



IMPROVEMENT CLASSIFICATION A FRESH LOOK





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Course "To Do" List

- What is Classification?
- How are Structures Classified?
- Residential Classification System
- Commercial/Industrial Improvements Classification System
- Rural Buildings Classification System
- Manufactured Housing Classification System
- Exam



Course Rules

- 10 Hour Course
 - 1 hour max of class time can be missed
- Class time:
 - Monday 8:30 am 4:00 pm
 - Tuesday 8:30 am to 12:00 pm (exam at 11 am)
- Breaks will be taken frequently
- Cell Phones—place on silent or vibrate, or turn them off



Special Needs / Emergencies

- Notify instructor of any special circumstances surrounding your class attendance / participation



Student Networking / *Introductions*



Section 1

Classification Overview



Overview—Mass Appraisal Goal

- The goal of any mass appraisal program in all jurisdictions is to ***achieve assessment equity***
- A cornerstone to achieving this goal is to have:
 - Fundamentally sound property appraisals
 - Consistent property appraisals.



Overview—Cost Approach

- For the majority of properties in Alabama
 - The Cost Approach to estimating property value is used overwhelmingly for most types of improvements
- The appraiser must make several “judgments” about the property improvement
 - Condition estimates
 - Interior amenities
 - **Construction materials usage and quality.**



Overview—Property Classification

- One of the hardest things we do is to classify improvements
- Whether it is a house, a barn, a garage, a commercial store or an industrial building
 - We are expected to place the correct class on it
- **Class is one of the components that determine the value of the improvement.**



Overview—Classification, Generally

- In general, buildings can be classified in much the same manner as automobiles in their basic form
 - Namely, by their:
 - Design
 - Quality of materials
 - Quality of workmanship
 - These components generally reflect cost



General Classification Example





Overview—Classification, Generally

- When evaluating a new vehicle, we look at:
 - The interior
 - The lines of the vehicle
 - The bells and whistles that are on it
 - We pop the hood to make sure it has an engine
 - We may even kick the tires
- We are essentially appraising that vehicle to determine what it should be worth.



Overview—Classification, Generally

- The same process occurs when we are appraising an improvement
 - We measure the square footage of the building
 - We list all the amenities
- What we are doing is determining the **quality of the materials** and the **workmanship** that has gone into the product
 - The quality of materials and workmanship generally reflects costs



Overview—Proper Classification

- Classifying properties requires:
 - A basic knowledge of construction to be able to readily identify what is high quality and what is poor quality construction
 - Knowledge of what materials, when assembled into various parts of a structure, form expensive or inexpensive construction
 - The ability to recognize the difference between good and bad workmanship.



What is Classification



What is Classification?

- Classification can be defined in various ways
- Some of the more interesting definitions include:
 - The systematic placement of items into groups based on pre-established criteria
 - The act of distributing things into classes or categories of the same type
 - The categorization of objects according to their qualities or extrinsic information attributed to them to help in their management



What is Classification?

- The definitions all center on classification being the art of categorizing objects into groups based on some similar characteristic upon which they are alike.
- In Alabama, we group properties into classes based on the characteristics inherent on a property *(see chart on next slide)*



Classification Categories

Land	Improvements
Urban	Residential
Commercial	Commercial
Industrial	Industrial
Residential	Miscellaneous
Rural	
Agricultural	
Non-Agricultural	



Classification Skills, Revisited...

- Classifying improvements requires many skills:
 - A basic knowledge of construction to be able to readily identify what is good or what is bad construction
 - Knowledge of what materials, when assembled into various parts of a structure, form expensive or inexpensive construction
 - The ability to recognize the difference between good and bad workmanship.



Classification—Training Required

- Recognizing good and bad workmanship requires:
 - Classroom training
 - ADOR training thru CGS
 - IAAO courses
 - Appraisal Institute courses
 - Others (like this preconference class)
 - On the job training in the field
 - By someone who is both skilled and knowledgeable.



Construction Quality

- The quality of the materials and workmanship used in constructing an improvement, together with its design elements, will influence its cost new.



Construction Quality

- Construction quality, and the associated improvement quality grade assigned is a **composite characteristic**
 - Composite of:
 - Interior & Exterior
 - Materials & Workmanship
 - Architectural design
 - **Describes the cumulative effects of workmanship, the cost of materials, and the individuality of design used in constructing an improvement.**



Construction Quality

- Although the construction quality of individual components of an improvement may vary
 - The overall construction quality tends to be consistent for the entire residence
 - The builder will normally install components that tend to be of consistent quality and that will complement each other.



Quality of Workmanship

- Easily observed in an inspection of the property
- Good quality workmanship is evidenced by:
 - Plumb vertical surfaces
 - Level horizontal surfaces
 - Perfectly mitered trim joints
 - Smooth interior surfaces on walls and ceilings
 - Properly located and installed mechanical systems
- **Indicates overall pride in workmanship**



Quality of Materials

- Easily observable during an inspection of the property
- Primary indicators of material quality are:
 - Type and spacing of framing members
 - Type and grade of interior and exterior finishing materials
 - Type and grade of plumbing and electrical fixtures
 - Type and grade of mechanical systems.



Design of Improvement

- Design is an indicator of quality of construction
- Average or low quality improvements use:
 - Simple building footprint
 - Unremarkable roof lines
 - Simple or standard floor plans
 - Little or no exterior decorative millwork
 - Basic interior trim.



Design of Improvement

- Higher quality designed improvement have:
 - More elaborate building footprint
 - Custom designed floor plans
 - Higher pitched roofs with more than one roof line
 - Decorative exterior millwork and masonry
 - Detailed interior design characteristics
 - Built-ins
 - Trim work
 - Etc.



Classification Criteria

Designed Use

Construction Type

Construction Quality

Floor area

Structure Shape

Story Height



Understanding Improvement **Classification**



Types of Improvements

- In the Alabama Appraisal Manual, buildings are segregated or classified by type of improvement:
 - Residential
 - Commercial
 - Agricultural and miscellaneous improvements



Types of Improvements

- Improvements can be classified based on the use for which they were constructed

Residential	Industrial
Single- family	Warehouse
	Light manufacturing
	Heavy manufacturing

Rural	Commercial
Barn	Retail store
Grain storage	Office Building
	Bank
	Restaurant



Average Quality Improvements

- The Alabama Appraisal Manual summarizes the elements of construction quality that are **“typical” of the average type of improvement**
- **The average type of improvement has been assigned a “D” class**
- Construction characteristics:
 - Built with average quality materials
 - Built with average workmanship.



Better or Worse Quality

- Deviations from the average quality examples:
 - Class “C” or “B” improvements
 - The judgment is that the improvements use higher quality, hence more costly, building materials and workmanship than the typical average quality
 - Class “E” and “F,” improvements
 - The judgment is that the improvements use lower quality, hence lower cost, building materials and workmanship than the typical model.



Classification Note

- When considering improvement classes
 - Keep in mind that the grades are judgments of the cost of the materials, workmanship, and design used in construction
- The class assignment does not necessarily indicate an improvement is inferior or superior to an improvement assigned a different grade.
- *Whether a building is pretty or ugly is not an acceptable criterion for assigning class*



Learning to Classify *Improvements*



Learning to Classify Improvements

- Requires a basic knowledge of construction
 - What is Good? What is Bad?
- Requires a basic knowledge of Materials
 - What materials form expensive or inexpensive construction , when assembled into various parts of a structure
- Requires the ability to recognize the difference between good and bad workmanship



Break Time

10 Minutes



Classification & Materials

Quiz #1



Section 2

Construction Materials and the Unit System



The Unit System



The Unit System

- The purpose of the Alabama Appraisal Manual is to enable the user to obtain through the unit system **the replacement cost new of structures and to apply depreciation to these structures**



Replacement Cost

- “Replacement cost” is defined as the owner’s expense, direct and indirect, to replace a structure or other improvement to a property with one of equal utility



Unit System Basics

- The unit system uses a “cost index” to factor the base year cost to current cost
 - *Base Year Cost*: is as of the effective date of the Alabama Appraisal manual
 - *Current cost*: is the effective date of the county appraised value
- The system is based on the square foot method, which is generally recognized as the most practical way of determining replacement cost



Appraisal System Calculation

- The primary factors involved are:
 1. Total Square Foot Area
 2. Base Cost Per Square Foot
 3. Cost of Extra Features
 4. Construction Class
 5. Location Index



Classification & Materials

BUILDING CALCULATIONS	
BLDG. CLASS	C0
CONST. UNITS	101
BASE RATE	63.87
ADJ. RATE	64.51
TAA	2,173
SUBTOTAL	140,180
EXT. FEAT.	18,810
BASE COST	158,990
INDEX	1.00
REPL. COST	158,990
COND. %	93%
VALUE	147,861
MKT ADJUSTMENT	1
FINAL VALUE	147,900



The Basic Structure of a House





The Basic Structure of a House

1. Foundation
2. Exterior Walls
3. Roof Type
4. Roof Materials
5. Floors
6. Interior Finish
7. Plumbing
8. Adjustments



Component Construction Units

- Cost per square foot of an improvement will depend upon both the size of the improvement, and choice of materials used in construction
- A construction unit is a degree of weight expressed by a number of points / units to reflect the cost of the component to the cost of the total structure
- The unit values will differ, depending on the type of material used



Component Construction Units

- The construction units assigned to each component has a direct impact on improvement value
- For a detailed listing of each construction material, please refer to the appendix of the Alabama Appraisal Manual



1. Foundations

The sub-structure of any building



1. Foundations-Piers

- Piers are either masonry or wood posts





1. Foundations-Slab

- Concrete / Masonry on ground or very near ground level





1. Foundations-Continuous Wall

- The foundation, whether it be masonry or wood, continues around the perimeter of the building





1. Foundations-Pilings

- May be concrete, steel, or timber, driven into unstable soil to a point where they will have proper bearing qualities that will support their share of the structure's load
- Piling may be driven as single units or in "clusters"



1. Foundations-Pilings Examples





1. Foundations-Pilings Examples





Exterior Walls

The materials involved in the walls or external vertical perimeter of a structure



2. Exterior Walls-Aluminum Siding

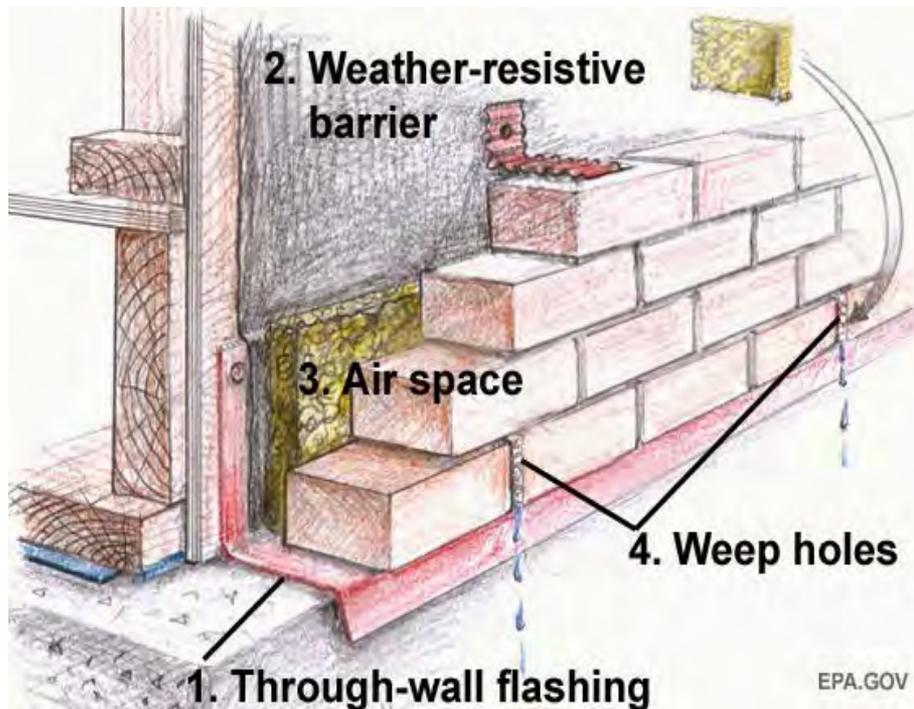
- Aluminum sheet metal fabricated into panels and applied as horizontal or vertical siding over sheathing or any other wall covering





2. Exterior Walls-Brick on Wood

- Refers to brick veneer installed over wood framing





2. Exterior Walls-Cedar, Rough

- Light weight cedar board siding installed over sheathing





2. Exterior Walls-Cedar, Beveled

- A medium weight beveled cedar board siding that is applied horizontally over sheathing
- A rabbeted bevel cut allows this siding to be lapped over the lower board with half the board width exposed





2. Exterior Walls-Cedar, Lap

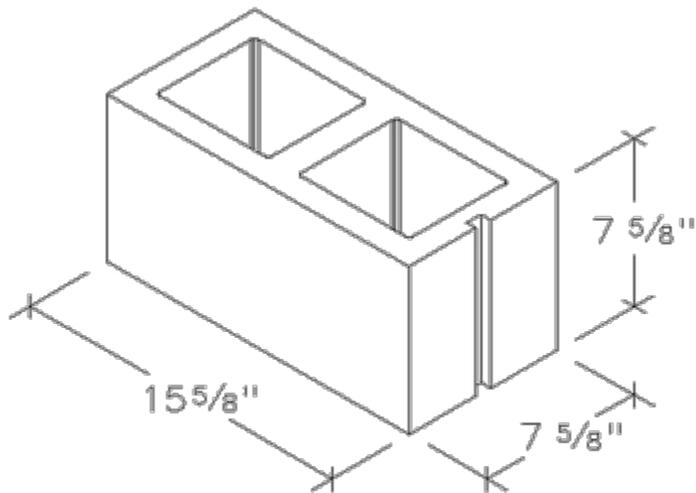
- Light weight cedar board siding installed over sheathing





2. Exterior Walls-Concrete, Block 8"

- Refers to a wall of 8" concrete block with no finish





2. Exterior Walls-Concrete, Precast Plain

- A concrete wall system which is shop fabricated and field assembled
- Wall panels are attached to a concrete or steel framework and left unfinished





2. Exterior Walls-Concrete, Tilt-up

- A concrete panel wall, which is cast in forms on the ground, once cured, tilted to the vertical position and set in place



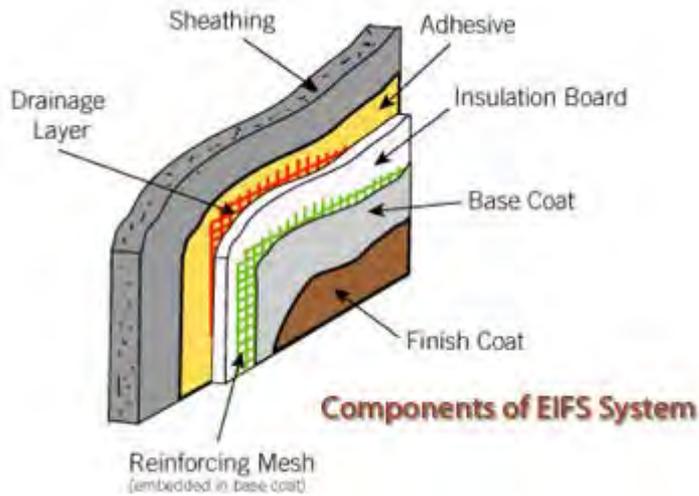


2. Exterior Walls-Dryvit

- Exterior insulating finish system or EIFS
- Refers to polystyrene insulation board finished with a troweled on plaster material in a variety of textures and colors
- This wall system is usually applied to exterior grade gypsum sheathing over wood or steel studs
- This wall system may be applied to older buildings over concrete, concrete block, brick or stucco



2. Exterior Walls-Dryvit





2. Exterior Walls-Hardboard Lap

- Horizontal siding boards manufactured from wood fibers and nailed over sheathing
- The boards are usually 8" or 12" wide and come in 16' lengths





2. Exterior Walls-Hardie Plank

- Fiber Cement Siding



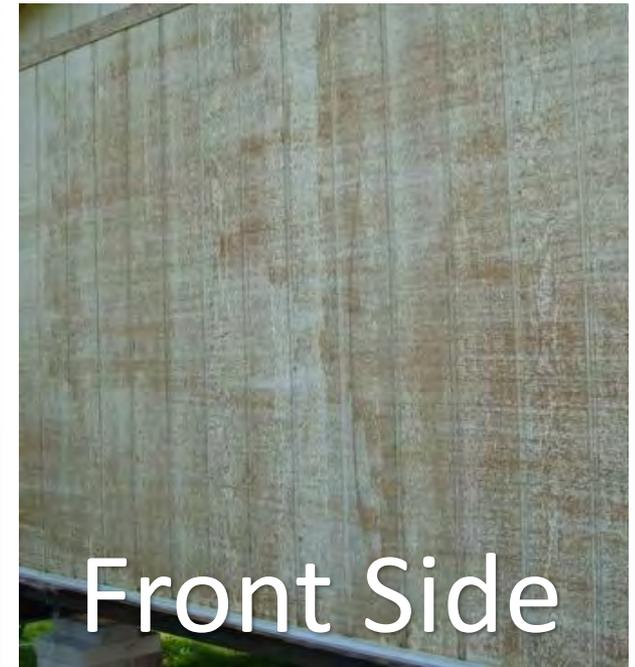


2. Exterior Walls-Masonite 4 X 8

- Siding manufactured from wood fibers usually in 4'x8' sheets
 - It may have grooves or reverse B&B patterns or a wood texture finish



Back Side



Front Side



2. Exterior Walls-Metal Corrugated

- Refers to single wall sheet metal siding





2. Exterior Walls-Artificial Stone

- A light weight concrete molded and colored to resemble natural stones and used as a wall covering veneer





2. Exterior Walls-Vinyl Siding

- Sheet vinyl fabricated into panels and applied as a horizontal or vertical siding over sheathing or any other wall covering





2. Exterior Walls-Wood Frame Stucco

- Type of wall formed by applying cement stucco to a framework of wood with wire or wood lath





2. Exterior Walls-Wood & Sheathing

- Refers to any type of wood siding installed over sheathing





Roof Types

The shape and the framing involved



3. Roof Type-A Frame

- A building system with sloping side members which act as both walls and roof





3. Roof Type-Bar Joist Metal

- Refers to a long span of open web steel joists covered by metal decking
 - A long span joists with wood or wood fiber decking is also included in this classification





3. Roof Type- Bar Joist Wood

- Lightweight, metal joists, supporting a wood deck
 - The span of these joists is limited due to their lightness and depth
 - Bar joists limit roof shape to flat or shed





3. Roof Type- Concrete Pre Stressed

- A roof made from concrete panels which have been made up elsewhere, and erected in place with cranes
 - This type of roof is either flat or shed in shape and requires a roofing material to make it watertight





3. Roof Type- Flat / Shed

- Refers to either a flat roof or one with a pitch to one direction





3. Roof Type- Gambrel

- A ridged roof with two slopes on each side, the lower slope having the steeper pitch





3. Roof Type- Hip / Gable

- The hip roof is pitched in several planes while the gable is in two directions





3. Roof Type- Mansard

- A roof having two slopes on all four sides, with the lower slope almost vertical and the upper almost horizontal





3. Roof Type- Steel Frame Rigid Insulation

- Steel framing covered by a steel deck and topped with rigid insulation





3. Roof Type- Steel Trusses

- Made up of various shapes of steel members, either bolted or welded together, and which can, due to strength of steel and depth of truss, cover large spans in either flat, hip, gable, deck, mansard, monitor or gambrel shapes





3. Roof Type-Wood Truss Wood Deck

- Wood trusses with plywood decking engineered for commercial applications
 - Heavier lumber used in these trusses allow for longer unsupported spans
 - The most popular roof shapes for these trusses are flat and gable





Roof Materials

The finished, or wearing surface of a
roof



4. Roof Material- Asphalt Shingles

- Composition shingles that come in strips
 - This material is fastened down with nails to some type of sheathing





4. Roof Material- Asphalt Shingles HV

- Composition shingles that are heavier than standard shingles - over 235 lb. per square





4. Roof Material- Built Up Tar & Gravel

- Tar and gravel furnish a wearing surface of gravel embedded in tar which, in turn is hot-mopped over types of composition roofing
- Also, tar and gravel may be placed over concrete, metal or gypsum
 - This process requires a very low pitched or flat roof shape
- Built-up refers to types of composition roofing in layers with mopped tar between



4. Roof Material- Built Up Tar & Gravel





4. Roof Material- Copper

- Sheet copper used as a roofing material over decking





4. Enamel Metal Shingles

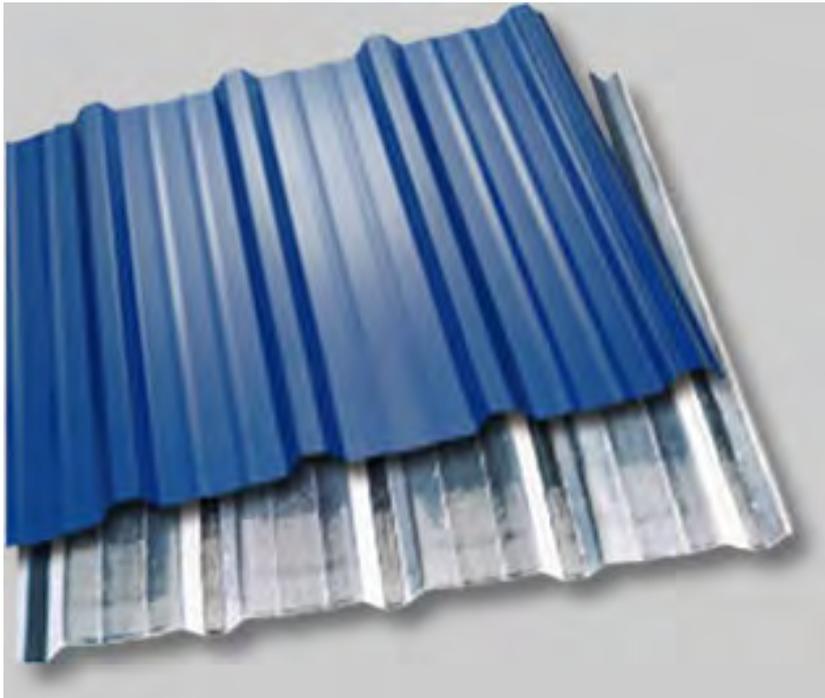
- Refers to metal shingles with an enamel coating





4. Roof Material- Corrugated Metal

- Refers to a wide range of light weight metal 26 gauge or over





4. Roof Material- Standing Seam Metal

- Metal roofing with a formed, standing seam or batten seam





4. Roof Material- Roll Composition

- A roofing material made of compressed fibers saturated with asphalt; supplied in rolls





4. Roof Material- Rubber Membrane

- A single-ply membrane applied over decking: this product can be laid loose with stone ballast, adhered to roof insulation with a bonding adhesive or mechanically anchored





4. Roof Material- Slate

- A natural stone cut for use as a roofing material and installed over decking





4. Roof Material- Cement Tile

- A cement product in either a flat or half-round form which is laid over a built-up surface, and painted to give a long-lasting and durable wearing surface
 - This material requires heavier framing due to its weight





4. Roof Material- Clay Tile

- A half-round clay product which has been kiln baked to a hardness which gives a wearing surface that needs no paint
- This is usually a red color
- A heavier framing is required





4. Roof Material- Wood Shingles

- Any type of split wood shake or sawn shingle used as a roofing material





Flooring

Includes both the sub-flooring (if any) and the finished floor or wearing surface



5. Floors – Carpet & Underlay

- A heavy fabric floor covering usually synthetic fibers, installed over a wood or concrete subfloor





5. Floors – Concrete Asphalt Tile

- Applies to the various composition tiles that are laid over concrete floors, and includes the concrete





5. Floors – Precast Concrete

- Applies to either pre-stressed or poured concrete floors which are suspended; not on the ground or fill





5. Floors – Raised Concrete

- A concrete floor slab poured in a foundation above ground level





5. Floors – Concrete on Grade

- A reinforced concrete slab poured on tamped fill or on the ground





5. Floors – Hardwood

- A layer of hardwood flooring installed over sub-flooring





5. Floors – Hardwood Select

- A premium grade of hardwood flooring





5. Floors – Marble

- An expensive cut stone used as a floor covering over any type subfloor





5. Floors – Parquet

- Refers strictly to wearing surface made up of rather small pieces of hardwood set in patterns or designs over a sub-flooring





5. Floors – Pine, Double

- A layer of pine laid over pine sub-flooring
 - Again, pine refers to softwoods





5. Floors – Plywood

- A single layer of light wood, usually of small thickness, laid on floor joists





5. Floors – Rubber Tile

- Floor coverings made from rubber or vinyl plastic





5. Floors – Slate

- Split slate or other random sized stone set in mortar





5. Floors – Terrazzo

- A flooring material of marble chips or other stone chips set in mortar and polished





5. Floors – Ceramic Tile

- Glazed, ceramic floor tiles set in mortar over any type subfloor





5. Floors – Cork Tile

- Cork tile on concrete or wood subflooring





5. Floors – Quarry Tile

- Unglazed, ceramic floor tiles set in mortar over any type subfloor





5. Floors – Vinyl

- Various types of sheet plastic floor coverings installed over wood or concrete subflooring





5. Floors – Luxury Vinyl Plank

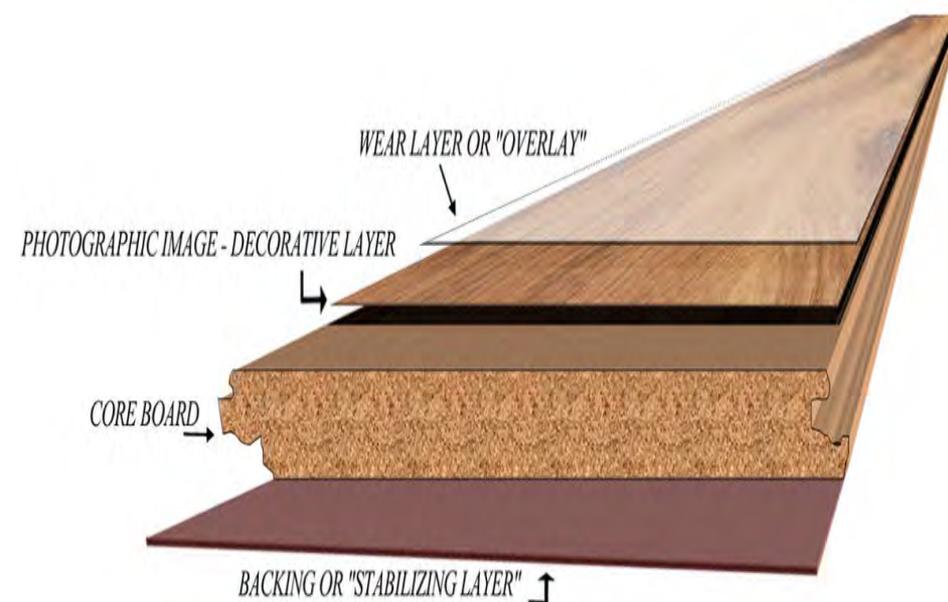
- Various types of sheet plastic floor coverings installed over wood or concrete subflooring





5. Floors – Laminate

- Often similar in appearance to hardwood, this is a multi-layered material with an engineered wood core and simulated wood or other finish





5. Floors – Travertine

- A porous natural stone in the limestone family, which is commonly cut into tile





Interior Finish

Any products used to finish the interior of exterior walls, as well as the inner partitions and ceiling



6. Interior Finish – Unfinished

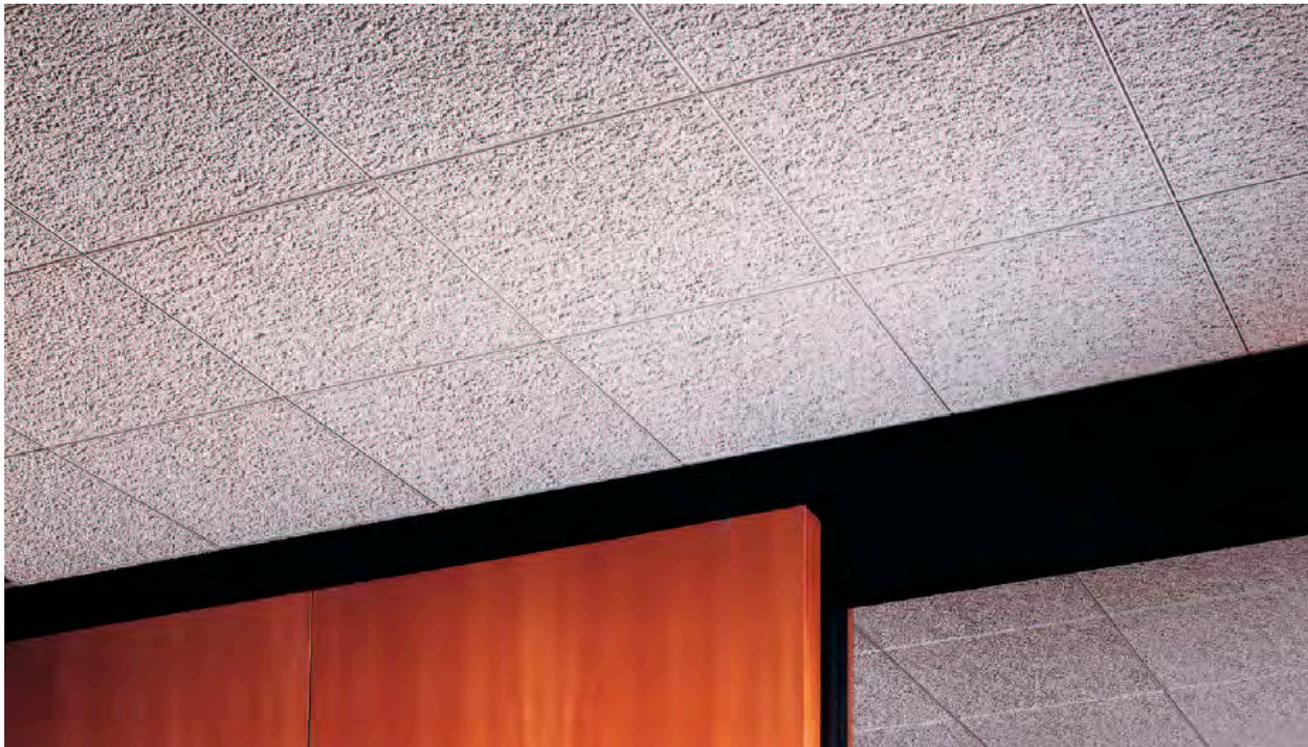
- No paint or finish has been added to the interior





6. Interior Finish – Acoustical Tile

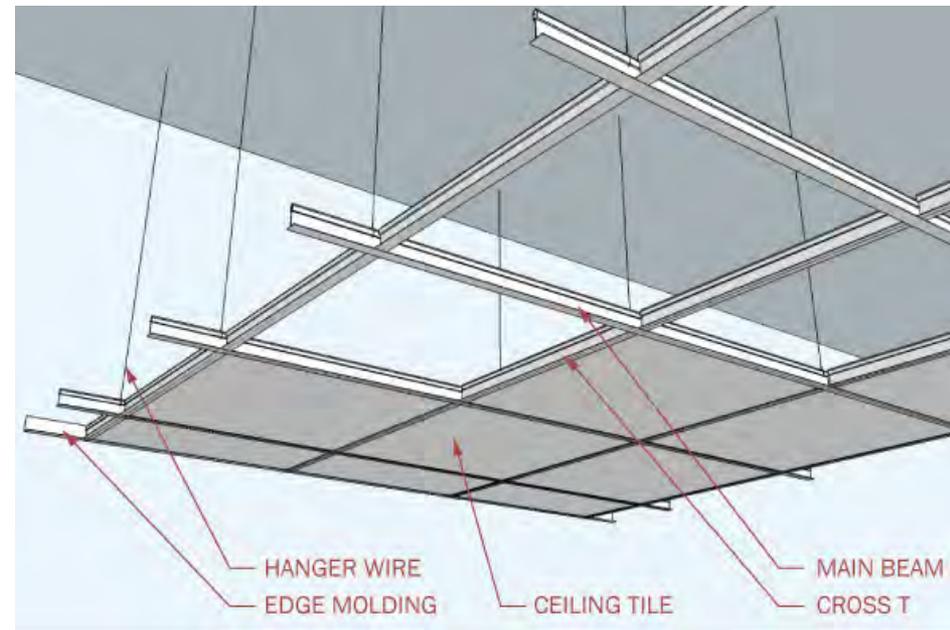
- Glass fiber or mineral fiber acoustical panels attached directly to the framing





6. Interior Finish – Suspended Acoustical Tile

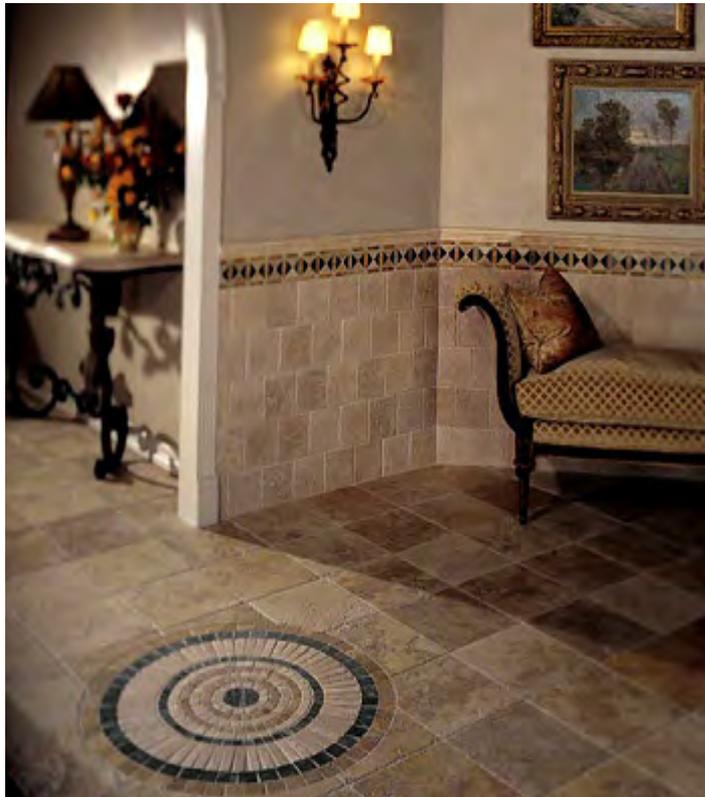
- Glass fiber or mineral fiber ceiling panels suspended in a metal grid framework





6. Interior Finish – Ceramic Tile

- Ceramic or baked clay tile set in grout over some interior wall surface





6. Interior Finish – Drywall

- A gypsum product with paper surfaces
 - It is fastened to studding or furring strips, and requires a seal where joints occur, and only paint as a finish





6. Interior Finish – Insulation

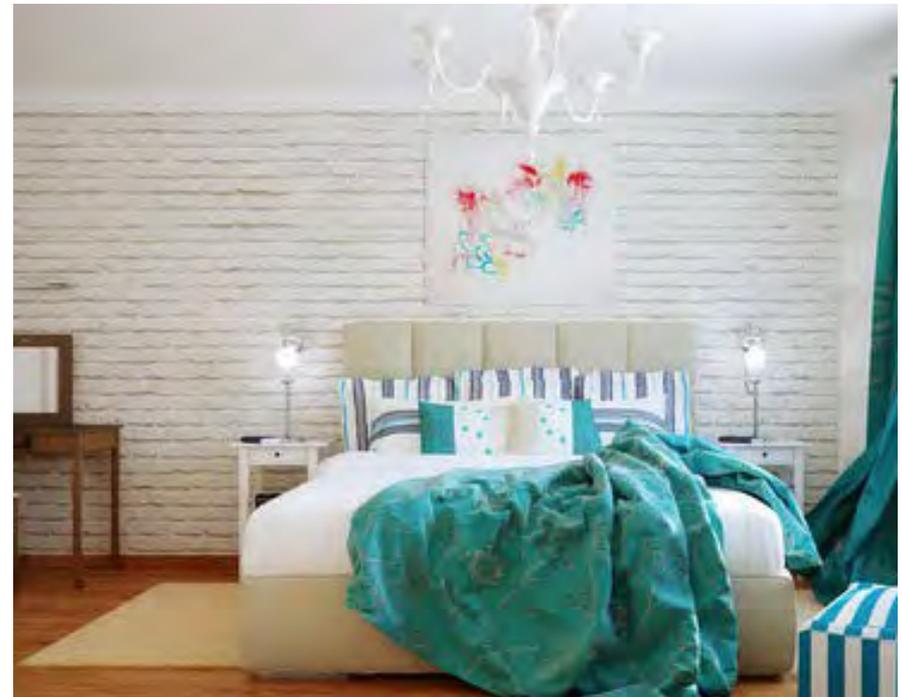
- Interior finish of only faced batts or spray foam insulation





6. Interior Finish – Painted

- No interior finish material is used, except for paint





6. Interior Finish – Plywood

- Softwood veneer plywood panels applied to any type framing
 - This material can be plain veneer, printed/embossed, textured or printed vinyl faced





6. Interior Finish – Wood Panels

- Prefinished hardwood veneer panels, usually 4' x 8', applied to any type of framing





Plumbing



Three Options For Plumbing

- **None**—No plumbing exists
- **Poor**—Few and inexpensive fixtures such as would be found in low-class residences, or in utility structures of some types
- **Average**—Normal plumbing fixtures of average grade



Plumbing

- When grading plumbing, remember, that:
 - This has no bearing on number of fixtures
 - Refers to the quality of fixtures and the system
- Plumbing (bathrooms) will be referenced again later when the improvement classifications are discussed later in this class



Break Time

10 Minutes



Classification & Materials

Quiz #2



Section 3

Residential Classification



Residential Classification System

- Employs six regular classes and one special class
- All classes can further be adjusted by using plus (+) and minus (-) classification
- The classes are given letter designations starting with "SS" and ending with "F"
 - "SS" being the highest
 - "F" being the lowest
 - "D" is the standard or AVERAGE class



Plus / Minus

- Always determine the “straight class” of each improvement
- Sometimes, you’ll notice special exterior and interior features, quality of materials and workmanship
- Adjustments of this type are called *“plus”* or *“minus”* class adjustments



Plus / Minus

- The purpose is to recognize costs due to:
 - Features or quality of workmanship and materials which cannot be expressed in construction units



Plus Adjustments

- For example, one-fourth of an exterior wall is brick veneer and three-fourths is wood frame on sheathing
 - Less than one-quarter of an exterior wall is of a different material but obviously involves an appreciable amount of cost
- It is this type cost that can be recognized by use of a "plus" added to the class



Minus Adjustments

- A "minus" adjustment may be appropriate
 - On a building with a brick veneer exterior when the brickwork is of poor workmanship
- This type thinking can be applied to other variations from the normal involving any component of the structure



Classification & Materials





Age Considerations

- Older houses often cause trouble
- Age does not diminish class
- You must consider what the house was when it was built, not how it looks compared to a new house



Classification & Materials

Built in 1870 was Classed C-





Built in 1870 was Classed C-





Class Relationships



Classification & Materials

TABLE 111 SINGLE FAMILY RESIDENCE

Sq Ft	F-	F0	F+	E-	E0	E+	D-	D0	D+	C-	C0	C+	B-	B0	B+	A-	A0	A+	AA	S-	S0	S+	SS
500	\$41.39	\$45.15	\$47.66	\$50.48	\$53.30	\$56.44	\$59.57	\$62.71	\$65.53	\$68.67	\$72.12	\$76.51											
600	41.07	44.81	47.30	50.10	52.90	56.01	59.12	62.23	65.03	68.14	71.57	75.92	\$81.21										
700	40.76	44.46	46.93	49.71	52.49	55.58	58.67	61.75	64.53	67.62	71.02	75.34	80.59	\$86.15									
800	40.44	44.12	46.57	49.33	52.08	55.15	58.21	61.28	64.03	67.10	70.47	74.76	79.96	85.48	\$91.30								
900	40.13	43.77	46.21	48.94	51.68	54.72	57.76	60.80	63.53	66.57	69.92	74.17	79.34	84.81	90.59	\$97.28							
1,000	39.81	43.43	45.84	48.56	51.27	54.29	57.30	60.32	63.03	66.05	69.37	73.59	78.72	84.15	89.88	96.51	\$103.75						
1,100	39.50	43.09	45.48	48.17	50.87	53.86	56.85	59.84	62.53	65.53	68.82	73.01	78.09	83.48	89.16	95.75	102.93	\$111.31					
1,200	39.18	42.74	45.12	47.79	50.46	53.43	56.40	59.36	62.04	65.00	68.27	72.42	77.47	82.81	88.45	94.98	102.11	110.42	\$122.88				
1,300	38.86	42.40	44.75	47.40	50.05	53.00	55.94	58.89	61.54	64.48	67.72	71.84	76.85	82.15	87.74	94.22	101.28	109.53	121.89	\$138.38			
1,400	38.55	42.05	44.39	47.02	49.65	52.57	55.49	58.41	61.04	63.96	67.17	71.26	76.22	81.48	87.03	93.45	100.46	108.64	120.90	137.26	\$163.54		
1,500	38.23	41.71	44.03	46.63	49.24	52.14	55.03	57.93	60.54	63.43	66.62	70.67	75.60	80.81	86.32	92.69	99.64	107.75	119.92	136.14	162.20	\$194.07	
1,600	37.92	41.37	43.66	46.25	48.83	51.71	54.58	57.45	60.04	62.91	66.07	70.09	74.97	80.15	85.60	91.92	98.82	106.86	118.93	135.01	160.87	192.46	\$235.55
1,700	37.60	41.02	43.30	45.86	48.43	51.28	54.13	56.97	59.54	62.39	65.52	69.51	74.35	79.48	84.89	91.16	98.00	105.97	117.94	133.89	159.53	190.86	233.59
1,800	37.29	40.68	42.94	45.48	48.02	50.85	53.67	56.50	59.04	61.86	64.97	68.93	73.73	78.81	84.18	90.39	97.17	105.08	116.95	132.77	158.19	189.26	231.63
1,900				45.09	47.62	50.42	53.22	56.02	58.54	61.34	64.42	68.34	73.10	78.15	83.47	89.63	96.35	104.19	115.96	131.64	156.85	187.66	229.68
2,000				44.71	47.21	49.99	52.76	55.54	58.04	60.82	63.87	67.76	72.48	77.48	82.76	88.86	95.53	103.31	114.97	130.52	155.51	186.06	227.72
2,100				44.33	46.80	49.56	52.31	55.06	57.54	60.29	63.32	67.18	71.86	76.81	82.04	88.10	94.71	102.42	113.98	129.40	154.17	184.46	225.76
2,200				43.94	46.40	49.13	51.86	54.58	57.04	59.77	62.77	66.59	71.23	76.15	81.33	87.34	93.89	101.53	112.99	128.27	152.84	182.86	223.80
2,300				43.56	45.99	48.70	51.40	54.11	56.54	59.25	62.22	66.01	70.61	75.48	80.62	86.57	93.06	100.64	112.00	127.15	151.50	181.26	221.84
2,400				43.17	45.58	48.27	50.95	53.63	56.04	58.72	61.67	65.43	69.99	74.81	79.91	85.81	92.24	99.75	111.01	126.03	150.16	179.66	219.88
2,500				42.79	45.18	47.84	50.49	53.15	55.54	58.20	61.12	64.84	69.36	74.15	79.19	85.04	91.42	98.86	110.02	124.90	148.82	178.06	217.92
2,600							50.26	52.90	55.29	57.93	60.84	64.54	69.04	73.80	78.83	84.65	91.00	98.40	109.51	124.33	148.13	177.23	216.91
2,700							50.03	52.66	55.03	57.66	60.56	64.24	68.72	73.46	78.46	84.25	90.57	97.94	109.00	123.75	147.44	176.41	215.90
2,800							49.79	52.41	54.77	57.39	60.27	63.94	68.40	73.11	78.09	83.86	90.15	97.49	108.49	123.17	146.75	175.58	214.89
2,900							49.56	52.17	54.51	57.12	59.99	63.64	68.08	72.77	77.73	83.47	89.73	97.03	107.98	122.59	146.06	174.76	213.88
3,000							49.32	51.92	54.26	56.85	59.71	63.34	67.76	72.43	77.36	83.07	89.30	96.57	107.47	122.01	145.38	173.93	212.87
3,500										56.58	59.42	63.04	67.43	72.08	76.99	82.68	88.88	96.11	106.96	121.43	144.69	173.11	211.86
4,000										56.31	59.14	62.74	67.11	71.74	76.63	82.28	88.46	95.65	106.45	120.85	144.00	172.28	210.85
4,500										56.04	58.86	62.44	66.79	71.40	76.26	81.89	88.03	95.20	105.94	120.28	143.31	171.46	209.84
5,000										55.77	58.58	62.14	66.47	71.05	75.89	81.50	87.61	94.74	105.44	119.70	142.62	170.63	208.83
5,500										55.50	58.29	61.84	66.15	70.71	75.53	81.10	87.18	94.28	104.93	119.12	141.93	169.81	207.82
6,000										55.23	58.01	61.54	65.83	70.37	75.16	80.71	86.76	93.82	104.42	118.54	141.24	168.98	206.81



Classification & Materials

Sq Ft	F0	E0	D0	C0	B0	A0	AA	S0	SS
500	\$45.15	\$53.30	\$62.71	\$72.12					
600	44.81	52.90	62.23	71.57					
700	44.46	52.49	61.75	71.02	\$86.15				
800	44.12	52.08	61.28	70.47	85.48				
900	43.77	51.68	60.80	69.92	84.81				
1,000	43.43	51.27	60.32	69.37	84.15	\$103.75			
1,100	43.09	50.87	59.84	68.82	83.48	102.93			
1,200	42.74	50.46	59.36	68.27	82.81	102.11	\$122.88		
1,300	42.40	50.05	58.89	67.72	82.15	101.28	121.89		
1,400	42.05	49.65	58.41	67.17	81.48	100.46	120.90	\$163.54	
1,500	41.71	49.24	57.93	66.62	80.81	99.64	119.92	162.20	
1,600	41.37	48.83	57.45	66.07	80.15	98.82	118.93	160.87	\$235.55
1,700	41.02	48.43	56.97	65.52	79.48	98.00	117.94	159.53	233.59
1,800	40.68	48.02	56.50	64.97	78.81	97.17	116.95	158.19	231.63
1,900		47.62	56.02	64.42	78.15	96.35	115.96	156.85	229.68
2,000		47.21	55.54	63.87	77.48	95.53	114.97	155.51	227.72
2,100		46.80	55.06	63.32	76.81	94.71	113.98	154.17	225.76
2,200		46.40	54.58	62.77	76.15	93.89	112.99	152.84	223.80
2,300		45.99	54.11	62.22	75.48	93.06	112.00	151.50	221.84



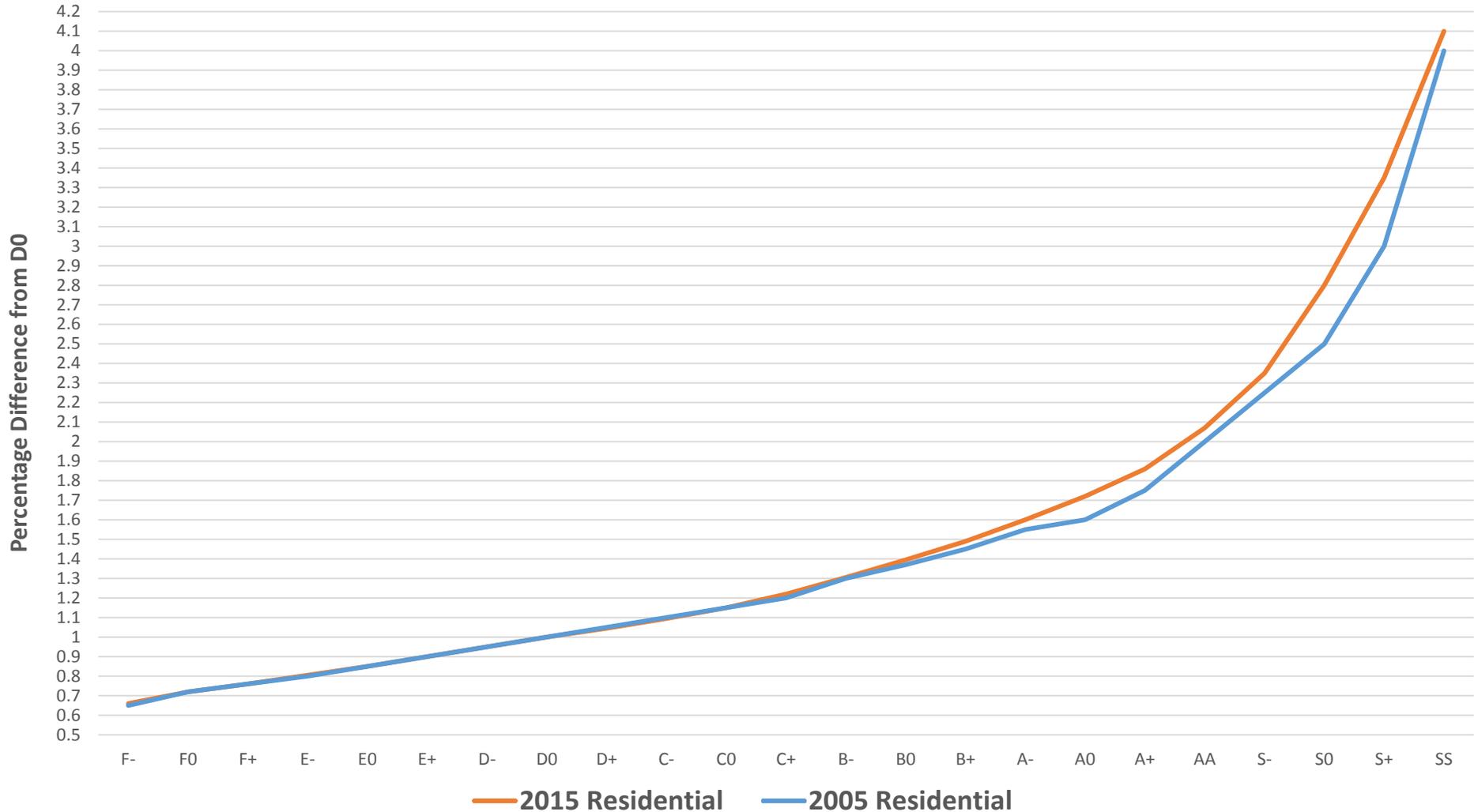
Class Cost Relationships

	72.0%	85.0%	100.0%	115.0%	139.5%	172.0%	207.0%	280.0%	410.0%
Sq Ft	F0	E0	D0	C0	B0	A0	AA	S0	SS
1,500	41.71	49.24	57.93	66.62	80.81	99.64	119.92	162.20	
2,000		47.21	55.54	63.87	77.48	95.53	114.97	155.51	227.72



Classification & Materials

2005 Residential vs. 2015 Residential Curve





Class D “Average”

- Considered the ***“standard”***, or ***average house in Alabama***
- Has more design features than the lower class houses
 - Although it may have been constructed from stock plans
- Material and workmanship are good
- Meets all building code requirements and mortgage loan standards



Class "D" Sample 1 Exterior





Class "D" Sample 1 Great room





Class "D" Sample 1 Bathroom





Class "D" Sample 1 Kitchen





Class "D" Sample 2





Class "D" Sample 2 Great room





Class "D" Sample 2





Class "D" Sample 2





Class "D" Sample 3





Class "D" Sample 3





Class "D" Sample 3





Class "D" Sample 3





Class "D" Sample 4





Class "D" Sample 4 Great Room





Class "D" Sample 4 Great Room





Class "D" Sample 4





Class "D" Sample 4





Class "D" Sample 5





Class "D" Sample 5





Class "D" Sample 5





Class "D" Sample 5





Class "D" Sample 6





Class "D" Sample 6



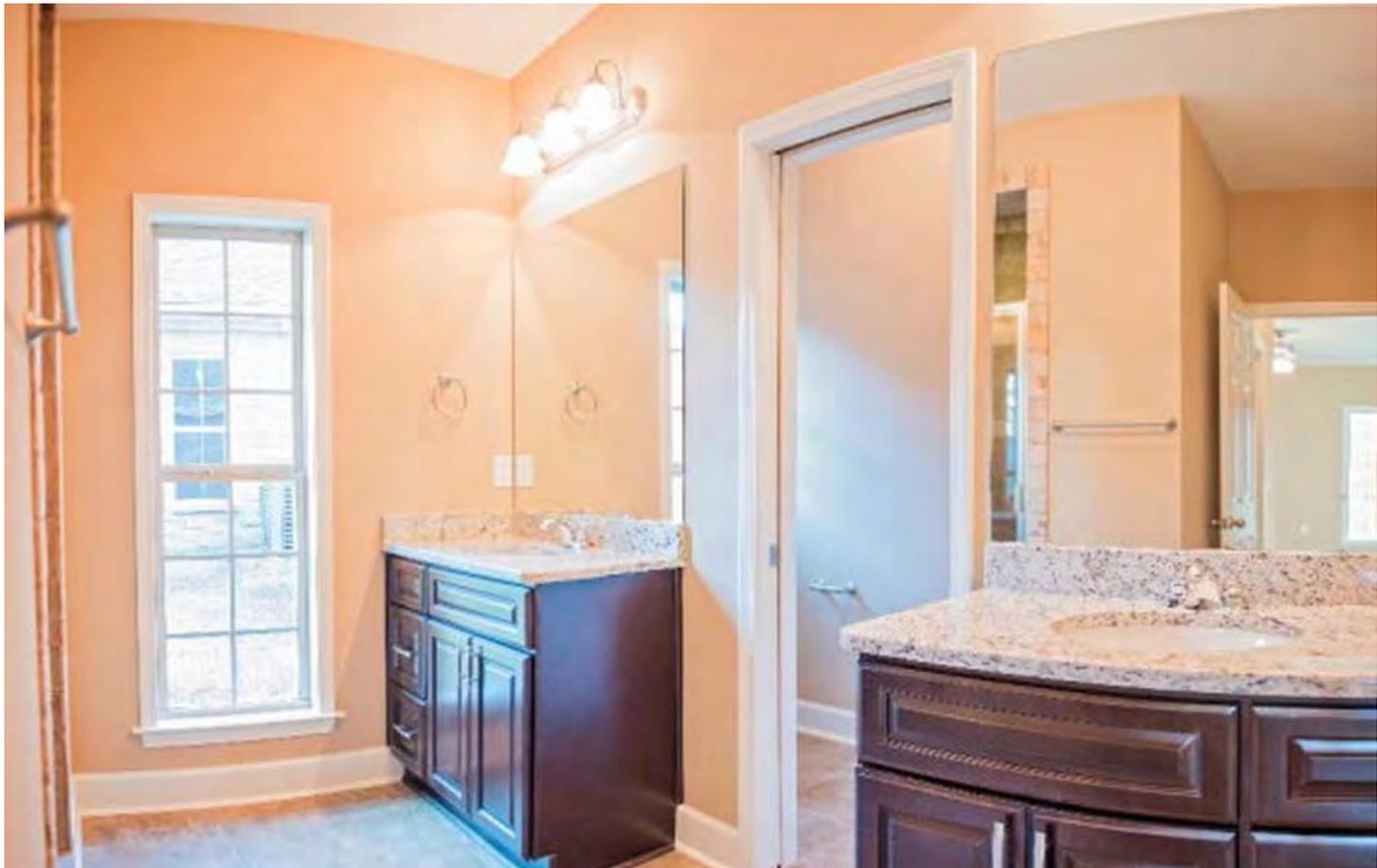


Class "D" Sample 6





Class "D" Sample 6





Class "D" Sample 6





Class "D" Sample 7





Class "D" Sample 7





Class "D" Sample 7





Class "D" Sample 7





Class "D" Sample 7





Class "D" Sample 8





Class "D" Sample 8





Class "D" Sample 8





Class "D" Sample 8





Class "D" Sample 8





Class E

- Considered slightly below “average or fair
- Usually built from stock plans by contractors
- Plumbing is of medium grade
- Adequate power outlets, but not excessive
- Closets and cabinets are adequate but not excessive



Class "E" Sample 1





Class "E" Sample 2





Class "E" Sample 3





Class "E" Sample 3





Class "E" Sample 3





Class "E" Sample 3





Class F

- Low cost or poor type of structure
- Generally is a one-story, square or rectangular building of some simple design
- Constructed for its utility, no thought given to its design or appearance
- Often owner built without formal plans
- Used materials are often utilized
- Does not meet requirements for loan purposes



Class "F" Sample 1





Class "F" Sample 2





Class "F" Sample 3





Back to Average - Class "D"





Back to Average - Class "D"





Back to Average - Class "D"





Back to Average - Class "D"





Back to Average - Class "D"





Class C

- *The most commonly built house in Alabama*
- Good, better-than-average construction
- Generally contain more living area than houses of lower classes
 - Are located in a good residential section
- Workmanship is of a skilled nature
- Plumbing fixtures are better than average
- There will be many closets and cabinets



Class "C" Sample 1





Class "C" Sample 1





Class "C" Sample 1





Class "C" Sample 1





Class "C" Sample 2





Class "C" Sample 2





Class "C" Sample 2





Class "C" Sample 2





Class "C" Sample 2





Class "C" Sample 3





Class "C" Sample 3





Class "C" Sample 3





Class "C" Sample 3





Class "C" Sample 3





Class "C" Sample 4





Class "C" Sample 4





Class "C" Sample 4





Class "C" Sample 4





Class "C" Sample 4





Class "C" Sample 4





Class "C" Sample 5





Class "C" Sample 5





Class "C" Sample 5





Class "C" Sample 5 Dining Room





Class "C" Sample 5





Class "C" Sample 5





Class "C" Sample 5





Class "C" Sample 6





Class "C" Sample 6



*As previously built



Class "C" Sample 6



*As previously built



Class "C" Sample 6





Class "C" Sample 6





Class "C" Sample 7





Class "C" Sample 7





Class "C" Sample 7





Class "C" Sample 7





Class "C" Sample 7





Class "C" Sample 7





Class "C" Sample 7





Class "C" Sample 7





Class "C" Sample 8





Class "C" Sample 8





Class "C" Sample 8





Class "C" Sample 8





Class "C" Sample 8





Class "C" Sample 8





Class "C" Sample 9





Class "C" Sample 9





Class "C" Sample 9 Dining Room





Class "C" Sample 9





Class "C" Sample 9





Classification & Materials

Class "C" Sample 9





Class "C" Sample 10





Class "C" Sample 10





Class "C" Sample 10





Class "C" Sample 10





Class "C" Sample 11





Class "C" Sample 11





Class "C" Sample 11





Class "C" Sample 11





Class "C" Sample 11





Class "C" Sample 11





Class "C" Sample 11





Class B

- Expensive type of residence
 - Generally custom designed and built for the owners
- Ornate trim around eaves, gables, and entrance
- Foundation and frame conform with good engineering practices
- Material and workmanship is of high quality and the building fulfills all requirements of building codes and of lending agencies



Class "B" Sample 1





Class "B" Sample 1





Class "B" Sample 1





Class "B" Sample 2





Classification & Materials

Class "B" Sample 2





Class "B" Sample 3





Class "B" Sample 3





Classification & Materials

Class "B" Sample 3





Class "B" Sample 3





Class "B" Sample 4





Class "B" Sample 4 Great Room





Class "B" Sample 4 Dining Room





Class "B" Sample 4 Laundry Room





Class "B" Sample 4





Class "B" Sample 4





Class "B" Sample 4





Class "B" Sample 4



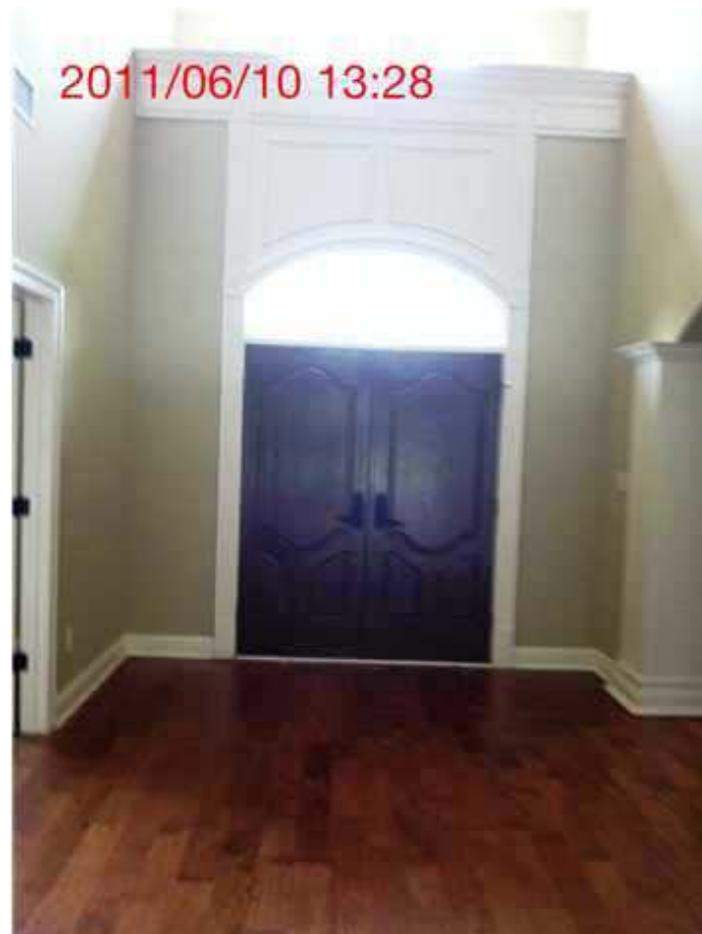


Class "B" Sample 5





Class "B" Sample 5





Class "B" Sample 5





Class "B" Sample 5





Class "B" Sample 5





Class "B" Sample 5





Class "B" Sample 5





Class "B" Sample 6





Class "B" Sample 6





Class "B" Sample 6 Breakfast "Nook"





Class "B" Sample 6





Class "B" Sample 6





Class "B" Sample 6





Class "B" Sample 6





Class "B" Sample 6





Class A & AA

- Represents the ultimate of homes built of *ordinary* materials
- Craftsmanship is highly skilled with architectural supervision
- Buildings of this type far surpass the building codes and standards of mortgage loan agencies



Class "A" Sample 1





Class "A" Sample 1





Class "A" Sample 1 Basement





Class "A" Sample 1





Class "A" Sample 1 Bonus Room





Class "A" Sample 1





Class "A" Sample 1 Sewing Room





Class "A" Sample 1 Dining Room





Class "A" Sample 1 Master Suite





Class "A" Sample 1





Class "A" Sample 1





Classification & Materials

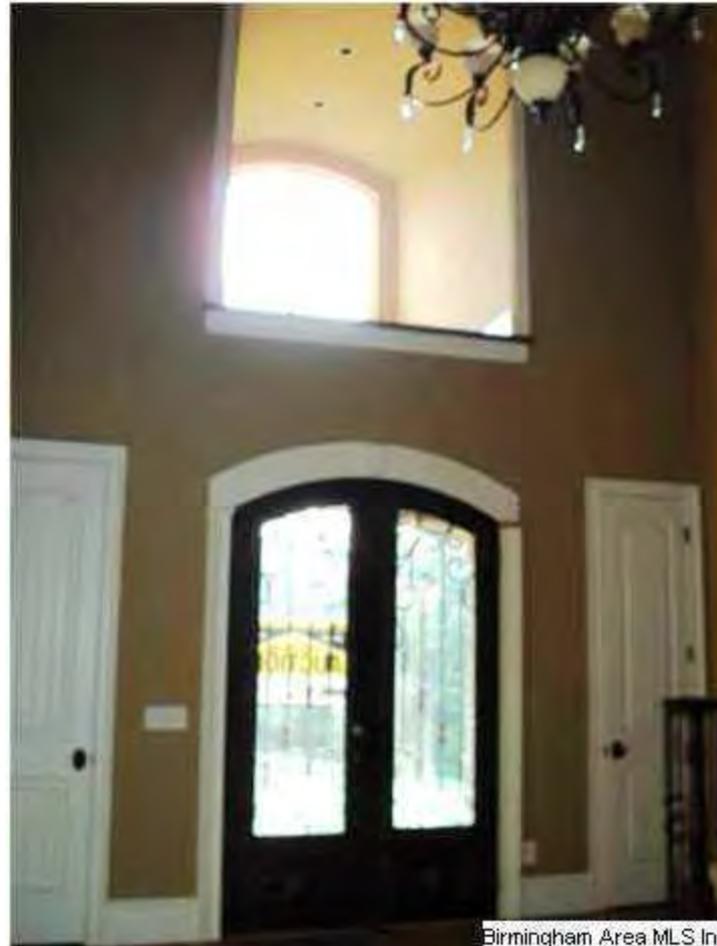
Class "A" Sample 2



Birmingham Area MLS Inc



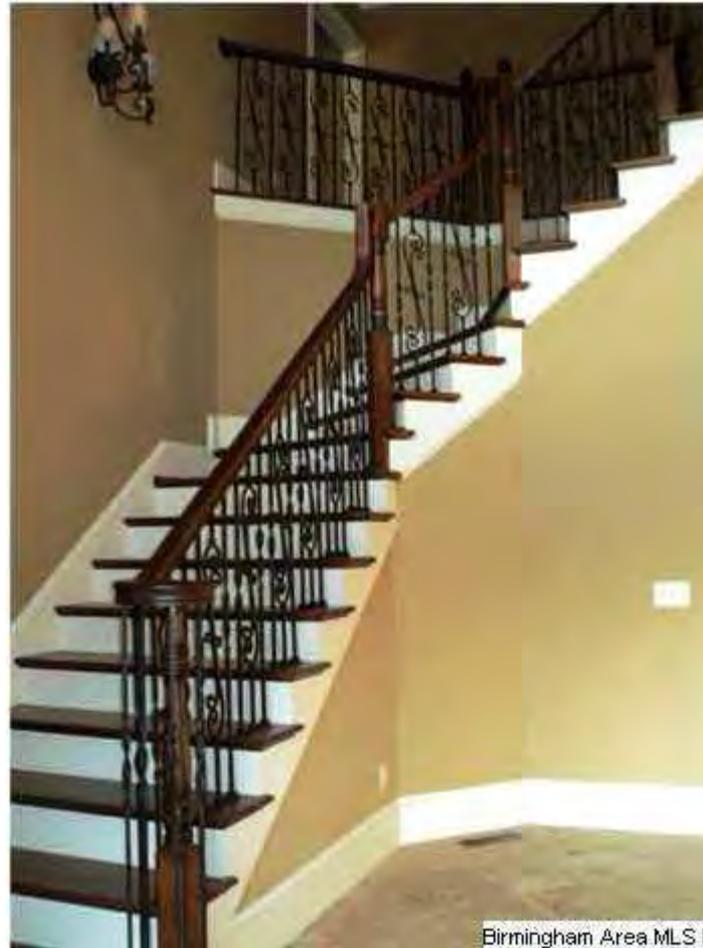
Class "A" Sample 2



Birmingham Area MLS Inc



Class "A" Sample 2



Birmingham Area MLS In



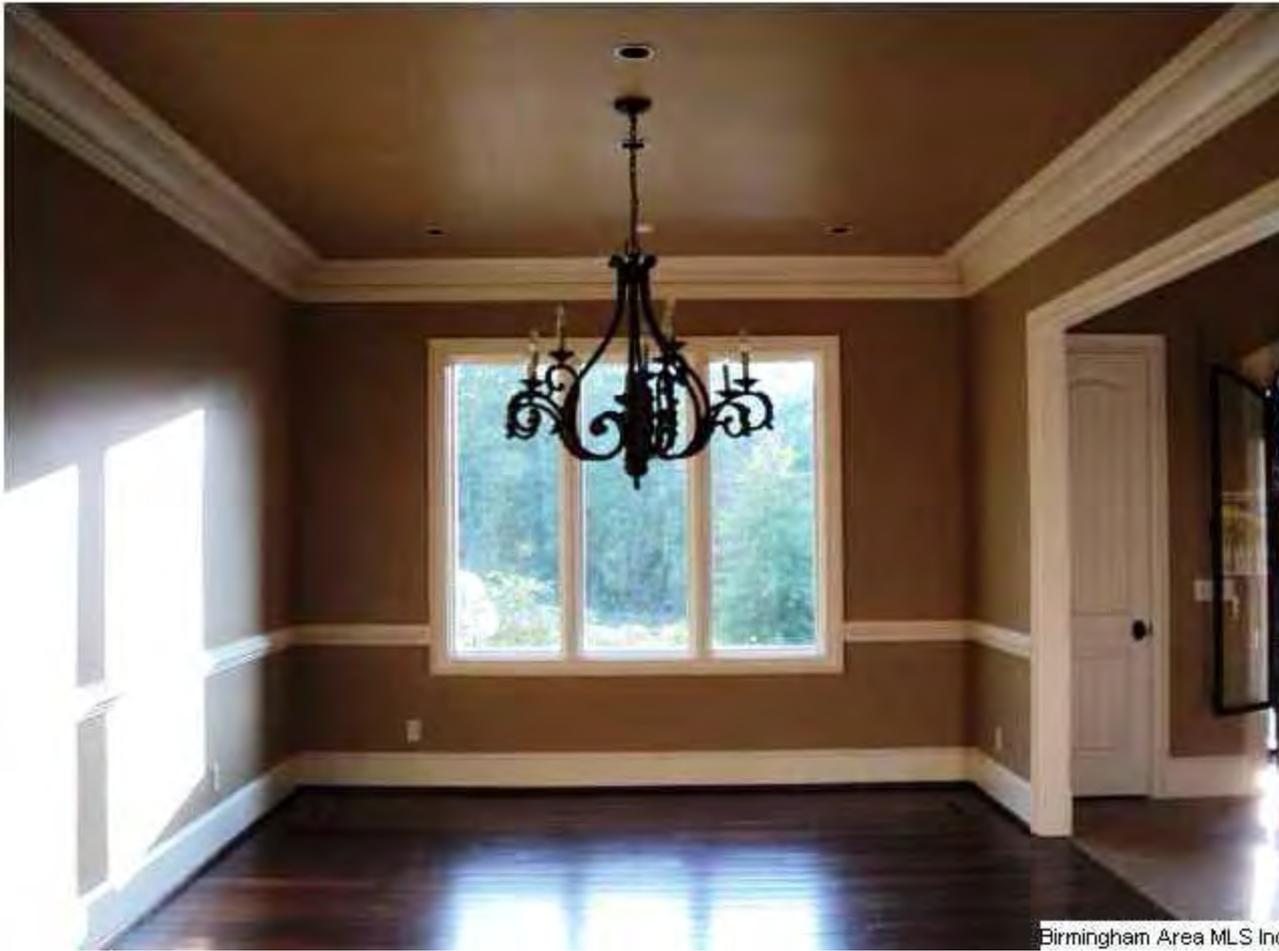
Class "A" Sample 2



Birmingham Area MLS Inc



Class "A" Sample 2 Dining Room



Birmingham Area MLS Inc



Class "A" Sample 2



Birmingham Area MLS Inc



Class "A" Sample 2



Birmingham Area MLS Inc



Class "A" Sample 3





Class "A" Sample 3





Class "A" Sample 3





Class "A" Sample 3 Den





Class "A" Sample 3 Eat In Kitchen





Class "A" Sample 3





Class "A" Sample 3





Class "A" Sample 3 Wet Bar





Class "A" Sample 3 Wine Room





Class "A" Sample 4





Class "A" Sample 4





Class "A" Sample 4 Back Porch





Class "A" Sample 4





Class "A" Sample 4





Class "A" Sample 4 Custom Lights





Class "A" Sample 4 Eat In Kitchen





Class "A" Sample 4





Class "A" Sample 4





Class "A" Sample 4





Class "A" Sample 4





Class "A" Sample 4





Class "A" Sample 4





Class "A" Sample 4





Class "A" Sample 5





Class "A" Sample 5





Classification & Materials

Class "A" Sample 5





Class "A" Sample 5





Class "A" Sample 5





Classification & Materials

Class "A" Sample 5 Basement Kitchen





Class "A" Sample 5





Class "A" Sample 5 Guest Bathroom





Class "AA" Sample 1





Class "AA" Sample 1





Class "AA" Sample 1





Class "AA" Sample 1





Class "AA" Sample 1





Class "AA" Sample 1





Class "AA" Sample 2





Class "AA" Sample 2





Class "AA" Sample 2 Dining Room





Class "AA" Sample 2





Class "AA" Sample 2





Class "AA" Sample 2





Classification & Materials

Class "AA" Sample 2





Class "AA" Sample 2





Class "AA" Sample 2





Class S & SS

- Indicates Superior Residential Construction
- Residences of this class are luxury homes or “mansions”
- These homes are the ultimate in terms of
 - Materials (often imported)
 - Craftsmanship
 - Cost

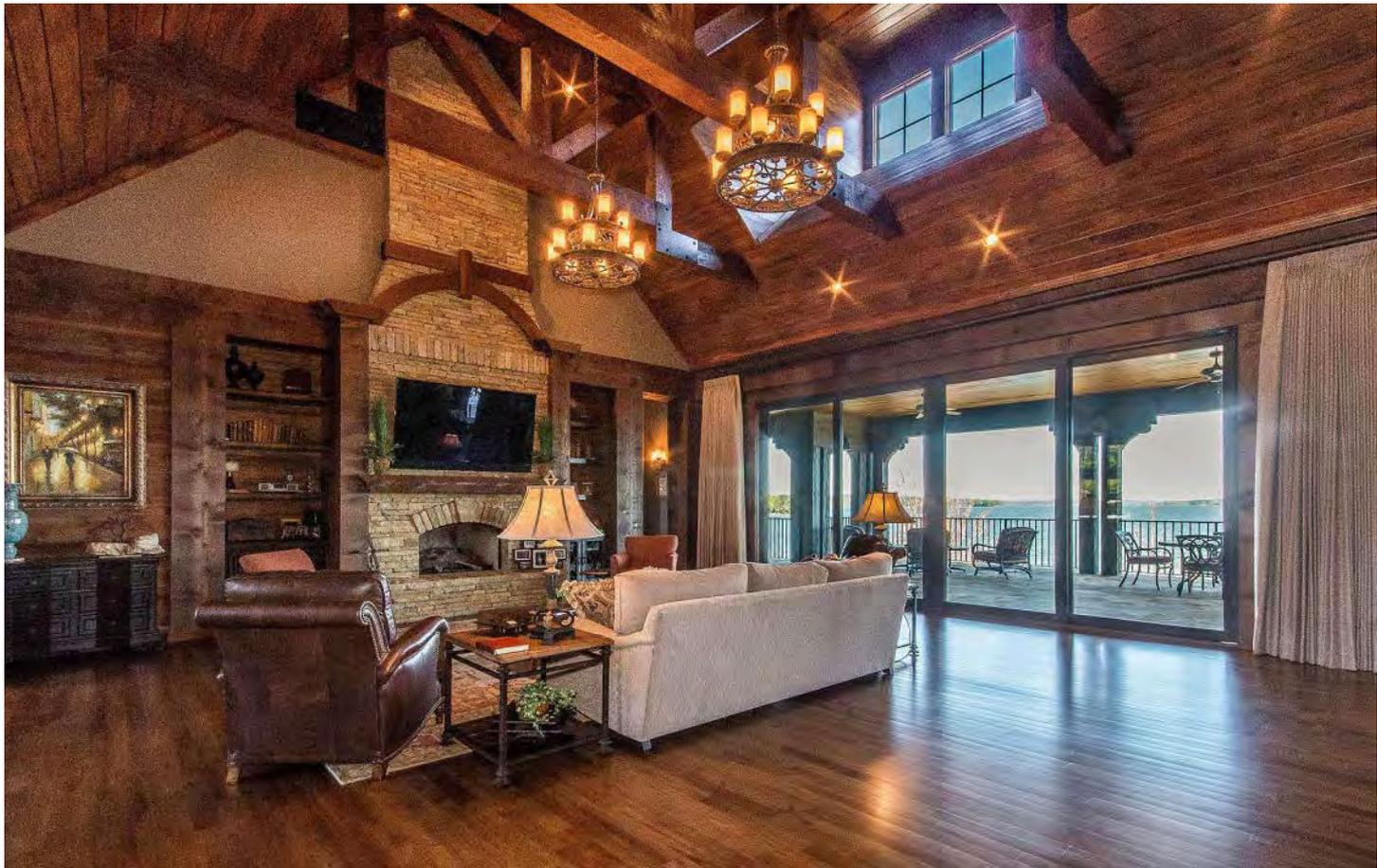


Class "S" Sample 1



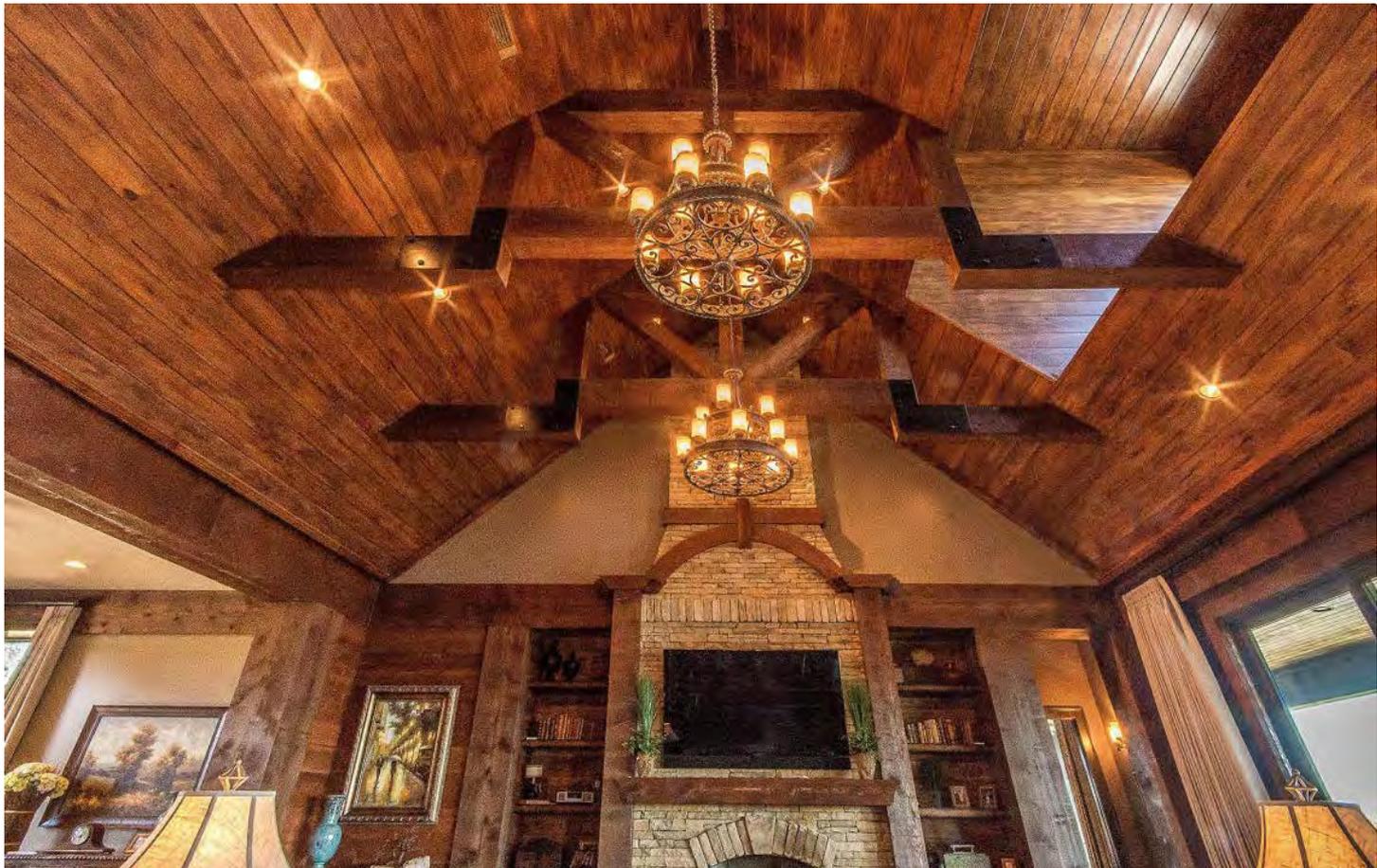


Class "S" Sample 1



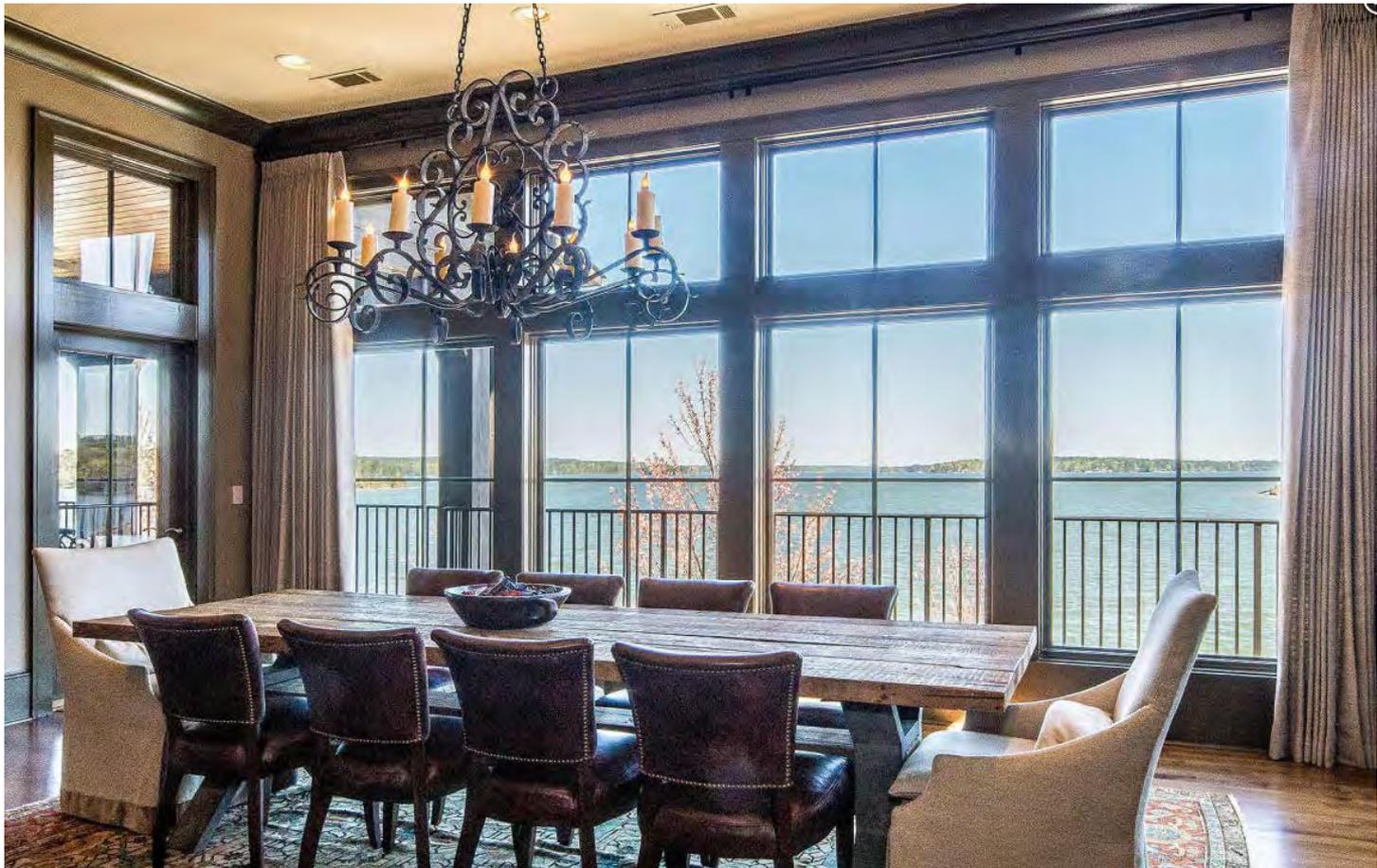


Class "S" Sample 1





Class "S" Sample 1 Breakfast Room





Class "S" Sample 1





Class "S" Sample 1 Built-in Appliances





Class "S" Sample 1





Class "S" Sample 1 Bedroom





Classification & Materials

Class "S" Sample 1 Office



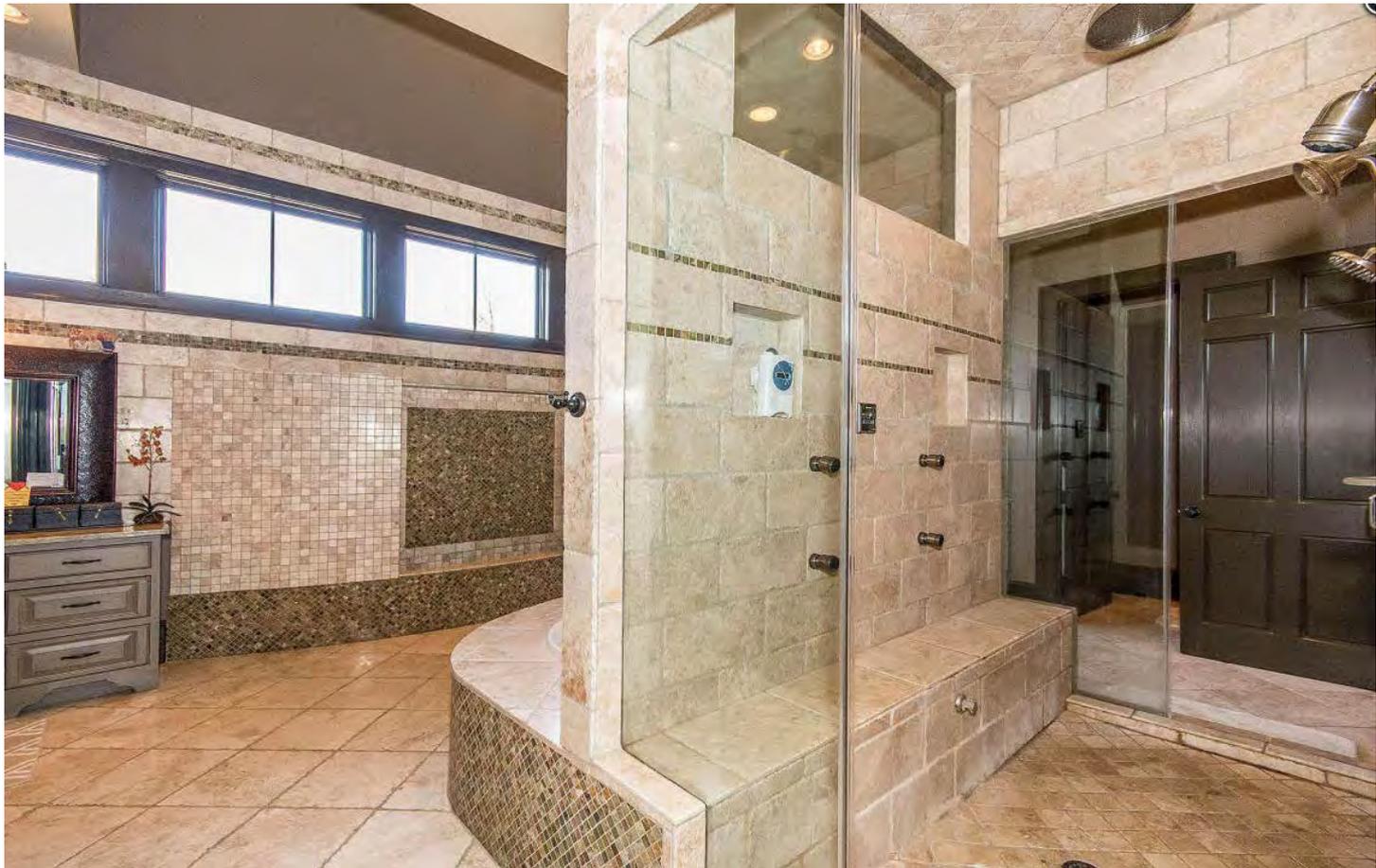


Class "S" Sample 1





Class "S" Sample 1





Class "S" Sample 2





Class "S" Sample 2





Class "S" Sample 2





Class "S" Sample 2





Class "S" Sample 2





Class "S" Sample 2





Class "S" Sample 2





Class "S" Sample 3





Class "S" Sample 3





Class "S" Sample 3 Butler's Pantry





Class "S" Sample 3 Dining Hall





Class "S" Sample 3 Family Room





Class "S" Sample 3 Family Room





Class "S" Sample 3 "Keeping Room"





Class "S" Sample 3 Library





Class "S" Sample 3 Master Bedroom





Class "S" Sample 3





Class "S" Sample 3





Class "SS" Sample 1





Break Time

10 Minutes



Classification & Materials

Quiz #3



Section 4

Commercial & Miscellaneous Improvement Classification



Commercial Classification System

- ***There are five classes of commercial properties***
- All classes can further be adjusted by using plus (+) and minus (-) classification
- The classes are given letter designations starting with "A" and ending with "E"
 - "A" being the highest
 - "E" being the lowest
 - "D" is the standard or AVERAGE class



Commercial Classification System

- Commercial properties are built to meet business needs, not solely to satisfy eccentric desires
 - No “S” or “SS” properties
 - No “F” properties



Plus / Minus

- Always determine the “straight class” of each improvement
- Sometimes, you’ll notice special exterior and interior features, quality of materials and workmanship
- The purpose is to recognize costs due to:
 - Features or quality of workmanship and materials which cannot be expressed in construction units



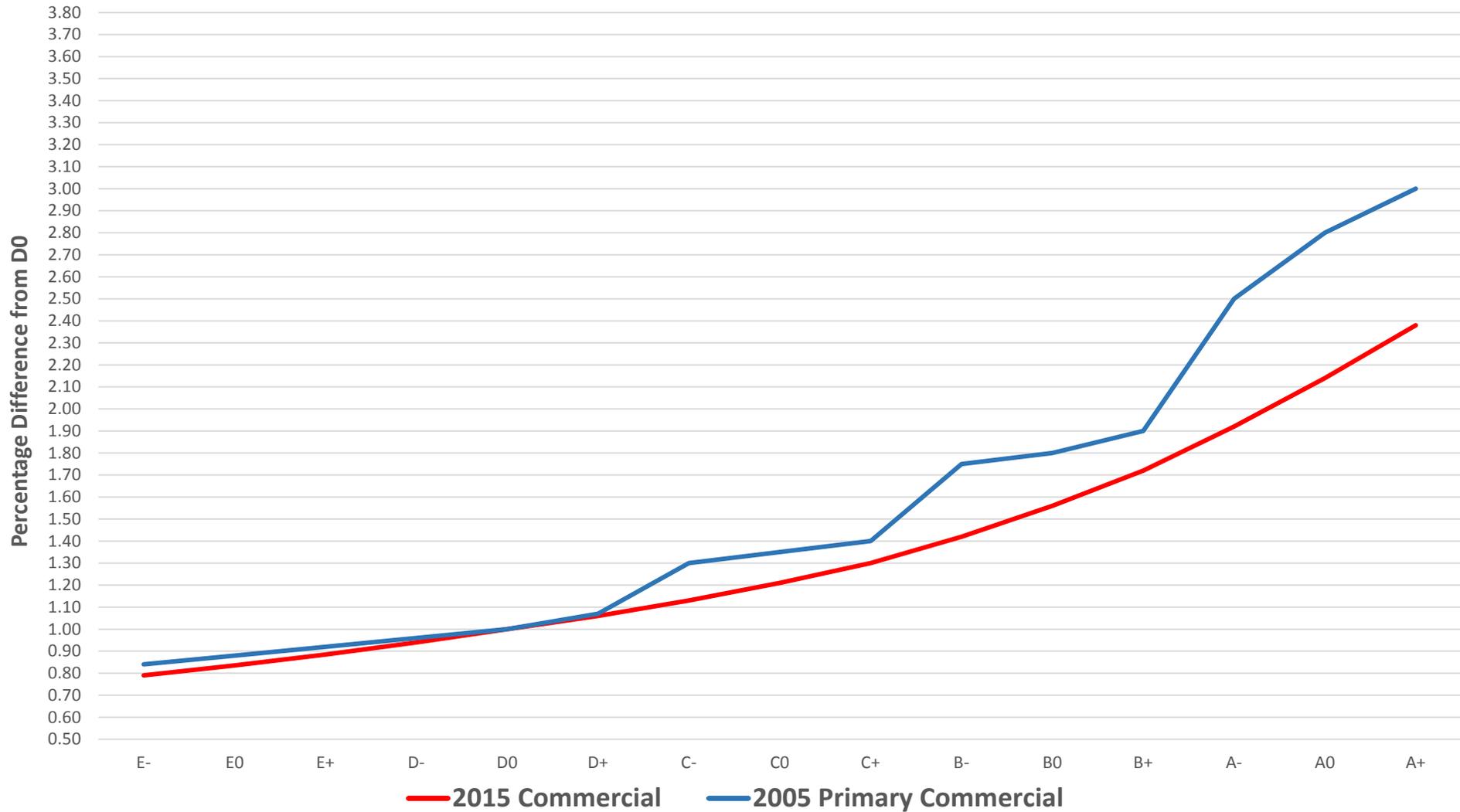
Class Cost Relationships

	84%	100%	121%	156%	214%
Sq Ft	E0	D0	C0	B0	A0
5,000	\$52.06	\$62.34	\$75.43	\$97.25	\$133.41



Classification & Materials

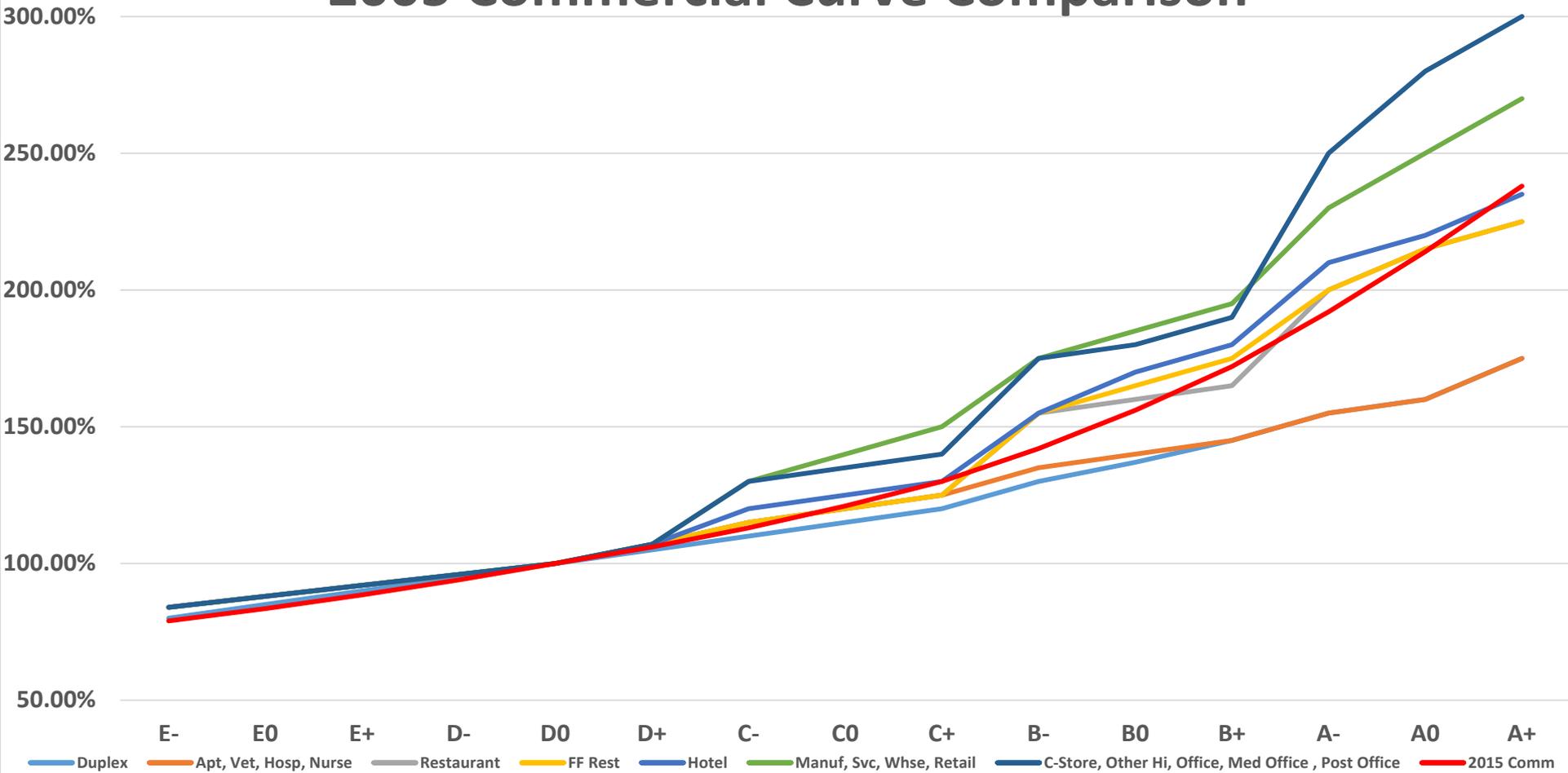
2005 Primary Commercial Curve vs 2015 Commercial Curve





Commercial Cost Curves

2005 Commercial Curve Comparison





Consistency Across Property Types

- **A goal of the 2015 Appraisal Manual was to equalize classing across property types**
 - All similarly constructed improvements regardless of type should be classed similarly
 - Eliminate need to class differently from one type to another
 - Example: A “C” class office building looks like a “C” class fast food restaurant or a “C” class retail store, etc.



Classification & Materials

INCONSISTENCY ACROSS PROPERTY TYPES



CLASS B (BRICK/DRYVIT)



CLASS A



CLASS B (CLUBHOUSE)



CLASS B



Classification & Materials

A Class "C" is a Class "C"





Commercial Class "A"

- Represents excellent construction
- Individually designed
- Highest quality materials and workmanship
- Far surpass building codes and standards
- Example: Corporate home offices, banks, high-end hotels, fine restaurants, etc.



Commercial Class "B"

- Very good commercial buildings
- Built for long-term investment
- Foundation and frame are well constructed
- High quality materials and workmanship
- Superior electrical and mechanical quality
- Example: Some upscale major chain stores, hotels and restaurants



Commercial Class "C"

- Good, better than average classification
- Buildings are well designed
- Better than average construction
- Contain some conveniences
- Ornamentation, interior finish, mechanical , etc. is typically average or slightly better quality
- Example: Most national chain stores, restaurants, small offices, branch banks, etc.



Commercial Class “D”

- Average construction
- Typically stock plans are used
- Materials and workmanship are good and meet all building code requirements
- These buildings are built for optimum return on investment
- Example: Some lower end retail stores & strip centers, most warehouse & service buildings, etc.



Commercial Class "E"

- These buildings are slightly below “average”
- Built from stock plans, these buildings are simple and low cost, with only utility in mind
- Exterior finish is plain
- Windows and doors are minimal
- Interior finish may be owner applied
- Example: Low cost “kit” warehouses and service buildings, some “mom and pop” retail stores & restaurants



Classification & Materials

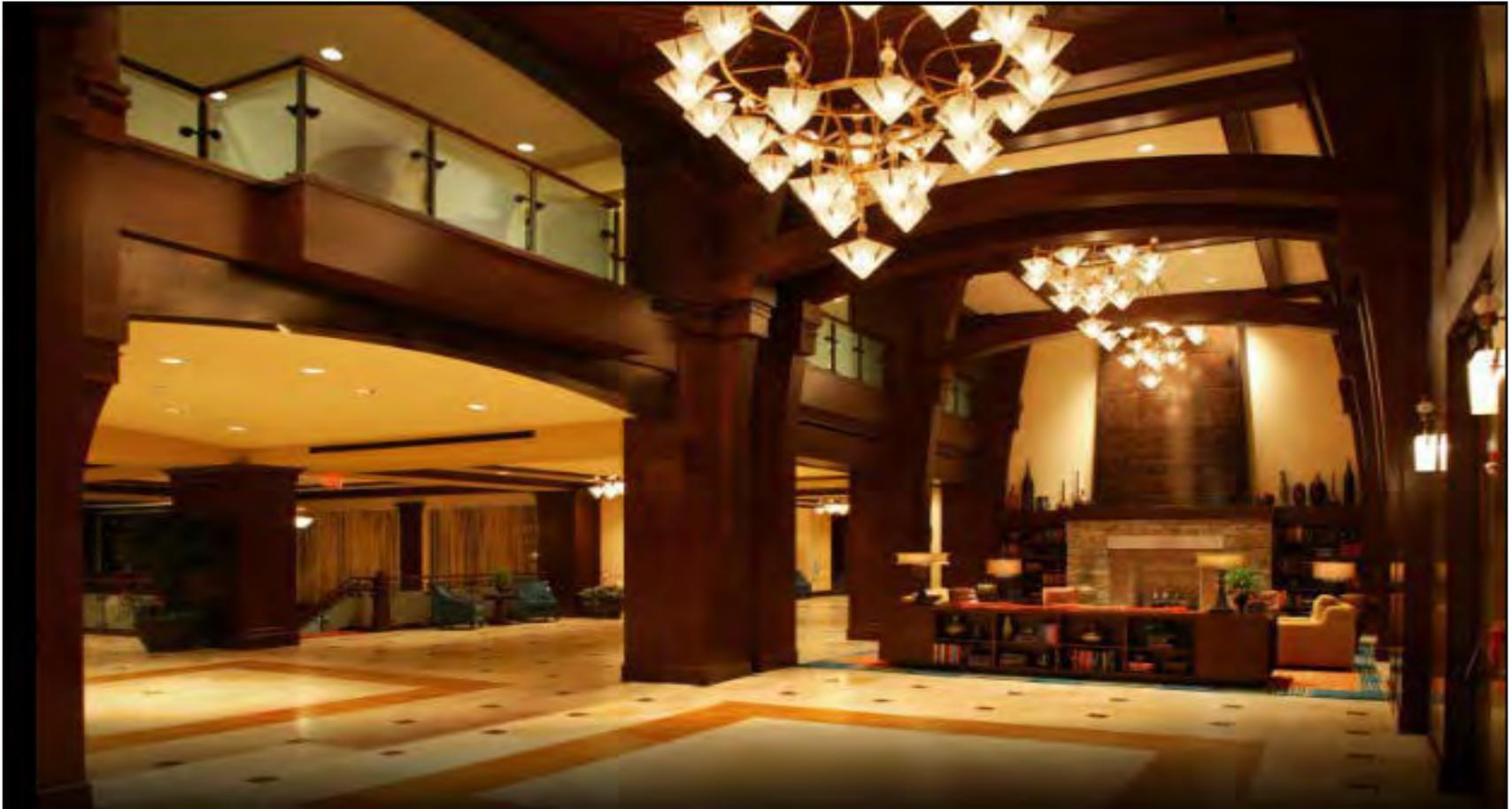
Hotel Class "A"





Classification & Materials

Hotel Class "A"





Classification & Materials

Hotel Class "A"





Classification & Materials

Hotel Class "A"





Hotel Class "A"





Classification & Materials

Restaurant Class "A"





Office Class "A"





Classification & Materials

Medical Office Class "A"





Commercial Class "B"



Classification & Materials

Hotel Class "B"





Hotel Class "B"





Hotel Class "B"





Classification & Materials





Classification & Materials

Hotel Class "B"





Small Freestanding Retail Class "B"





Big Box Freestanding Retail Class "B"





Classification & Materials

Neighborhood Center Class "B"





Lifestyle Center Class "B"





Classification & Materials

Restaurant Class "B"





Funeral Home Class "B"





Service (Low Partition) Class "B"





Classification & Materials

Office Class "B"





Classification & Materials

Office Class "B"





Classification & Materials

Bank Class "B"





Medical Office Class "B"





Veterinary Office Class "B"





Nursing Home Class "B"





Commercial Class "C"



Hotel Class "C"





Classification & Materials

Hotel Class "C"





Classification & Materials

Hotel Class "C"





Hotel Class "C"





Classification & Materials

Hotel Class "C"





Classification & Materials

Hotel Class "C"





Small Freestanding Retail Class "C"





Classification & Materials

Mid-Box Retail Class "C"





Mid-Box Retail Class "C"





Department Store Class "C"





Food Store Class "C"





Power Center Class "C"





Classification & Materials

Restaurant Class "C"





Fast Food Restaurant Class "C"





Convenience Store Class "C"





Movie Theater (Other Comm.) Class "C"





Service (Low Partition) Class "C"





Service (Low Partition) Class "C"





Classification & Materials

Office Class "C"





Classification & Materials

Bank Class "C"





Medical Office Class "C"





Classification & Materials

Veterinary Office Class "C"





Nursing Home Class "C"





Commercial Class "D"



Classification & Materials

Hotel Class "D"





Hotel Class "D" Inside





Classification & Materials

Hotel Class "D" Inside





Hotel Class "D" Inside





Hotel Class "D" Inside





Classification & Materials

Light Manufacturing Class "D"





Heavy Manufacturing Class "D"





Classification & Materials

Small Freestanding Retail Class "D"





Classification & Materials

Mid-Box Retail Class "D"





Department Store Class "D"





Food Store Class "D"





Strip Center Class "D"





Classification & Materials

Restaurant Class "D"





Fast Food Restaurant Class "D"





Fast Food Restaurant Class "D"





Convenience Store Class "D"





Fitness Center Class "D"





Service (Low Partition) Class "D"





Classification & Materials

Service (Low Partition) Class "D"





Bank Class "D"





Warehouse Class "D"





Medical Office Class "D"





Classification & Materials

Veterinary Office Class "D"





Nursing Home Class "D"





Post Office Class "D"





Commercial Class "E"



Classification & Materials

Restaurant Class "E"





Convenience Store Class "E"





Warehouse Class "E"





High Partition vs Low Partition

- *Commercial properties can be categorized according to their partition density*

Low Partition	High Partition
Retail	Offices
Service	Medical Buildings
Industrial	Funeral Homes
	Child Care Centers



Partitions = Cost

- 5,000 Sq. Ft. Other Commercial High Partition building.
 - Base Rate = \$75.10

- 5,000 Sq. Ft. Retail building
 - Base Rate = \$67.55



Miscellaneous Improvements



Miscellaneous Improvements

- **Items of construction which do not lend themselves to a unit system**
- Must be listed, priced and depreciated separately
- Examples:
 - Greenhouses
 - Sheds
 - Utility buildings
 - Manufactured homes
 - Etc.



Miscellaneous Improvements

- Important to be able to distinguish what type of miscellaneous improvement is being appraised
 - Especially as it relates to:
 - Rural buildings
 - Manufactured homes
 - Tiny Houses



Section 4

Rural Buildings & Manufactured Homes Classification



Rural Secondary Buildings



Rural Buildings

- The objective in appraising secondary rural structures is to arrive at the value their presence adds to the farm
- Their value depends on their utility or usefulness
- Rural secondary building classes are designated by numbers preceded by the letter “B”



B-21 through B-25

- Barn/Shed; Open Sides (pole barn)
- Examples:
 - Equipment Storage
 - Livestock Shelter
 - Livestock Feeder
 - Hay Storage



Classification & Materials

B-21





Classification & Materials

B-21





Classification & Materials

B-22





Classification & Materials

B-22





Classification & Materials

B-23





Classification & Materials

B-23





Classification & Materials

B-24





Classification & Materials

B-24





Classification & Materials

B-25





Classification & Materials

B-25





B-31 through B-35

- Barn/Shed; One Side Open
- Examples:
 - Equipment Storage
 - Livestock Shelter
 - Livestock Feeder
 - Hog Barn
 - Hay Storage



Classification & Materials

B-31





Classification & Materials

B-31





Classification & Materials

B-32





Classification & Materials

B-32





Classification & Materials

B-33





Classification & Materials

B-33





Classification & Materials

B-34





Classification & Materials

B-34





Classification & Materials

B-35





Classification & Materials

B-35





B-41 through B-45

- Barn/Utility Buildings
- Examples:
 - Storage
 - Garage
 - Shop
 - One-Story Barn



Classification & Materials

B-41





Classification & Materials

B-41





Classification & Materials

B-42





Classification & Materials

B-42





Classification & Materials

B-43





Classification & Materials

B-43





Classification & Materials

B-44





Classification & Materials

B-44





Classification & Materials

B-45





Classification & Materials

B-45





B-51 through B-55

- Barns: Two-Story Barn
- Examples:
 - Barn



Classification & Materials

B-51





Classification & Materials

B-51





Classification & Materials

B-52





Classification & Materials

B-52





Classification & Materials

B-53





Classification & Materials

B-53





Classification & Materials

B-54





Classification & Materials

B-54





Classification & Materials

B-55





Classification & Materials

B-55





B-71 through B-74

- Poultry Houses
- Examples:
 - Coop
 - Broiler House
 - Layer House



Classification & Materials

B-71





Classification & Materials

B-72





Classification & Materials

B-73





Classification & Materials

B-74





B-81 through B-82

- Cribs
- Examples:
 - Crib, Free-standing
 - Crib with wagon shed
 - Crib with wagon hall



Classification & Materials

B-81





Classification & Materials

B-82





B-90 through B-96

- Special Rural Building Structures
- Examples:
 - B-90 Grain Storage Bins
 - B-91 Prefab Steel Silos
 - B-92 Grain Elevators
 - B-93 Trench and Bunker Silos
 - B-94 Stave Silos
 - B-96 Porcelain Silos



B-90 Grain Storage Bin





B-91 Prefab Steel Silo





Classification & Materials

B-92 Grain Elevator





B-93 Trench & Bunker Silos



Trench Silo



Bunker Silo



B-94 Stave Silos



Concrete



Steel



B-96 Porcelain Silo





Break Time

10 Minutes



Manufactured Homes



Manufactured Home Basics

- A manufactured home is a structure, transportable in one or more sections
- Constructed on a permanent chassis
- Designed to be used as a dwelling with or without a foundation
- **Designed to be drawn or pulled on the highway only to change permanent locations**



Manufactured Home Basics continued

- May be used as a residence, business, profession, trade, or any other purpose
- May consist of one or more units, which are joined together to form a complete structure



Manufactured Home Classification

- Manufactured homes are classified based on the quality of construction
 - Materials
 - Workmanship
 - Architectural design



Manufactured Home Classifications

- **There are four classifications of manufactured homes**
 - Classes are given letter designations starting with “B” and ending with “E”
- **Class “D” is the average manufactured home**



Class "B" Manufactured Home

- Excellent quality
- Some features may be similar to site-built homes
- May have a high roof pitch, reverse gables, etc.
- Siding may be consistent with site-built homes
- Recessed entrances with solid wood doors on the front and rear are common
- Windows are often double hung and have shutters
- Porches are common



Class "B" Manufactured Home





Class “C” Manufactured Home

- Good quality
- Roof construction is typically gable with asphalt shingles or corrugated metal, and good overhang at the eaves
- Vinyl siding is frequently used
- Front entrances may be recessed and have a traditional residence type door
- Windows may be double hung and have removable screens



Class "C" Manufactured Home





Class "D" Manufactured Home

- ***Average quality***
- Minimally pitched roof with a small overhang at the eaves
- Siding is almost always vinyl, although sometimes pre-finished aluminum is used
- Entrance doors are typically metal with a small window
- Windows are usually single hung with removable screens



Class "D" Manufactured Home





Class "E" Manufactured Home

- Fair quality
- Minimally pitched roof with no overhang at the eaves
- Siding is almost always vinyl, although sometimes pre-finished aluminum is used
- Entrance doors are low cost metal and may have a small window
- Minimal windows are usually single hung with fixed screens



Class "E" Manufactured Home





Classification & Materials

Quiz #4