.

Standard specifications:

Foundation Concrete blocks, masonry or light slab, wood or concrete piers

Heating Stove heaters

Cooling None, very low cost window units

Garage None, very low cost carport or garage

Size 400 - 800 square feet of living area

Example of Typical Class 12 Residence:

Class 13– 14
Fair Quality Residence

General Description: Minimum FHA or VA residence. Fair design, materials, and workmanship. Standard fixtures. Small frame or rear porch.

Standard specifications:

Foundation Light concrete or pier and beam

Heating Small central heating units or wall heaters

Cooling Small central unit or window unit

Garage One car garage or carport, concrete approach

Size 800 - 1200 square feet of living area

Example of Class 13 Quality Residence:

Class 15 – 16
Average Quality Residence

General Description: FHA or VA standards. Average material and workmanship. Standard design. Front and rear porches. "L" shape or other variation from rectangle.

Standard specifications:

Foundation	Concrete slab, pier and beam
Heating	Central Heat
Cooling	Central Air
Garage	1 or 2 car garage or carport, concrete approach
Size	1200 - 1800 square feet of living area

Example of Class 15 Quality Residence:

Class 17 – 20
Good Quality Residence

General Description: Very good structure, built of excellent materials, design and workmanship. Usually custom built from good architectural plans, attractive in appearance. Irregular shape. Large front and rear porches or patios.

Standard specifications:

Foundation	Heavy concrete slab or pier and beam
Heating	Central Heat
Cooling	Central Air
Garage	2- 3 car garage or carport, concrete approach
Size	2300 - 3000 square feet of living area

Example of Class 17 Quality Residence:

Class 21 – 24
Excellent Quality Residence

General Description: High quality structure of excellent materials, design and workmanship. Custom built from good architectural plans, attractive in appearance. Large balconies, skylights, atriums, or saunas.

Standard specifications:

Foundation Heavy concrete slab or high quality pier and beam

Heating Central Heat
Cooling Central Air

Garage 3 -4 car garage, concrete approach

Size Over 3000 square feet of living area

Example of Class 21 Quality Residence:

NEW CONSTRUCTION

Each stage of construction incurs a representative portion of the cost of the entire structure. Builders and lenders rely heavily on construction contribution schedules to fund projects. A standard schedule is not known to exist. The following schedule represents the best norm found in the local market.

Foundation	Slab poured	10
Framing	Complete through rafters	17
Dry-In	Roof sheathing	2
	Roofing complete	2
	Exterior sheathing	1
	Plumbing roughed in	2
	Electrical roughed in	2
	Windows and exterior doors	2
	Insulation	1
	Heating and air conditioning roughed in	2
Exterior Finish	Siding, trim, garage doors	7
	Masonry (including fireplace)	7
Carpentry and Painting	Sheetrock	5
	Doors, trim, millwork	11
	Painting	6
Fixtures and Completion	Appliances, doors, mirrors	3
	Plumbing fixtures set	3
	Electric complete	2
	Flooring throughout (carpet, vinyl, hardwood, etc.)	6
	Hardware	1
	Walks, drive, patios	3
	Grading and landscaping	1
	Clean up	1
	AC Compressor set	3

Percent complete schedules utilized by GCAD are shown below. The indicated value is based on the percentage of cost which is determined by the class of the structure. Appraisers measure and classify each structure, typically at the 40% to 50% complete stage, and appropriate estimates of value determined.

Description of Completion	% Complete January 1	Indicated Values
Foundation laid; no exterior wall framing	5 – 15%	Identify plan & class or 20% of permit value
Exterior and other load bearing walls framed in	15 – 30%	Measure structure & class building
Roof and exterior wall coverings in place	40 – 50%	Measure structure & class building
Windows and doors in place, coat of primer paint	50 – 60%	Measure structure & class building
Interior walls and ceiling in place	60 – 70%	Measure structure & class building
Millwork and cabinets in place	70 – 80%	Measure structure & class building
Walls and ceiling painted or otherwise finished	80 – 90%	Measure structure & class building
Hardware in place, floor covered or finished, clean-up	90 – 100%	Measure structure & class building