



ASSESSMENT DATA DEFINITIONS

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RESIDENTIAL BUILDING STYLES

Building style is one factor used in Sigma to determine the cost of construction in the cost approach. For the sales approach, it is necessary to determine the effect that each building style has on value.

It is important to select comparable sales that have the same or similar building styles when determining cost. It would not be desirable, for example, to compare a one-story rambler to a two-story home even though both could be considered as “conventional” styles.

For each building style, the number of stories and floor areas must be coded correctly. Consistency in coding basement and attic areas (as well as main floor and upper areas) is a key factor in maintaining accurate values. The following guidelines are provided as a reference to achieve consistency in the way building styles are identified and maintained.

Rambler

Number of stories: 1

Living area entered as main floor area

Possible attic area may or may not be finished. Attic areas are measured based on the layout of the inside walls.

May have a basement that may or may not be finished



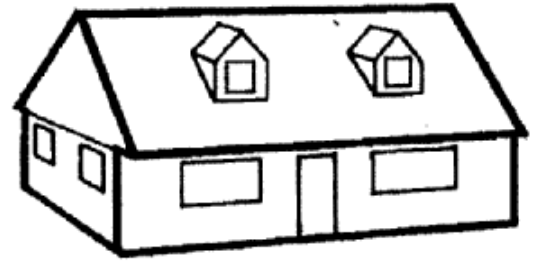
One And A Half Story

Number of stories: 1.5

First level entered as main floor area and half story as upper floor area

Half stories are determined by presence of dormers or half height outer walls. Half story areas are measured based on the layout of the inside walls.

May have a basement that may or may not be finished



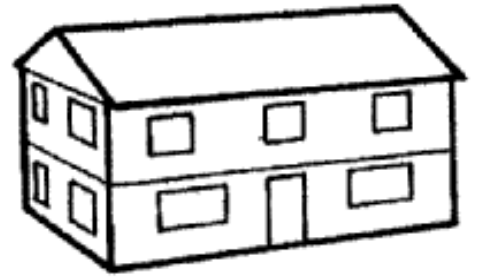
Two Story

Number of stories: 2

Living area entered as main floor and upper floor areas

May have attic area that may or may not be finished. Attic areas are measured based on the layout of the inside walls.

May have a basement that may or may not be finished



Two + Story

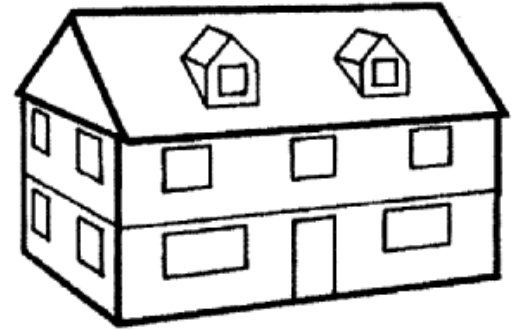
Number of stories: 2.5, 3, 3.5, etc.

First level entered as main floor area

All upper levels (including half stories) are entered as upper floor area

Half stories are determined by presence of dormers or half height outer walls. Half story areas are measured based on the layout of the inside walls.

May have a basement that may or may not be finished



Split Entry

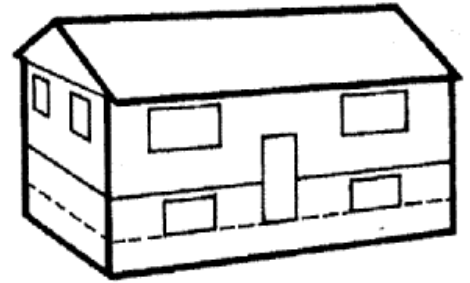
Number of stories: 1 with basement if lower level is partially below grade or 2 if lower level is above grade

If one-story with basement, the garage will be attached or part of the basement.

If 2-story, the garage will be attached or built-in.

If one-story, the lower level is entered as basement area and the second level as main floor area.

If 2-story, the lower level is entered as main floor area and the second level as upper floor area. Any basement area may or may not be finished.



Split Level

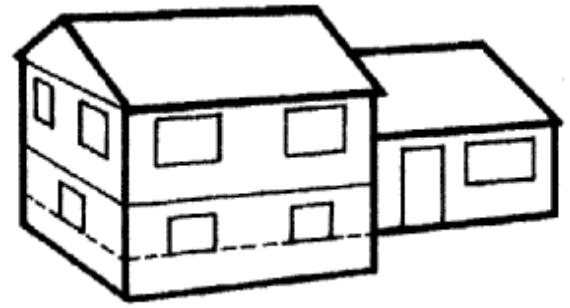
Number of stories: 2

The lower level and entry (middle) level are entered as main floor area.

The third level is entered as upper floor area.

Garages should be entered as attached or built-in.

All three levels are typically finished and are of equal quality.



Colonial



Victorian



Custom



Bungalows



A-Frames



Cabins



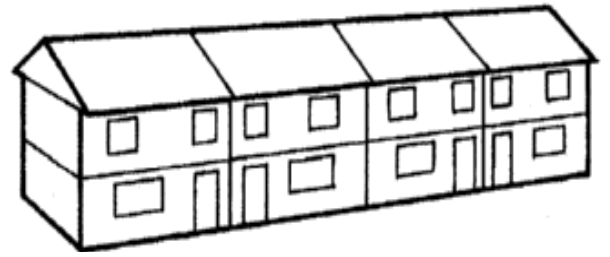
Town House-End

Number of stories: 1, 1.5, or 2

End units share one common wall between units.

They can be similar in style to ramblers, one & one half stories, two stories, and split entries.

Floor areas, basements, and garages should be entered based on the closest corresponding building style descript End Middle End



Town House-Middle

Number of stories: 1, 1.5, or 2

Middle units share more than one common wall between units.

They can be similar in style to ramblers, one & one half stories, two stories, and split entries.

Floor areas, basements, and garages should be entered based on the closest corresponding building style.



Duplex, Triplex, Fourplex

Number of stories: 1, 1.5, 2

They can be similar in style to ramblers, one & one half stories, two stories, and split entries. Floor areas, basements, and garages should be entered based on the closest corresponding building style.

Duplexes



Triplexes



Fourplexes



CHARACTERISTICS OF CONSTRUCTION QUALITY

Structural features and materials used in construction contribute to the quality of construction. A custom home frequently has a tile roof, granite countertops, hardwood floors, and unique architectural attributes. A home of average quality is often massed produced and has a composition roof, formica countertops, and flooring that is carpeted or covered in vinyl.

Low Quality Construction

EXTERIOR CHARACTERISTICS

Very plain and inexpensive
Post, pier, block or slab foundation
Plywood or T1-11 all sides
Low grade composition, hot mop, or rolled roofing w/low pitch

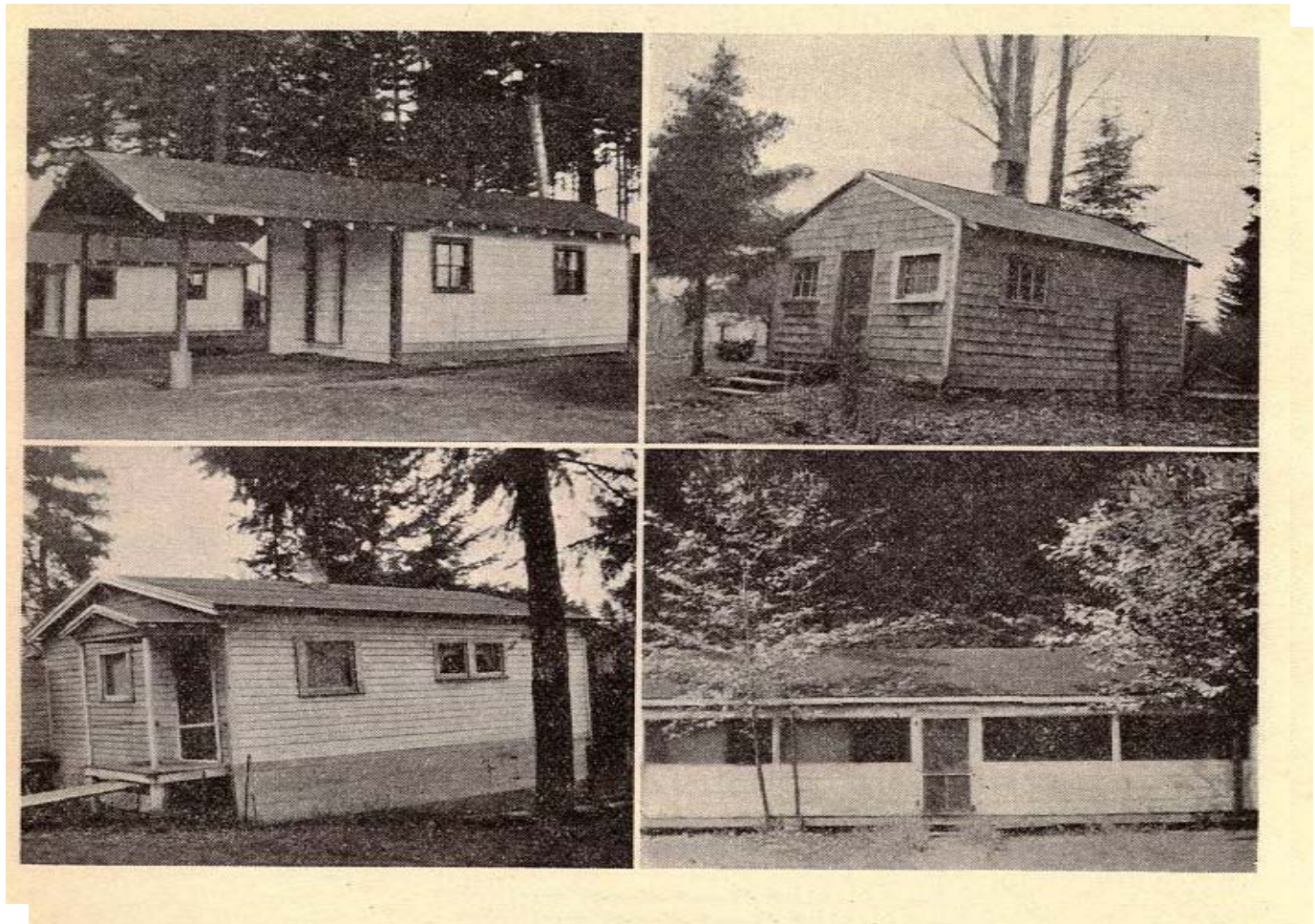
Lowest quality windows, small and minimal in number
Carport
Open soffits
Minimal eaves

INTERIOR CHARACTERISTICS

Entry direct into living room
Window surrounds sheetrock
Stairways bare wood steps leading to unfinished basement area
No fireplace; maybe woodstove
Eating area in kitchen
Kitchen:
Small
Lowest cost cabinets, countertops and fixtures
No built in appliances
One Bath:
Very small 3 fixture
Lowest quality and cost on fixtures, counter and flooring

Bedrooms:
Small
None to minimal closet space
1 small window to meet code
No family room
Laundry in basement, bathroom or enclosed porch
Electric baseboard or wall heaters
Lowest grade vinyl and carpets
Hollow core, lowest cost doors
None to very minimal, cheap trim
No wall texture
Minimal lighting and outlets
No extra features

Low Quality Construction



Low Quality Construction



Fair Quality Construction

EXTERIOR CHARACTERISTICS

Rectangular design
Mass produced
Meets minimum construction requirements
CC slab, 6-8" cc perimeter or cc block foundation
T1-11 all sides
Low grade comp, hot mop or rolled roofing w/low to medium pitch

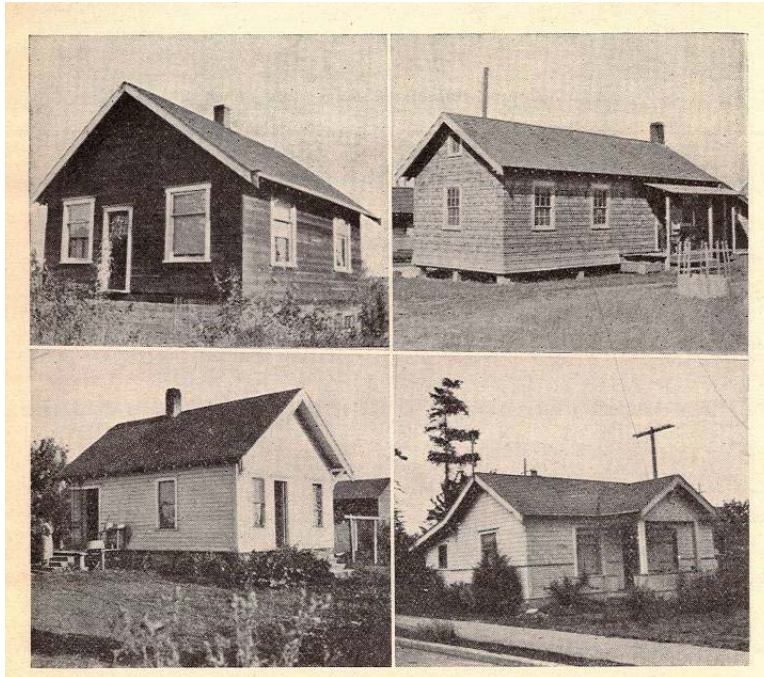
INTERIOR CHARACTERISTICS

Entry direct into living room
Window surrounds sheetrock
Stairwell:
Minimum width and depth
Fully enclosed or w/sheet rocked ½ wall
Handrail attached to sheetrock wall
No fireplace; maybe woodstove
Eating area in kitchen or small area off living room
Kitchen:
Minimal cabinets of fiberboard w/low grade fronts
Formica counters
Low grade vinyl flooring
Low cost fixtures
BI's hood/fan, possibly dishwasher, stove is freestanding

Windows small and minimal in number
Carport or 1 car garage with bare studded interior
Very minimal trim, plain and inexpensive
Open soffits
Minimal eaves

1-1 ½ baths:
Main bath-1 sink, small cabinet w/formica counter, fiberglass tub/shower surround, vinyl flooring, minimal lighting
½ baths will have inexpensive pedestal sink and stool, vinyl flooring
Low cost fixtures
Bedrooms:
Small (8x10)
Standard closet
1 exterior window to meet code
Hollow core, veneer interior doors; Older homes solid wood doors
Elect wall, forced-air furnace or bb elect heating
Inexpensive base and door trim
None to basic wall texture
No family room, or if split level or entry then is unfinished
Laundry in basement or garage
Low grade carpeting in living and bedrooms

Fair Quality Construction (1 of 4)



Fair Quality Construction (2 of 4)



Fair Quality Construction (3 of 4)



Fair Quality Construction (4 of 4)



Fair+/Average- Quality Construction

EXTERIOR CHARACTERISTICS

Rectangular design
Mass produced
CC slab, block or 6-8" cc perimeter foundation
T1-11 X4, possibly some lap on front
Low grade comp or metal, medium pitch roof

INTERIOR CHARACTERISTICS

Small entry into living w/vinyl or parquet flooring
Window surrounds sheetrock w/sill
Stairwell:
Minimum in width and depth
Sheet rocked partial wall w/low grade caps
Wood handrail
0-clearance, wood or pellet stove
Dining room is extension of living room or eating area off kitchen
Kitchen:
Cabinets fiberboard w/oak or vinyl veneer fronts
Formica counters
Vinyl flooring
Low cost fixtures
BI's hood/fan, dishwasher, stove is freestanding

Small size windows. Older, non upgraded homes will have single pane aluminum or wood
2 car garage w/interior sheetrocked but no tape, texture or paint
Minimal trim, plain and inexpensive
Open soffits

1-2 ½ Bathrooms:
¾ master bath
Formica counters
Vinyl flooring
Fiberglass tub/shower surround
Minimal lighting
Low cost fixtures
Bedrooms:
Standard size closet
1 window to meet code
No separate family room; living area may be enlarged to great room
Laundry in closet, laundry room, basement or garage w/no cabinets or laundry tub
Carpet and vinyl flooring
Hollow core wood or vinyl veneer. Older homes solid wood
Electric wall, baseboard or forced-air furnace
Inexpensive base and door trim
Simple wall texturing
Minimal light and outlets
No extra features

Fair+/Average- Quality Construction (1 of 4)



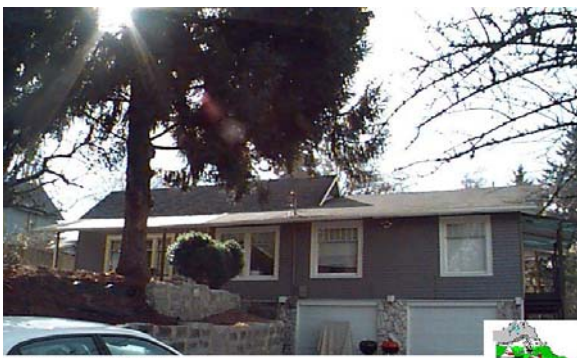
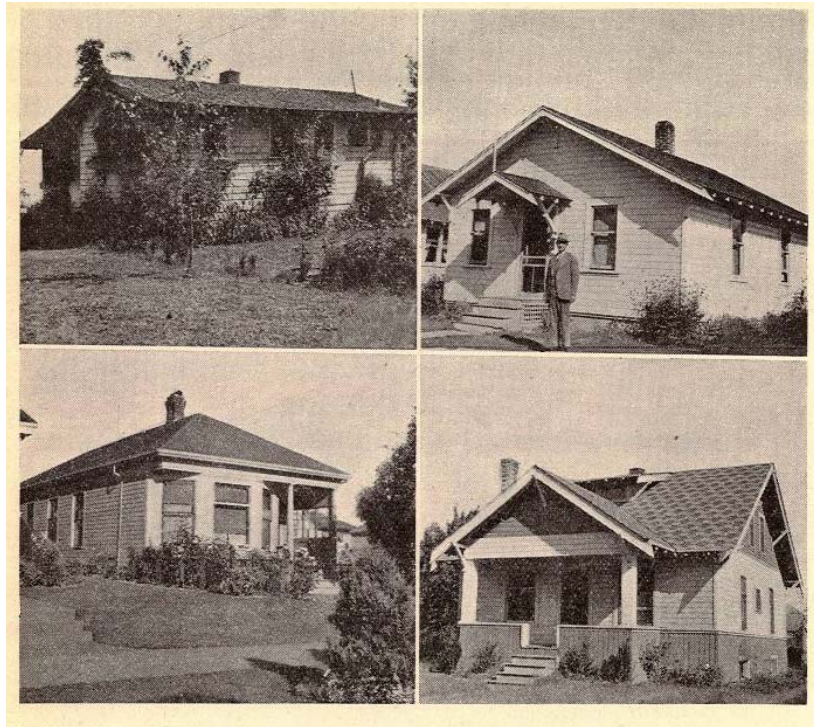
Fair+/Average- Quality Construction (2 of 4)



Fair+/Average- Quality Construction (3 of 4)



Fair+/Average- Quality Construction (4 of 4)



Average Quality Construction

EXTERIOR CHARACTERISTICS

Rectangular design w/jog in front
Mass produced
Meets or exceeds minimum construction requirements
CC slab or 8" cc perimeter foundation
Newer construction w/lap siding on front and T1-11 on other 3 sides. Prior to 1980 w/same quality siding all around

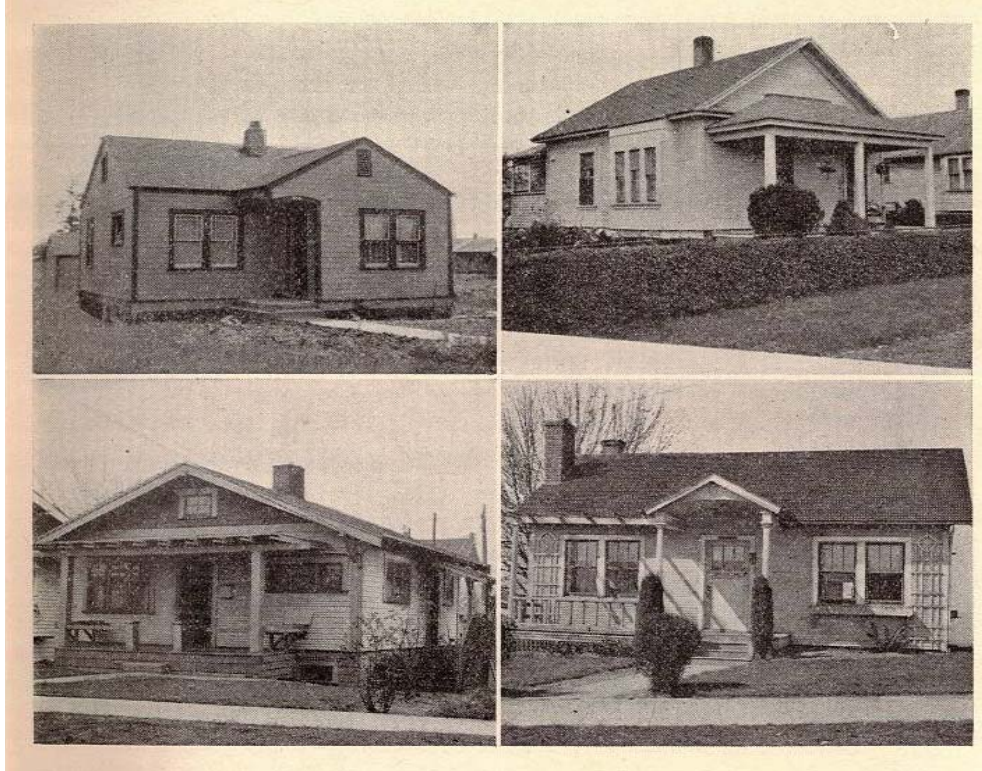
INTERIOR CHARACTERISTICS

Small entry into living room w/vinyl or parquet flooring
Window surrounds sheet rocked w/sill.
Prior to 1960's windows have wood surrounds
Stairwell:
Minimum in width and depth
Railing system is sheet rocked partial wall w/low grade wood cap and handrail
0 clearance, gas fireplace or pellet stove w/tile facing and some decorative sheetrock
Formal dining room
Adjacent to living room
Hardwood or carpet
No wood trim
Kitchen:
Cabinets fiberboard w/oak or vinyl veneer fronts
Formica counters
Standard fixtures
Vinyl or hardwood floors
Bl's hood/fan, dishwasher, disposal, possible microwave, freestanding stove
1 $\frac{3}{4}$ - 2 $\frac{1}{2}$ Bathrooms:

Medium grade comp or metal, medium pitch, minimal varied roofline
Standard size windows, some may be low-e glass. Older, non upgraded homes will have single pane aluminum or wood
2 car garage w/interior sheet rocked but no tape, texture or paint
Trim on front only
Open soffits

Master w/2 sinks and shower or tub/shower combo
Main bath tub/shower w/fiberglass surround
Standard fixtures
Vinyl flooring
Adequate lighting
Bedrooms:
Standard closet
1 window to meet code
Family room off kitchen
Laundry in closet, laundry room, basement or garage w/no cabinets or laundry tub
Carpet, vinyl, minimal hardwood flooring
Hollow core wood or vinyl veneer. Older homes will have solid wood doors
Electric wall or forced-air furnace. Older homes upgraded to central heat, 60-70's bb electric
Inexpensive base and door trim
Knock down wall texture
Average lighting and outlets
No extra features

Average Quality Construction (1 of 3)



Average Quality Construction (2 of 3)



Average Quality Construction (3 of 3)



Average+/Good- Quality Construction

EXTERIOR CHARACTERISTICS

Rectangular design w/1+ jogs off front

8" cc perimeter foundation

Lap siding all 4 sides or T1-11 on 3 sides, lap on front w/some stone, brick or stucco trim

Medium grade/architectural comp, wood shake, metal or synthetic tile. More varied roof line

Decorative windows in front, standard size
Possible skylight.

2-3 car garage, oversized, interior sheet rocked, taped and painted, windows in garage door

Trim on front only

Open soffits

Standard metal or wood door w/side-lights on one or both sides of door

INTERIOR CHARACTERISTICS

Large entryway into hallway w/hardwood or tile flooring

Window surrounds sheetrock w/sill

Stairwell:

Larger and more open

Railing systems – sheetrock w/wood cap

Some simple wood balusters

Gas fireplace w/tile facing, some decorative sheetrock or wood mantle. Older homes have brick fireplace.

Formal dining room

Adjacent to living room

Carpet, hardwood or tile flooring

Simple wood accent-either wainscot or chair rail

Kitchen:

Low grade oak cabinets

Formica counters

Island counter w/tile or formica

Breakfast bar counter extension

Standard fixtures

Vinyl, hardwood or tile flooring

2-4 baths, older homes 1+:

Master bath w/2 sinks, separate soaking tub, shower w/fiberglass surround

Main bath 3 fixture

Vinyl or tile flooring

Standard fixtures

Tile or Formica counters

Master bedroom will have walk in closet

Family room off the kitchen

Laundry room w/cabinet or sink

Carpet, vinyl, hardwood and some tile flooring

Hollow core wood doors or 6 panel prefab

Forced-air furnace, heat pump or separate cooling system

Minimal base and door trim of average grade materials

Knock down wall texture

9' ceilings, plain, non-decorative

Recessed lighting, average number of outlets

No extra features

Average +/- Good - Quality Construction (1 of 5)



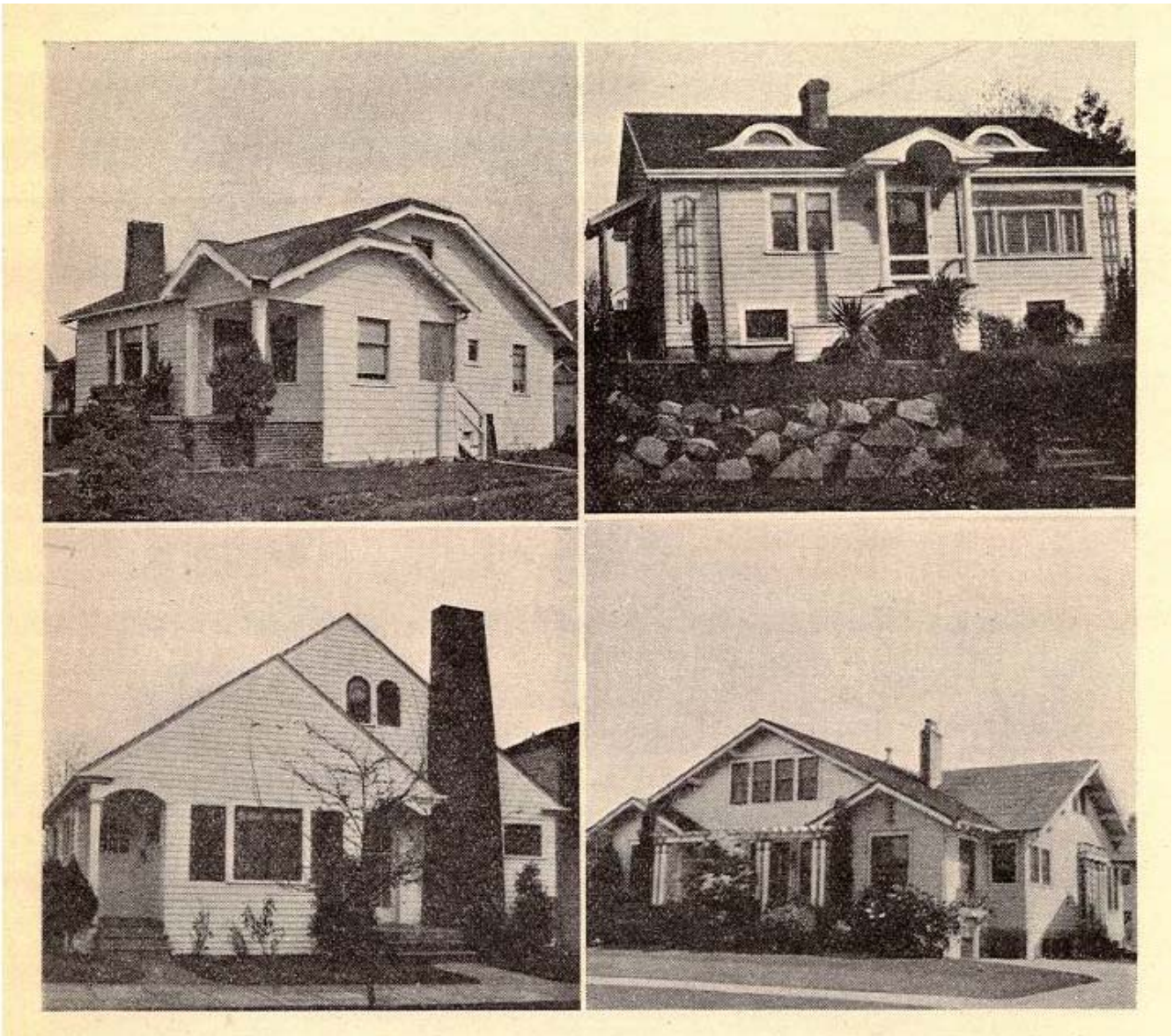
Average +/- Good - Quality Construction (2 of 5)



Average +/- Good - Quality Construction (3 of 5)



Average +/- Good - Quality Construction (4 of 5)



Average +/- Good - Quality Construction (5 of 5)



Good Quality Construction

EXTERIOR CHARACTERISTICS

Multi jogged along front, sides or back
8" cc perimeter foundation
Lap siding all around w/front having approx 30% brick, stone or stucco
Very good grade arch comp, wood shingle or tile, more varied roofline. Older homes will have steeper pitch w/good quality comp, shake or tile roof

INTERIOR CHARACTERISTICS

Large, open entryway and hallway, hardwood or tile flooring
Windows w/complete wood surrounds. Non updated older homes will have some leaded windows
Stairwells:
More open and decorative
Railing systems w/banister
Simplest wood spindle balusters
Gas or pellet burning fireplaces w/marble tile facing, wood mantel, tile hearth
Formal dining room w/coved ceilings or wainscot
Kitchen:
Medium grade wood cabinets
Upgraded countertops of corian, tile, concrete
Island w/cook top
Good fixtures
Phone desk and breakfast bar counters
Eating area adjacent
Hardwood or tile flooring

Larger, more decorative non standard windows
2-3 car garage, outside entrance door, interior tape, textured and painted, windows in door
Trim on 3+ sides
Enclosed soffits
Bay windows will have cc foundations
Decorative entry door w/side-lights

2-3 baths:
Master bath w/2 sinks and separate soaking tub, tiled shower
Main bath w/2 sinks
Good fixtures
Tub surrounds and counters tile
Flooring hardwood or tile
Master bedroom will have walk in closet
Family room off kitchen or finished bonus room over garage
Laundry room w/sink and cabinet
Good grade carpet, vinyl, hardwood and tile flooring
Solid core doors
Forced-air furnace w/heat pump or hot water radiant
Wood trim, more decorative, full wood wrapped windows and doors, some wainscot, mitered corners
Wallpapering & textured walls w/some alcoves
Decorative, layered 9' ceilings on main level, vaulted or cathedral in entry
Recessed lighting, ample number of outlets
Minimal extra features
Some extra features

Good Quality Construction (1 of 4)



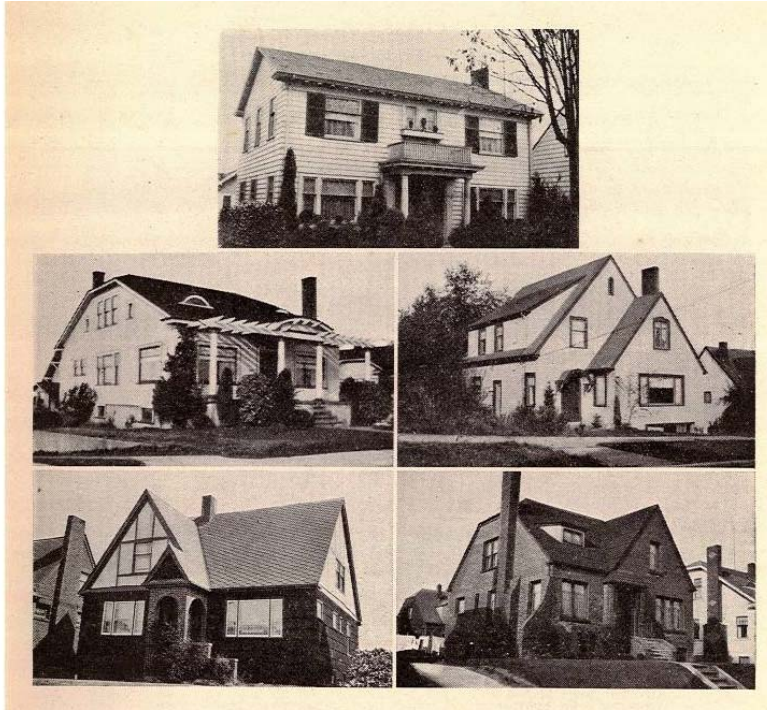
Good Quality Construction (2 of 4)



Good Quality Construction (3 of 4)



Good Quality Construction (4 of 4)



Good+ Quality Construction

EXTERIOR CHARACTERISTICS

Multi jogs along front, sides and back
8" cc perimeter foundation
Lap siding all around w/extensive use of brick, stone or stucco
Enclosed eave/soffits
Very good grade arch comp, wood shingle or tile, high pitched, more varied roofline.
Older homes will have steeper pitch w/good quality comp, shake or tile roof

INTERIOR CHARACTERISTICS

Large, open entryway and hallway, hardwood or tile flooring, entry becoming more decorative and expansive
Windows w/complete wood surrounds. Non updated older homes will have some leaded windows
Stairwells:
More open and decorative
Railing systems with banister
Simplest wood spindle balusters
Gas or pellet burning fireplaces w/marble tile facing, wood mantel, tile hearth
Formal dining room w/coved ceilings or wainscot
Kitchen:
High grade wood cabinets
Upgraded countertops of ceramic or granite tile, or corian
Island w/cook top
Expensive fixtures
Phone desk and breakfast bar counters
Eating area adjacent
Hardwood or tile flooring

Larger more decorative and non standard windows, more in number
2-3 car garage, outside entrance door, interior tape, textured and painted, exterior windows and windows in door
Trim all around
Bay windows will have cc foundations
Enclosed soffits
Decorative entry door w/side-light surrounds

2-3 baths:
Master bath w/2 sinks and separate soaking tub, tiled shower
Main bath w/2 sinks
Expensive fixtures
Tub surrounds and counters tile
Flooring hardwood or tile
Master bedroom will have walk in closet and some built ins
Family room off kitchen or finished bonus room over garage
Laundry room w/sink and cabinets
Good grade carpet and ample amount of hardwood and tile flooring
Solid core doors
Forced-air furnace w/heat pump or hot water radiant
Wood trim, more decorative, full wood wrapped windows and doors, some wainscot and crown molding, mitered corners
Textured walls w/some alcoves and wallpapering
Decorative 10' ceilings on main level, vaulted or cathedral in entry
Recessed and special lighting, expensive fixtures, more than ample number of outlets

Good+ Quality Construction (1 of 4)



Good+ Quality Construction (2 of 4)



Good+ Quality Construction (3 of 4)



Good+ Quality Construction (4 of 4)



Very Good Quality Construction

EXTERIOR CHARACTERISTICS

Complex designs, more irregular shaped and angled homes

8" cc perimeter foundation

Expensive siding or stucco all around w/extensive use of brick or stone trim

Tile, wood shake/shingle or slate roofing, high pitch w/more complex roof design

Larger more ornate and non standard, higher quality windows, more in number

3 car garage, outside entrance door, windows, interior finished to same level as house

Trim all around

Bay windows will have cc foundation

Large eaves and overhangs

Enclosed soffits w/lighting

Double entry decorative doors w/side-light surrounds

Some use of stained or other decorative glass

INTERIOR CHARACTERISTICS

Large, open entry and hallway w/hardwood or marble tile flooring, opaque or leaded windows around entry door

Windows w/complete wood surrounds and good quality, decorative trim

Stairwell:

More decorative asset to the entry

More curved stairwell

Decorative wood spindle balusters

Some crown molding and wainscot going up the stairs

Brick fireplaces w/marble tile or stone facing, detailed wood mantel, tile hearth, gas insert

Formal dining room

- Multi layered coved ceiling
- Crown molding
- Raised panel or relief molding wainscot

Kitchen:

High grade wood cabinets

Upgraded countertops of ceramic, marble or granite tile

Island w/cook top

Expensive fixtures

Phone desk and breakfast bar counters

Eating area adjacent

Hardwood or tile flooring

Large built in pantry w/built in shelving

Commercial grade appliance

VERY GOOD QUALITY INTERIOR CHARACTERISTICS (CONTINUED)

3+ baths:	Cabinets
Master bath w/2 sinks and separate soaking tub, tiled shower	Built ins
Main bath w/2 sinks	Formica counters
Tub surrounds and counters ceramic or marble tile	Vinyl flooring
Flooring hardwood, tile and vinyl	Den w/some built in bookcases and cabinets
Indirect, special lighting	Expensive grade carpet, hardwood flooring, some inlaid tile
Expensive fixtures and faucets	Solid core doors
Master bedroom:	Forced-air furnace w/heat pump or hot water radiant, upgraded w/ air filtering system
Large walk in close w/built in shelving units and drawers	Extensive wood trim, wainscot, crown moldings, tight mitered corners
Coved ceilings	Textured walls w/many alcoves, some wallpapering and paneling
Crown molding	Decorative high ceilings w/crown moldings, some vaulted or cathedral in master bedroom and entry
Extensive wood trim	Recessed and special lighting, expensive fixtures w/more than ample number of outlets
Family room	Many extra fixtures
Off kitchen or finished bonus room over garage	
Built ins	
Finished same level as rest of house	
Laundry room	
Sink	

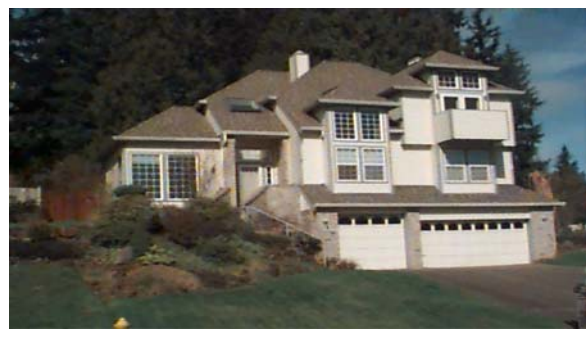
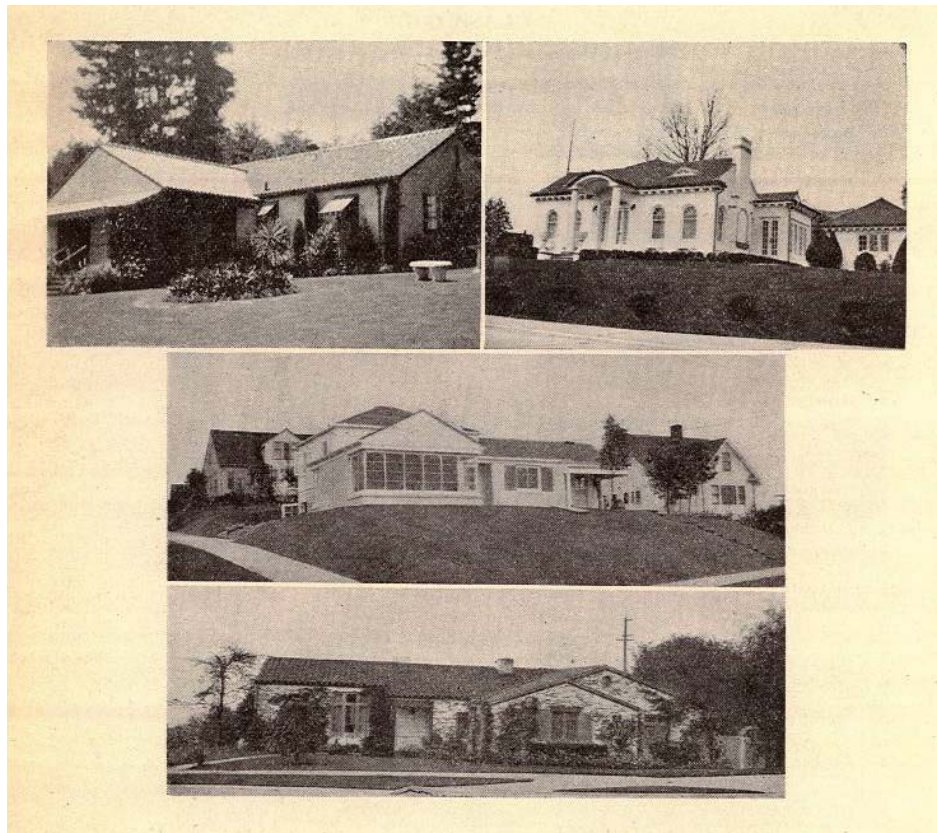
Examples of Very Good Quality Construction (1of 4)



Examples Of Very Good Quality Construction (2 Of 4)



Examples Of Very Good Quality Construction (3 Of 4)



Examples Of Very Good Quality Construction (4 Of 4)



Excellent Quality Construction

EXTERIOR CHARACTERISTICS

Custom designed
8" cc perimeter foundation
Expensive siding on at least 3 sides w/a large amount of brick, stone or stucco on the front
Tile, wood shake/shingle or slate roofing w/very complex, steep pitch roof design
Larger more ornate and non standard, excellent quality triple paned windows, very numerous, some custom made

INTERIOR CHARACTERISTICS

Large, open entry and hallway hardwood w/inlays or marble tile flooring, opaque or leaded windows around entry door
Windows w/complete wood surrounds and excellent quality, decorative trim
Stairwell:
Decorative asset to the entry
More curved stairwell
Decorative wood spindle balusters
Crown molding and wainscot going up the stairs
Brick and 0 clearance fireplaces w/marble tile or stone facing, detailed wood mantel, tile hearth, gas insert
Formal dining room
Multi layered coved ceilings
Crown molding
Raised panel or relief molding wainscot
Kitchen:
Excellent grade, raised panel oak, cherry or walnut cabinets
Upgraded countertops of marble or granite tile, corian or solid granite
Island w/cook top and salad sink
Extensive use of cabinets and counters to include work desk

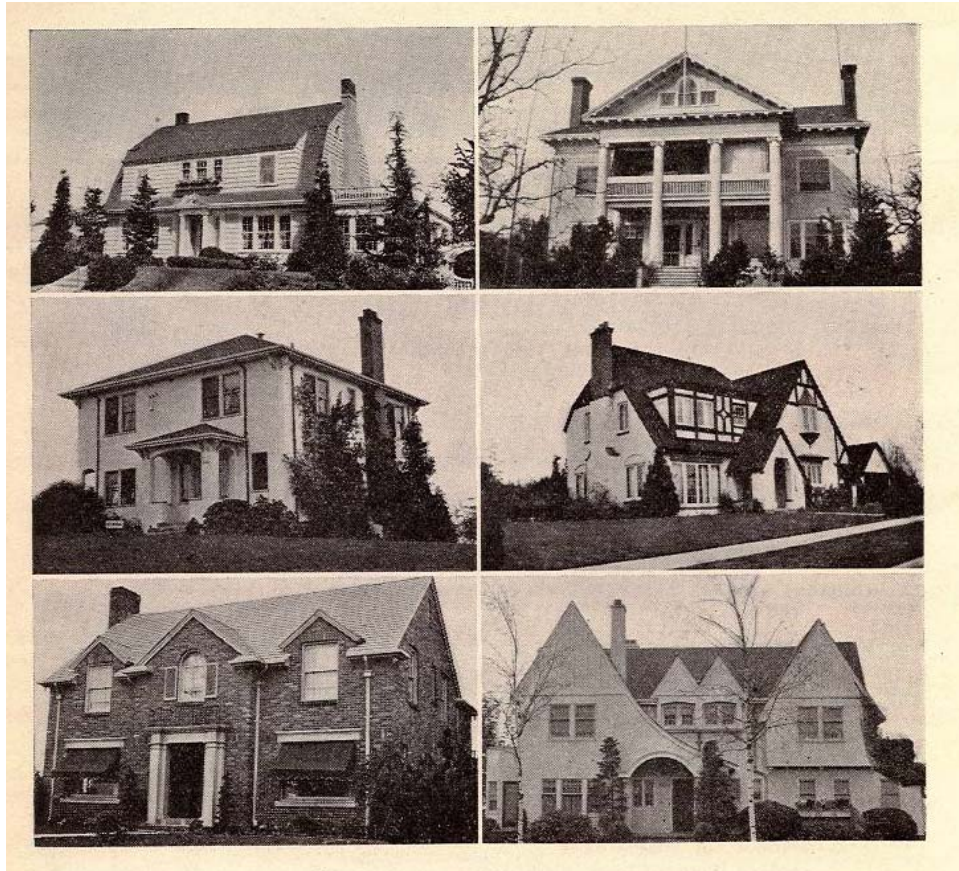
3 car garage, outside entrance door, windows, interior finished to same level as house
Extensive trim all around
Bay windows will have cc foundation
Enclosed soffits w/lighting
Large eaves and overhangs
Double entry, ornate doors w/side-light surrounds
Use of some stained or other decorative glass

Eating area adjacent
Expensive fixtures
Hardwood or tile flooring
Large built in pantry w/shelving
Commercial grade appliances
3+ baths:
Master bath w/2 sinks & separate soaking tub
Main bath w/2 sinks
Tub surrounds and counters marble tile
Glass block shower enclosures
"Jack and Jill" bath
Carpet, marble tile or hardwood flooring
Indirect, special lighting
Top of the line fixtures and faucets
Master bedroom:
Very large walk in closet w/built in shelving units and drawers
Security safe
Coved ceilings
Crown molding
Extensive wood trim
Family room
Off kitchen area
Built in shelving/entertainment center

EXCELLENT QUALITY INTERIOR CHARACTERISTICS (CONTINUED)

Laundry room	Raised panel solid core doors
Sink	Forced-air furnace with air filtering system, heat pump, hot water radiant
Cabinets	Extensive and intricate wood trim, wainscot, crown moldings, tight mitered corners
Built ins	Textured walls w/many alcoves, high grade wall papering and paneling
Formica counters	Very decorative, high ceilings w/crown molding, vaulted or cathedral in master bedroom, dining, family rooms and entries
Vinyl or tile flooring	Recessed and special lighting, ornate, expensive fixtures, more than ample number of outlets
Den	Extensive amount of extra features
Some built in bookcases and cabinets	
Expensive wood paneling	
Fireplace	
Bonus room on 2nd floor, most likely used as theater room	
Expensive grade carpet, hardwood flooring w/inlays, marble tile	

Excellent Quality Construction (1 of 4)



Excellent Quality Construction (2 of 4)



Excellent Quality Construction (3 of 4)



Excellent Quality Construction (4 of 4)



Exceptional Quality Construction

EXTERIOR CHARACTERISTICS

House is designed and finished to specific desire of owner, with little regard to future market value

Custom designed

8" cc perimeter foundation

Expensive siding, brick, stone, or stucco all 4 sides

Tile, wood shake/shingle or slate roofing w/very complex, steep pitch roof design

Larger more decorative and non standard, excellent quality triple paned windows, very numerous, custom made

INTERIOR CHARACTERISTICS

Large, open entry and hallway hardwood w/inlays or marble tile flooring, leaded windows around entry door, expensive high end chandelier

Windows w/complete wood surrounds and excellent quality, decorative trim

Stairwell

Decorative asset to the entry

More curved stairwell

Decorative wood spindle balusters

Crown molding and wainscot going up the stairs

Flooring on staircase of imported marble, stone or hardwood w/inlays

Brick and 0 clearance fireplaces w/marble tile or stone facing, detailed wood mantel, tile hearth, gas insert

Formal dining room

Multi layered coved ceilings

Crown molding

Raised panel or relief molding wainscot

Custom designed wall coverings

Adjoining butler's pantry

3+ car garage, outside entrance door, windows, interior finished to same level as house, ½ or ¾ bath

Extensive trim all around

Bay windows will have cc foundation

Enclosed soffits w/lighting

Large eaves and overhangs

Double entry, very ornate entry doors w/side-light surrounds

Use of stained or other decorative glass

Kitchen

Exceptional grade, raised panel oak, cherry or walnut cabinets

Upgraded countertops of marble or granite tile or solid granite

Expensive fixtures

Island w/cook top and salad sink

Extensive use of cabinets and counters to include work desk

Eating area adjacent

Hardwood or tile flooring

Large built in pantry w/shelving

Commercial grade appliances

3+ baths

Master bath w/2 sinks and separate soaking tub

Main bath w/2 sinks

Tub surrounds and counters marble tile

Glass block shower enclosures

"Jack and Jill" bath

Carpet, marble tile or hardwood flooring

Indirect, special lighting

Custom cabinets

Imported fixtures

EXCEPTIONAL QUALITY INTERIOR CHARACTERISTICS (CONTINUED)

Master Suite
At least one very large walk in closet w/custom designed shelving and cabinets
Security safe
Coved ceilings
Crown molding
Extensive wood trim
Private study or sitting area
Family room
Off kitchen
Built in shelving/entertainment center
BI sound system
Finished same level as rest of home
Laundry room
Sink
Cabinets
Built ins
Formica counters
Vinyl or tile flooring
Den w/built in bookcases and cabinets, expensive wood paneling w/fireplace
Extra bonus rooms for single purposes could be saunas, home theaters, maid/nanny quarters, library, wine cellars etc
Expensive grade carpet, hardwood flooring w/inlays, marble tile
Raised panel solid core doors
Forced-air furnace with air filtering system, heat pump, or hot water radiant with separate cooling system
Extensive and intricate wood trim, wainscot, crown moldings, very tight mitered corners
Textured walls w/many alcoves, high grade wall papering and paneling
Very decorative, high ceilings w/crown molding, vaulted and cathedral in many rooms
Recessed and special lighting, ornate, expensive, custom fixtures, more than ample number of outlets

Extreme amount of extra features

Exceptional Quality Construction (1 of 2)



Exceptional Quality Construction (2 of 2)



MANUFACTURED HOME (MH) QUALITY GRADES

MH Low Quality

Marshall Swift Manual states that “low-quality manufactured houses are designed to meet minimum manufactured home code requirements. The overall quality of materials and workmanship is below average. The floor plan is usually simple, with little or no attention given to detail.”

Low Quality, Average Condition



*1969 Town & Country
56 x 12 Singlewide*

MH Fair Quality

Marshall Swift Manual states that “fair quality manufactured houses are designed to meet standard manufactured home code requirements. The overall quality of materials and workmanship, while average, will be relatively plain in finish and appearance. The floor plan is usually simple, with plumbing wet wall on a single outside wall.”



*1987 Cavco Ind American Dream
40 x 20 Doublewide*



*Flying Carpets Space 2
1980 Fleetwood Crownpointe
64 x 14 Singlewide*



*15946 86th Ave SE Yelm
Commodore Citation
48 x 24 Doublewide*

MH FAIR QUALITY (CONTINUED)



*Bendix Pacifica
64 x 24 Doublewide*



*1973 Nashua Nashua
56 x 12 Singlewide*



*1978 Moduline Ind Gibraltar
64 x 14 Singlewide*

MH FAIR QUALITY (CONTINUED)



*Guerdon Belmont 68 x 14
Singlewide*



*1994 Liberty Glen Oaks 56 x 14
Singlewide*



*Liberty Liberty 66 x 14
Singlewide*

MH Average Quality

Marshall Swift Manual states that “average-quality manufactured houses meet or exceed manufactured home code requirements. The overall quality of materials and workmanship is average and of standard grade. The front elevation will often have some ornamentation.”



*1983 Moduline Gibraltar
56 x 24 Doublewide*



*1988 Liberty Glen Oaks
Triplewide*

MH Good Quality

Marshall Swift Manual states that “good-quality manufactured houses will generally exceed the minimum manufacture home code requirements. Exterior design and interior finishes will include some detail and ornamentation. Connection seams will be somewhat apparent on multi-sectional houses.”



*1999 Oakwood by Oakwood
57 x 27 Doublewide*



*1984 Commodore by Commodore
52 x 24 Doublewide*

MH GOOD QUALITY



*Oakwood Goldenwest
44 x 27 Double Wide*



*Oakwood Goldenwest
60 x 27 Double Wide*

MH Very Good Quality

The Marshall Swift Manual states that “very good quality manufactured houses are typically found in high-quality manufactured housing parks. Exterior finishes and interior refinements will resemble those of site-built housing. They will exceed minimum requirement of manufactured home codes.”



*Fuqua Fuqua
1760 SF Triplewide*

MH Excellent Quality

The Marshall Swift Manual states that “excellent-quality manufactured houses are similar in both design and appearance to modular constructed houses and to an extent, site-built residences typically found in tract development. Costs for these types of construction will overlap. Manufactured houses at this quality level will exceed minimum requirements of manufactured home codes and will often meet, in part, local building codes.”



*1999 Silvercrest Silvercrest
1649 SF Triplewide*



*1999 Silvercrest Silvercrest
1663 SF Triplewide*

MH EXCELLENT QUALITY



*1998 Silvercrest Model N/A
1953 SF Triplewide*



*2001 Silvercrest Lo-1
2128 SF Triplewide*

RESIDENTIAL ATTACHED STRUCTURES

The following definitions and photos are intended to assist appraisers in classifying attached carports, patios, covers, wood decks, porches, and balconies. Porches can be classified as covered, enclosed, open, and screened. Open and covered porches have caused the most concern. Most of the definitions found talk about all porches having covers. Probably the clear difference between the open and covered porches is the overall construction.

AC — Carport

A carport is an open or partially walled area for an automotive vehicle usually formed by a roof projecting from the side of the residence. Carports will also have a concrete slab or some other type of concrete product.



7213 20TH AVE SE



9412 SE PACIFIC HWY



PAT —Patio

An area, paved with concrete, concrete products, brick or stone adjoining the residence. Patios can be both in the front and rear of the residence.



9534 NE 27TH AVE



COV — Cover

An open or partially closed covered area usually formed by a roof projecting from the side of a building. Covers generally will have a dirt or gravel. The difference between carports and covers would be the concrete flooring, size.



6529 SHADY LN SE



6401 SE FIR TREE RD



15536 RUNYON RD SE



WD — Wood Deck

An area constructed with wood, wood products or composite products (Trex) adjoining the residence. Wood decks can also be raised and will have support posts.



1224 GEORGETOWNE DR NE



BAL — Balcony

A balcony is a small railed elevated platform projecting from the wall of the residence. These would not have support posts. The area below the balcony should not be labeled as covered. The area below the balcony should be labeled according to its use such as patio or wood deck but should not be coded as a covered or open porch.



CP— Covered Porch

A covered porch is an extension to the roof line and finished to the quality of the residence. It would typically include a ceiling. The covered porch would have either a concrete slab or wood decking for its base and may or may not have supporting posts. Small entryways that are set back into the house where the roof extends over it are to be coded as covered porches.



8235 SKI VIEW LN SW



CP— Continued



16226 LINDSAY RD SE



7723 SE HUSKY WAY



707 GROVE LN

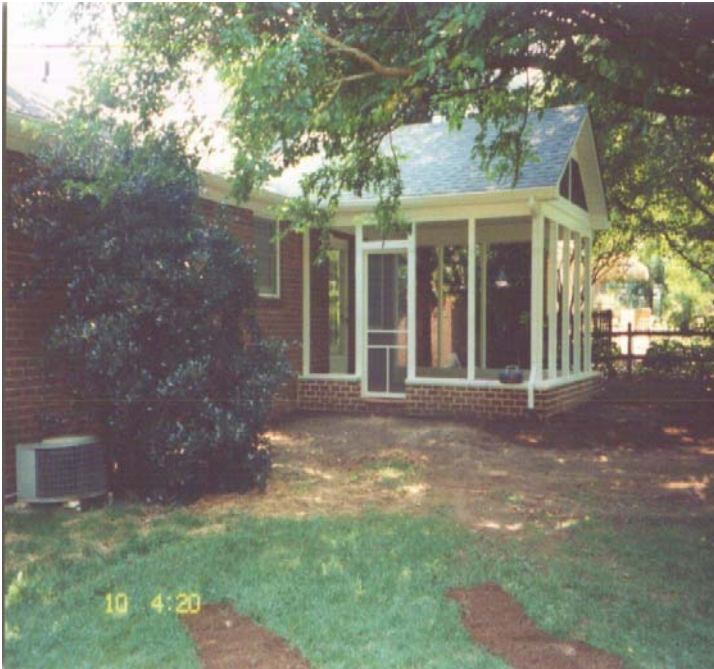


3305 FRANCIS DR SE



EP— Enclosed Porch

An area enclosed by three sides and separate from the main dwelling unit but attached to the residence.



17818 SE CORBIN DR



16331 83RD CRT SE



OP— Open Porch

An open porch would include a roof that is of lesser quality than the finish of the residence. It would typically not include a ceiling. The roof would typically have been added after the construction of the residence or would be attached to the side of the residence. These open porch roofs often resemble shed type roofs. The open porch would have either a concrete slab or wood decking for its base and would have supporting posts. An open porch should not be coded or sketched as a patio or deck and separate cover.



OP - Continued



13510 MILITARY RD SE



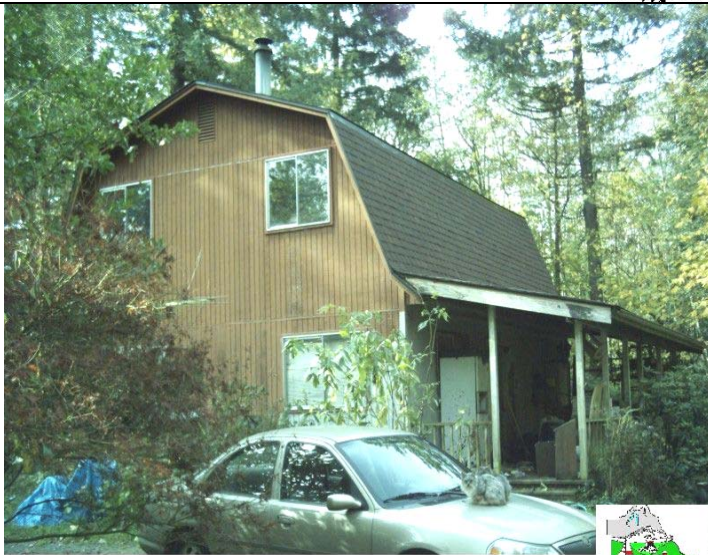
1263 BIGELOW AVE NE



1809 ADAMS ST SE



1604 TO 1606 12TH AVE SE



21715 GRUNENFELDER RD SW



16821 HOLLY ST SE



SP— Screened Porch

Similar to an enclosed porch yet the exterior walls are made from screen or some other product that allows air to flow through the porch.



Stoops

There is no code or pricing for these attached structures. They are typically the concrete steps at the front or back entrance to the house that sit under the eave. They can be coded and sketched as a patio if greater than 5' by 5'.



17613 SE 154TH AVE



19502 PECAN ST SW



219 Y ST SE



6137 SW LITTLEROCK RD



15907 LAWRENCE PL SE



RESIDENTIAL OUTBUILDINGS & DETACHED STRUCTURES

Residential Outbuildings are grouped according to similarity of appearance, or category of use of the structure. For instance **APH**- Residential Aircraft Hangers are stand alone, but equestrian, farm or farm animal related structures are grouped together-**ARN**-Arenas, **BAR**-Barns, **BNL**-Loft Barns, **HBS**-Hobby Stables or **STB**-Stables, and **LFS**-Loafing Sheds. Alphabetical order is not strictly followed.

Following **LFS**-Loafing Sheds are **MCS**-Machine Sheds which are similar in appearance. The next grouping is large detached structures, which have been defined in relationship to use and/or construction. **SHP**-Shops and **GFR**-Frame Garages have some similarities in costing, construction and appearance and are therefore one after the other. Next is the grouping of larger general use buildings. Most will be classified as **PBN**-Pole Building (Previously Pole Barns), unless frame constructed making them **UTB**-Utility Buildings. The least costly of the enclosed structures are **STS**-Storage Sheds and **GPB**-General Purpose Buildings, which differ only in size.

CVR-Covers, **CRT**-Carports, **LNT**-Lean-To(s), are other common detached structures of lesser value, which are followed by less common structures such as **BTH** or **BTS**-Boat Houses or Boat Shelters, **GRA**-Greenhouses, **GZB**-Gazebo, **PLG & PVL**-gunite or vinyl lined Pools, and **TNA & TNC**- asphalt, concrete or clay Tennis Courts. **PTC**-Patio and **DEK**-Deck are detached structures that should be used when appropriate, but are not included for illustration in this section.

Although these guidelines pertain mostly to residential construction, some of the structure types can also be used in coding commercial buildings.

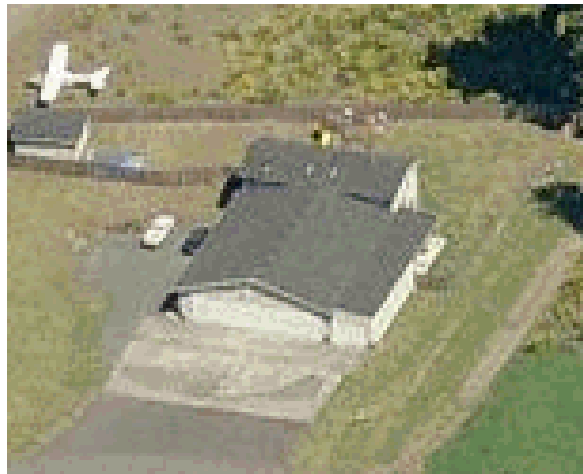
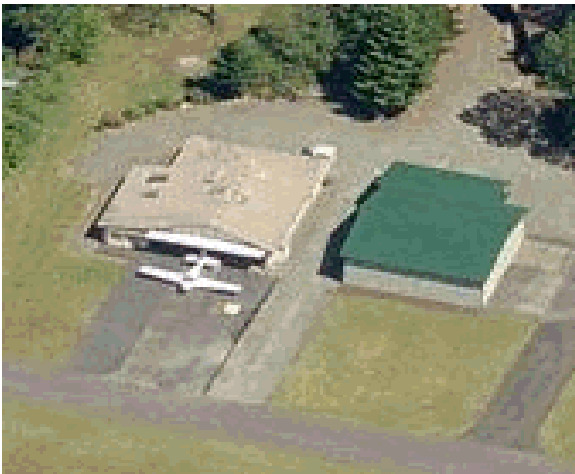
Note the following changes:

GPB--General Purpose Building—the majority of outbuildings currently categorized as GPB will need to be updated. Consider changing to PBN, UTB, or other appropriate category.

SHM-enclosed sheds are redundant with STS-storage sheds, and are therefore being discontinued. Change all SHM coded structures to STS.

APH - Residential Aircraft Hangar

Hangars are buildings with one large door, and are used for housing and servicing airplanes. They will usually be located adjacent to a private airstrip. Hangars are all one cost rate.



16225 143RD AVE SE



ARN-Arena

Covered Horse Riding or Enclosed Equestrian Areas



Fair Quality Arena

7524 SE TROWBRIDGE AV



Very Good Quality
Arena

12440 KOEPPEN RD SE



Barns

Characterized by the common barn style, unless a residential property that has dairy or farm facilities. Typically have dirt floors, at least for lower quality grades. Is not limited to, but may have gambrel, mansard, or monitor type roof style. May have a few stalls, and a tack room. Purpose is often for sheltering a few animals and storage of feed or other materials. If full of stalls (horse barn) use Stable which costs out at a higher rate. If the barn has no overhead loft use BAR. If the barn has a loft use BNL.

Fair Quality Barn
No Loft

Average Quality
Barn No Loft

BAR-no loft barn



BNL-loft barn



Low Quality Loft Barn

Fair Quality Loft Barn



Average Quality Loft Barn



4233 SW 113TH AVE



Good Quality Loft Barn
(if finished use STB)



15046 SE 140TH LN



Good Quality Loft Barn



3931 11TH WAY NW



HBS or STB – Hobby Stable or Stable

both cost out with the same rates

HBS-Hobby Stable will be for the smaller sized units, and STB will be for larger, more substantial units.

At the present time there is not a rate difference between the two. The quality of the structure will determine the rate for the structure.

Stables are characterized by stalls for the boarding of horses or other animals. Essentially they are fully or substantially finished barns, and may include stalls, tack room, loafing and storage areas.



Low Quality Hobby Stable



Fair Quality Hobby Stable

12809 KOEPPEN RD SE





Average Quality
Hobby Stable



Average Quality Stable



Very Good Quality Stable

LFS - Loafing Sheds

Loafing Sheds are open faced structures that are usually three sided, primarily used for storing hay or other material, or as a temporary animal shelter.

Low Quality
Loafing Shed



15640 SE 109TH AVE



Fair Quality
Loafing Shed



14938 FRENCHIE LN SE



Average Quality
Loafing Shed



14120 AFFERMER CRT SW



Good Quality
Loafing Shed



12440 KOEPPEN RD SE



MCS-Machine Sheds

Machine Sheds are three sided structure, similar in appearance to loafing sheds, but larger and whose primary purpose is to shelter equipment and other machinery.

Fair Quality
Machine Shed



9441 SE RICH RD



Fair Quality
Machine Shed

Fair Quality
Machine Shed



9108 SE YELM HWY



Average Quality
Machine Shed



14231 148TH AVE SE



8725 JAMES RD SW



SHP—Shops

Shops tend to be frame construction like garages and are characterized by their use as work areas. Therefore, amenities for a comfortable work environment typically include insulation, windows, ventilation, heating, concrete pad, possibly some interior finish, appropriate electrical wiring and lighting, and plumbing fixtures.

Shop costing rates vary by size (smaller is a higher rate), and by quality.

Low Quality Shop



Average Quality Shop



620 93RD AVE SE



Fair Quality Shop



2039 81ST AVE NE



Good Quality Shop



510 SE 93RD AVE



GFR—Frame Garages

Frame garages are detached garages that usually are similar in quality and appearance to the residences and would be comparable in appearance to what an attached garage to the residence should look like.

Rates for detached garages vary by size and quality as shops do. Quality differences are based upon exterior construction quality and appearance, and interior amenities.

Fair Quality Garage

Fair Quality Garage



847 OLD PACIFIC HWY SE



Average Quality Garage

Average Quality Garage



4401 FIR TREE RD SE



16301 VAIL RD SE



Average+ Quality
Garage



6010 SE JAMISON LN



Average and Good
Quality Garages



7524 SE TROWBRIDGE AV



Good Quality Garage



3943 29TH LN NE



Good Quality Garage



PBN--Pole Barn (Building)

Pole construction encompasses the bulk of larger residential outbuildings that are not shops or garages. PBN-currently is designated “Pole Barn” in the dropdown menu of detached structures, but should be understood to be a pole building. Compare to Utility Building, and General Purpose Building below.

Low Quality
Pole Building



8725 JAMES RD SW



Fair Quality
Pole Building



14609 BRANDIE CRT SE



Average Quality
Pole Building



14219 MOUNTAIN VISTA DR SE



Average Quality
Pole Building





Average+ Quality
Pole Building



Good Quality
Pole Building

14725 SE 133RD AVE



UTB-Utility Buildings

Utility buildings look similar to PBN-pole building but have frame construction.



18230 SW BEND ST



Fair Quality
Utility Building

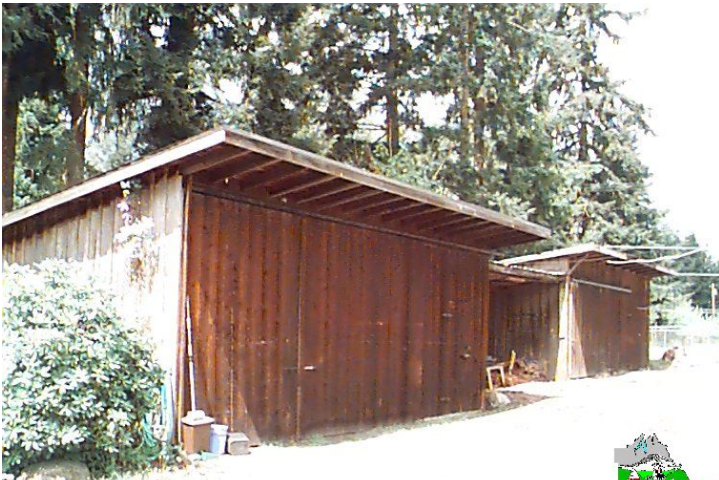


Average Quality
Utility Building

STS—Storage Shed

Sheds are enclosed buildings approximately 200 s.f. or less, primarily used for storage. Sheds less than 50 s.f. may be omitted if it is deemed that no significant added value is attached to the structure. If larger than 200 s.f. consider GPB-(next page) If substantially finished and being used as an office or another type of workplace consider –SHP-shop. SHM—Shed enclosed-(use STS instead).

Low/Fair Quality Shed



4347 SE WALDRICK RD



Fair+ Quality Shed



14349 MIMA RD SW



Average+ Quality Shed



127 101ST AVE SW



Good Quality Shed



4710 SLEATER KINNEY RD NE



GPB-General Purpose Buildings

General Purpose Buildings are larger than sheds and are buildings with minimal entry access, windows, insulation, electricity, plumbing, or heating.



Low/Fair Quality
General Purpose

6130 NW MINK ST



Fair Quality
General Purpose

14349 MIMA RD SW



Average Quality
General Purpose Building

LNT—Lean To

A lean-to is a cover attached to an outbuilding. It may have a closed front or ends. The following photos show examples of attached lean-to structures.

Fair Quality Lean To

Fair Quality Lean To



14938 FRENCHIE LN SE



14938 FRENCHIE LN SE



Average Quality
Lean To

Average Quality
Lean To



14219 MOUNTAIN VISTA DR SE



4408 87TH AVE SE



CVR—Cover/Canopy

A cover is free standing, typically without sides. Rates change for each quality change.

Low Quality Cover



Fair Quality Cover



Good Quality Cover



CRT—Carport

Designed and suitable for vehicle protection, a carport is usually a freestanding cover with a concrete pad or occasionally an asphalt pad below. A carport may occasionally be attached to another detached building, such as a detached garage. Its original purpose should appear to have been as a carport; otherwise, use CVR-cover or LNT-lean to. Quality is based on the complexity of the primary supporting structure and cover; however, any siding can be a sign of increased quality. Car Rates change for each quality change.

Fair Quality Carport



Fair Quality Carport



4347 SE WALDRICK RD



Average Quality Carport



127 101ST AVE SW



Average Quality Carport



3645 SW 163RD AV



BTH—Boat-House - more of a cover, primarily commercial.
BTS—Boat-Shelter – enclosed structure; may have floor.



4347 SE WALDRICK RD



Fair Quality Boat Shelter



3623 SE WALTHEW DR



Average Quality Boat Shelter

GRA—Greenhouse (Residential)

Greenhouses are structures enclosed with glass or commercial grade plastic for the purpose of the protection and propagation of plants.



21720 SE HOBSON RD



Fair Quality
Greenhouse



15232 VAIL CUT OFF RD SE



Average Quality
Greenhouse

GZB—Gazebo

is a freestanding roofed structure typically open on all sides.

Fair Quality Gazebo



Average Quality Gazebo



Good Quality Gazebo



Very Good Quality Gazebo



PLG--Pool concrete, gunit

PVL—Pool vinyl lined

Both should have a 50% functional adjustment.



Good Quality
Gunit Pool

5419 BOULEVARD EXTENSION RD SE 



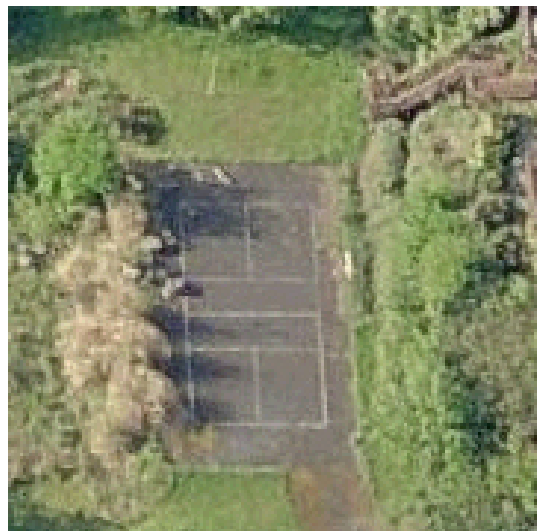
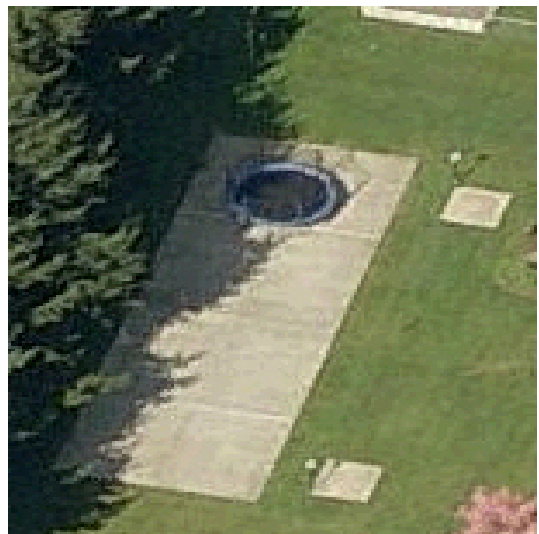
Good Quality
Gunit Pool

543 73RD WAY NE 

TNA—Tennis Court, Asphalt

TNC—Tennis Court, Concrete

Both receive a 10% functional adjustment.



General quality guidelines for detached structures:

Quality of Construction Indicators

	Lower Quality	Average	Higher Quality
General Description	Attention to most basic building cost with the functional purpose being primary consideration. May be below code or subquality workmanship if older or owner constructed .	Professional quality workmanship with price in mind, but may have some evident stylistic features .	Increasing evidence of high quality workmanship, and attention to stylistic features and higher quality and specialized materials. Highest qualities have usually employed Architects and respected contractors.
Outside Walls	Various	Various	Various
Floor	Lowest cost -Dirt for many outbuildings unless specifications would indicate something more typical, eg. garages are typically concrete.	Most outbuildings will typically have concrete flooring or partial concrete in this grade.	Concrete, or finished flooring depending on structure. An exception would be covers.
Interior	generally unfinished	May be partially finished	Partially to mostly finished
Plumbing	minimal or none	Minimal to moderate	Common for this grade
Electrical	minimal or none	Minimal to moderate	Moderate to numerous
Insulation	typically none	Minimal to moderate	Well insulated as appropriate
Roofing	lowest cost or typical	typical for struct. In region	typical to upgraded
Note: these are general guidelines for multiple structures, not specifications.			

Additional distinctions and comments

Lower quality arenas are basic covered riding areas with few improvements and are partially enclosed. An average quality arena is an open or partially enclosed arena with substantial lighting, adequate plumbing, and some stalls, or other upgrades like a tack room. **Higher quality arenas** will be fully enclosed and will have finished areas and may include seating.

Barns are not determined by their construction (many will be pole construction), but by their style or use.

Stables: These rates are significantly higher than barns and most other outbuildings, therefore the lower quality will apply to most residential stables that are primarily for function. Average stables will have higher quality appearance, and interior amenities. Good and better will have definite custom or architectural design, with extensive interior features and upgrades.

Detached **Garages** should be frame construction.

Shops could be pole construction, but the exterior walls would be insulated and finished on the interior.

Pole buildings are any outbuilding with pole construction that does not fit a more specific classification.

CONDITION RATINGS

For most properties, the actual age of the improvements will be converted to an effective age based on a table or formula. This means that most of the decision making will involve determining the appropriate condition rating to place on the property. The condition rating will be used to fine-tune the depreciation that is initially established by the effective age. The effective age will get us close to market value, and the condition rating will get us the rest of the way. To help the appraiser assign the correct condition rating, the following guidelines have been established.

VP Very Poor Condition

A property in this condition is beyond repair. All building components including structural components have reached the end of their economic life. If the property is still inhabited, the condition rating alone could reduce the value enough to achieve the desired result. If the building has only a salvage value, it may be necessary to also increase the effective age of the building to sufficiently increase the amount of depreciation that is applied. If little or no value can be attributed to the improvements, an override value can be entered to address these circumstances.



VERY POOR

House has been uninhabited for couple of years. Some windows and siding missing. Interior floors sagging; floor coverings in ruins. Musty wet smell on inside; peeling wallpaper, water stained ceilings, doors and cabinets either stuck shut or won't close. No appliances - would be scared to plug anything in. Comp roofing is sliding or missing in places, most likely rotted roof structure due to years of neglect. Salvage value only.



VERY POOR

House built 1931 and remodel done around 1964-65. Appears no maintenance done since. Roof deck is rotted, fascia boards rotting and falling down. Musty and moist inside. Barely livable at this time, but it is still being lived in.



VERY POOR

House has been vacant for some time. Interior has all cabinets, wiring and plumbing fixtures, flooring, and windows removed. Has been heavily vandalized; stone fireplace broken to pieces; walls completely knocked out. Would take a major miracle to put this house into use again.



VERY POOR

The property is beyond repair. You may consider extra depreciation on home like this one.

PR Poor Condition

Most long and short-lived components of the structure are worn out and in need of replacement or repair. Structural components such as foundations and bearing walls may need repair but are still in sound condition. Major renovations or remodels are needed to bring these properties up to current standards.



POOR

Major renovation needed to bring this property up to better standards.



POOR

This house is currently undergoing some structural repairs to the sills, floor joists, girders, repairing bug and water damage to siding and framing. Interior needs some work, all original 1930's or 40's, major functional obsolescence in floor design and room layout.

FR Fair Condition

Properties that are in fair condition have received less than average maintenance and are not typical of the houses within their age range. There is a considerable amount of deferred maintenance. Many short-lived items such as paint, carpets, linoleum, trim, plumbing fixtures, etc. are in need of repair or replacement. However, there are no apparent problems with any long-lived or structural components.



FAIR

There is a considerable amount of deferred maintenance. This home needs a new roof and the siding shows a lot of wear.



FAIR

There is a considerable amount of deferred maintenance. There appears to be some remodeling on the right side.



FAIR

There is a considerable amount of deferred maintenance. House needs paint, new roof, and foundation work. This property has received less than average maintenance for a house of its age.

FR FAIR CONDITION



FAIR

There is a considerable amount of deferred maintenance. This property has received less than average maintenance and is not typical of the houses within its age range. The garage door needs to be replaced and the roof needs to be repaired.



FAIR

House built in 1980 with less than average maintenance over the years. Many short-lived items need replacing like, floor coverings, stove-pipe interior and exterior paint, kitchen and bath countertops. Overall house shows heavy wear and some neglect.



FAIR

There is a considerable amount of deferred maintenance. Many short-lived items are in need of repair or replacement. The roof shows a great deal of wear; the gutters are in rough shape and the exterior needs paint.

AV Average

Average means the condition is typical for the age of the improvements. New houses may have little or no deferred maintenance, and this would be typical or the norm for new construction. Therefore, these properties would be in average for their age. Older homes would normally have some evidence of deferred maintenance that would be typical for their age. If the condition is typical for the age group, the condition rating should be considered average.



AVERAGE

This is evidence of deferred maintenance and normal deterioration. Some minor repairs are needed but most components have received normal maintenance.



AVERAGE

House built in 1958 and has had normal maintenance done over the years but no major renovations or remodeling done. Some functional obsolescence for interior layout, long skinny living room enclosed long skinny kitchen most obvious.



AVERAGE

This is a new house, and is in average condition for its age.

AV AVERAGE CONDITION



AVERAGE

House built in 1967, all original components are well maintained with many years of life left in them. Interior has had some upgrades and replacement of short-lived items. Other items not replaced but still functional.



AVERAGE

House built in the late 1990's and has not had to have any components replaced or repaired yet. Is currently on the market so most likely it has just been steamed cleaned to make it sparkle.



AVERAGE

There is some evidence of deferred maintenance and normal deterioration on the Mansard roof. Most components have received normal maintenance. The condition is typical for its age.

AV AVERAGE CONDITION



AVERAGE

There is some evidence of deferred maintenance and normal deterioration. Moss on roof. This home has a converted garage.



AVERAGE

There is evidence of deferred maintenance and normal deterioration. Note moss on roof and the railing on deck. Also, there is a new addition on the left side of the home



AVERAGE

There is some evidence of deferred maintenance and normal deterioration. Windows need to be replaced; otherwise, the house is in good condition.

AV AVERAGE CONDITION



AVERAGE

There is no obvious deferred maintenance present, but neither are the improvements in new condition. Plastic placed on windows reflecting they have not been replaced.



AVERAGE

There is some evidence of deferred maintenance and normal deterioration. Some minor repairs are needed but most components have received normal maintenance.

GD Good Condition

These properties have received better than average maintenance and their appearance is better than what is typically found in their age range. No obvious deferred maintenance is present, but neither are the improvements in new condition. Many properties that have recently sold are found to be in good condition because of the work that has been done just prior to being put on the market.



GOOD

All items have been well maintained. Most items are like new with very little signs of wear.



GOOD

All items have been well maintained. Most items are like new and shows no sign of there actual age. Very little deterioration is evident in any building component.



GOOD

House built 1976; has upgraded vinyl-windows, new roof cover, interior vinyl-flooring and carpet, and new interior and exterior paint. All other components appear to have normal maintenance.

GD GOOD CONDITION



Good

Built in 1992, above-average maintenance, maintained schedule to keep all components looking in new condition. House appears much newer than actual age



Good

House built 1930, remodeled approximately 1995, prior to being sold. Upgraded all short-lived components to include new vinyl windows, metal exterior doors, new kitchen and bath fixtures, cabinets flooring and so on. No wear and tear or physical deterioration noted.



Good

Duplex built in 1958 has had exterior doors-including garage-and Vinyl-windows installed. Newer roof and siding replaced. Interior flooring, cabinets and trim work has been upgraded. Other components show little wear.



GOOD

Historic home in the South Capital area - built 1906. All original components have been well maintained. Roofing is new material but most other major components are original in order to keep historic designation. No obvious signs of any maintenance needed Functional obsolescence due to interior layout and design, vintage kitchen and baths.



GOOD

House built in the early to late 1980's, has had normal maintenance, items repaired or replaced as needed. Shows very little wear or deterioration to all components.



GOOD

House built in the late 40's- early 50's. Has new comp roof, vinyl windows, floor coverings, and overall spit shine to get ready to put on the market. Appears to have had above average maintenance over the course of life that would reduce the normal wear and tear a house this age usually shows.

VG Very Good

All items have been well maintained. Most items are like new and show no sign of their actual age. Very little deterioration is evident in any building component. Many of these homes have been extensively remodeled or have had major additions.



VERY GOOD

All items have been well maintained. Most items are like new and show no sign of their actual age. This home has been extensively remodeled and a major addition has been added.



VERY GOOD

House built between 1981-1984; all items have been well maintained. There is no sign of actual age.



VERY GOOD

All items are new or are in like-new condition. This older home has undergone some remodeling with new additions in the last two years.



VERY GOOD

House built in 1961; has had above normal maintenance. Interior has had many face lifts over the years. Kitchen fully remodeled, floor coverings replaced, new trim, cabinets, interior doors, plumbing and electrical fixtures, vinyl windows and roofing. No signs of any wear and tear.

EX Excellent Condition

All items are new or are in like-new condition. Building components show no sign of their actual age and cannot be distinguished from new. Older homes in this condition have gone through a total renovation.



EXCELLENT

House totally gutted down to frame, everything new except foundation framing and exterior siding. Nice custom work being done on interior; will be wonderful home when finished.



EXCELLENT

Original house built in 1920, 697 square feet, two story addition with double garage was added in 1994. Old portion of house totally renovated. New plumbing, electrical, roofing, windows, doors, flooring, drywall, plumbing and electrical fixture. All short-lived and some long-lived items replaced.



EXCELLENT

House built 1930 has been fully remodeled/refurbished. Interior fully remodeled with upgraded electrical and plumbing. New gas furnace replaces old oil furnace; new exterior siding, roofing, vinyl-windows and doors. Interior rooms opened up to allow natural lighting; good room flow.

LAND DATA

Land Data Definitions and Standards

The following land characteristics have been identified as having a potential effect on residential and commercial land values. By analyzing sales that have these characteristics, an appraiser can evaluate their impact on value can be determined. This information can then be used to value other properties with the same characteristics.

To accomplish this goal, it is necessary that each characteristic be adequately defined and then consistently applied to all properties. The purpose of this document is to standardize the way in which land characteristics are identified in the field and then coded on the property record.

When adjusting land values, it is critical that modifications take into consideration circumstances that would affect the usability of the property. For example, parcels may be in floodways, lack electricity, or have restrictions as being unbuildable or having limited usability.

Land Characteristics

Land Characteristics Can Change & Multiple Characteristics Can Apply to One Lot.

Two important things should be kept in mind when applying these characteristics. The characteristic or condition can change when the property goes from vacant to improved. An example might be a steep lot that requires considerable excavation to produce an adequate building site. The condition that may have originally reduced the value or selling price of the vacant lot is cured by the site work that is needed to build the house. Another example might be a dirt road that is paved when the house is added to the site.

The other thing to remember is that multiple characteristics can apply to one lot. The lot may have a steep slope and a gravel road that detract from the value and a view of Mount Rainier that adds to the value. Any and all characteristics that apply to the property should be captured on the record.

The land characteristics described on the following pages are entered in the Land Influence box on the Size/Adjustments tab of the land record.

Land Codes and Code Descriptions

A land characteristic code, the code description, and a more detailed explanation of each characteristic are provided below. Enter the appropriate code on the land record in the Land Influence box and on the Size/Adjustment tab.

NE No-ELECTRICITY

There is no electricity within 1,500 feet of the site.

NR No-ROAD

There is no street or road available to the site.

GR GRAVEL-ROAD

There is a gravel road to the site.

DR DIRT-ROAD

There is a dirt or non-maintained road to the site.

UP UNPLATTED

The parcel is not part of a small or large lot subdivision or short plat.

PL PRELIM-PLAT

A preliminary plat has been approved and recorded but no site improvements have been installed.

W2 20%-WETLAND

Approximately 20% of the site is covered by wetlands.

W4 40%-WETLAND

Approximately 40% of the site is covered by wetlands.

W6 60%-WETLAND

Approximately 60% of the site is covered by wetlands.

W8 80%-WETLAND

Approximately 80% of the site is covered by wetlands.

W0 100%-WETLAND

100% of the site is covered by wetlands.

SL SALT-LOW BANK

Saltwater frontage with a bank height of 0 to 25 feet. Full access to the beach is typical.

SM SALT-MED-BANK

Saltwater frontage with a bank height of 25 to 50 feet. Access to the beach is limited.

SH SALT-HI-BANK

Saltwater frontage with a bank height of 50 feet or more. There is usually no direct access to the beach.

LG LAGOON

Saltwater frontage with access to the water for half the day or less. Because the lagoon could exist with different bank heights, it is also necessary to code the type of saltwater frontage that best describes the property.

TL TIDELANDS

Land that is underwater for a considerable portion of the day. If the tideland is muddy or mucky during the low tide, thereby restricting access to the water, the adjoining waterfront parcel would be given a LAGOON land influence.

AR ACCESS-RIGHTS

Non-waterfront property with community access or an easement to the beach. Or used if property has access to an airstrip.

LA AVERAGE LAKEFRONT

The property has usable lake frontage. The lake frontage by itself does not automatically justify including a code for view. There must be a view of mountains or other natural features to justify coding a view.

LB BELOW-AVERAGE LAKEFRONT

The property has lake frontage but is characterized by having a shallow beach or one that is cluttered with cattails or other vegetation. The lake frontage by itself does not automatically justify including a code for view. There must be a view of mountains or other natural features to justify coding a view.

RF RIVERFRONT

The property has river frontage. Wetlands would be commonly coded in addition to river frontage. View of the river by itself would not justify applying a code for view.

CF CREEKFRONT

The property has creek or stream frontage. Wetlands would be commonly coded in addition to creek frontage.

GS GATED SUBDIVISION

The property is located within a gated subdivision.

GC GOLF COURSE

The property is located on a golf course. View of the golf course from these lots would not justify the use of a view code. View of a mountain range or other natural feature may justify applying a code for view.

GP GOLF COMMUNITY

The property is located within a golf course community. View of the golf course from these lots would not justify the use of a view code. View of a mountain range or other natural feature may justify applying a code for view.

LV LIMITED VIEW

The view is restricted and mostly obstructed by off-site buildings or vegetation. The scope of the view is generally narrow or shallow.

GV GOOD VIEW

The view is partially obstructed by off-site buildings or vegetation. The scope of the view is generally moderate in terms of depth and breadth and is territorial in nature.

VV VERY GOOD-VIEW

The view is minimally obstructed by off-site buildings or vegetation. The scope is broad and far-reaching and generally includes mountain or water views.

EV EXCELLENT-VIEW

The view is panoramic and far-reaching. It is usually associated with property along a rim or bluff with views of distant mountains and/or saltwater.

TB TIMBER

A substantial amount of marketable timber is located on the property.

MF MULTI-FAMILY

The land is or may be used for multi-family construction.

GB ADJACENT GREENBELT

The property is located adjacent to a greenbelt, open-space parcel, or community beach.

CO CONDO

The land is currently being used as a condominium development.

ST STEEP TOPOGRAPHY

The land is steep or hilly and will require considerable expense to produce a building site or the use of the property around an existing structure is restricted by the steep slope.

UN UNBUILDABLE

The property is not currently considered to be a building site due to government restrictions, zoning regulations, or other conditions.

US UNUSABLE

This land influence is reserved for the few properties that cannot be used for any specified purpose. They would not be useful as reserve drainfields, water run-off areas, well sites, access routes, storage, or pasture land. Most of the sites will have year-round standing water.

SZ SIZE

Size of the lot limits its utility.

SP SHAPE

Shape of the lot limits its utility.

LL LAND-LOCKED

There is no platted access or recorded easement to access the property.

EA EASEMENT

Easements crossing the property affect its utility. Easements can be for overhead power lines, underground or above-ground pipelines, or for access to an adjoining lot.

EC ECONOMIC

The property value is affected by an outside source.

CT CONTIGUOUS

One parcel of land that must be split between land records or land lines (agricultural land or commercial excess land) should have a contiguous adjustment applied to account for the economies of scale of the larger tract.

RS RESTRICTIONS

Government or jurisdictional regulations or deed restrictions limit the utility of the site.

SW SEASONALLY WET

To be converted to W0, W2, W4, W6, or W8 as physical inspections are completed.

FR FAIR QUALITY

Reflects the quality of the lot improvements and area as indicated by the quality of the construction and character of the area. Fair (FR) indicates that the majority of the construction is of fair quality or lower. Covenants are generally minimal with undesirable elements or commercial activity often found in the vicinity. Subdivision improvements such as sidewalks, curbing, and street lights may be lacking along with the upkeep and maintenance of the residences.

AV AVERAGE QUALITY

Reflects the quality of the lot improvements and area as indicated by the quality of the construction within the area. Average (AV) indicates that the majority of the construction is of average quality. Covenants are adequate to protect the integrity and character of the area. Average site improvements such as paved streets, sidewalks, curbs, and street lights are generally provided. Maintenance and upkeep of the residences show pride of ownership.

GD GOOD QUALITY

Reflects the quality of the lot improvements and area as indicated by the quality of the construction within the area. Good (GD) indicates that the majority of the construction is good quality or higher. Covenants may include minimum building size and design specs that go beyond zoning requirements. Lots provide adequate yard space and site improvements are full featured. Landscaping and maintenance are generally very good.

HT HIGH TRAFFIC

The parcel is adjacent to or is influenced by a heavy flow of traffic. Typically the street would be classified as an arterial.

MT MODERATE TRAFFIC

The parcel is adjacent to or is influenced by a moderate flow of traffic. Typically the street would be classified as a collector.

LT LIGHT TRAFFIC

The property is influenced by a light flow of traffic which is typical of local street. For commercial property, this could have a negative impact on value.

PE POOR EXPOSURE

A business or property fronting a public street but that is difficult to access or see from a distance. It is obscured from view by other buildings, vegetation, terrain, or buffer strips. It may also be difficult to access due to traffic dividers, median strips, or one-way streets.

FE FAIR EXPOSURE

A business or property fronting a public street but that cannot be easily accessed or seen from a distance. It is moderately obscured from view by other buildings, vegetation, terrain, or buffer strips. It may also be difficult to access due to traffic dividers, median strips.

AE AVERAGE EXPOSURE

The business or property can be easily seen from half a block to a block away. Most commercial property will fall into this category.

GE GOOD EXPOSURE

The business or property can be seen from more than a block away.

IE I-5 EXPOSURE

The business or property can be seen from the Interstate 5 Highway.

FA FAIR ACCESS

The property is difficult to access due to traffic dividers, median strips, or one-way streets.

AA AVERAGE ACCESS

The property is accessible by driveway or curb-cut off of a main roadway. Ease of access to the property is reasonable for both right hand and left hand turns. Most commercial property will fall into this category.

GA GOOD ACCESS

The access to the property is controlled by a traffic signal or at a minimum is served by separate turn lanes.

FS IMPROVED SITE

The site is fully improved with sewer or septic, storm sewer, water, and power.

PS PARTIALLY IMPROVED SITE

The site is partially improved with sewer or septic, storm sewer, water, and power.

NS NO SITE IMPROVEMENT

The property has no site improvements.

CL CORNER LOT

The property is located at the intersection of two streets.

BL BACK LOT

The property has access to a public street via a narrow strip of land or through another property.

LP LACKS PARKING

Off-street parking is not sufficient to meet the needs of the current commercial use.

CN CONTAMINATION

The property is listed as contaminated by the Department of Ecology.

RA RAIL ACCESS

The property is accessible to the railroad via a spur line.

DA DOCK ACCESS

The property is accessible to salt water via a commercial dock.

IA I-5 ACCESS

Commercial: Properties devoted primarily to commercial use located generally within one half mile of a freeway interchange. Industrial: Properties devoted primarily to industrial use with direct and easy access to a freeway interchange.

AT ANCHOR TENANT

A fully improved site that is part of a larger commercial development and that benefits from the drawing power of a major anchor store or business.

EL EXCESS LAND

The portion of a developed lot that is not needed for the operation of the business. The excess land must be readily identifiable and at least 20% of the total land area.

RC RESIDENCE IN COMMERCIAL ZONE

A single family residence that is located in an area that is zoned commercial.

RP RESOURCE PARCEL

Area of land set aside in a subdivision for basic recreation, parks and open space. This lot may be privately owned and allowed one SFR.

Commercial Land Data Definitions and Standards

A land characteristic code, the code description, and a more detailed explanation of each characteristic are provided below. Enter the appropriate code on the land record in the Land Influence box and on the Size/Adjustment tab.

PL PRELIM-PLAT

A preliminary plat has been approved and recorded but no site improvements have been installed.

W2 20%-WETLAND

Approximately 20% of the site is covered by wetlands.

W4 40%-WETLAND

Approximately 40% of the site is covered by wetlands.

W6 60%-WETLAND

Approximately 60% of the site is covered by wetlands.

W8 80%-WETLAND

Approximately 80% of the site is covered by wetlands.

W0 100%-WETLAND

100% of the site is covered by wetlands.

LV LIMITED VIEW

The view is restricted and mostly obstructed by off-site buildings or vegetation. The scope of the view is generally narrow or shallow. For commercial property, views should only be applied to offices, restaurants, apartments, and multi-family property types. The adjustment may need to be feathered for differences floor levels.

GV GOOD VIEW

The view is partially obstructed by off-site buildings or vegetation. The scope of the view is generally moderate in terms of depth and breadth and is territorial in nature. For commercial property, views should only be applied to offices, restaurants, apartments, and multi-family property types. The adjustment may need to be feathered for differences floor levels.

VV VERY GOOD-VIEW

The view is minimally obstructed by off-site buildings or vegetation. The scope is broad and far-reaching and generally includes mountain or water views. For commercial property, views should only be applied to offices, restaurants, apartments, and multi-family property types. The adjustment may need to be feathered for differences floor levels.

EV EXCELLENT-VIEW

The view is panoramic and far-reaching. It is usually associated with property along a rim or bluff with views of distant mountains and/or saltwater. For commercial property, views should only be applied to offices, restaurants, apartments, and multi-family property types. The adjustment may need to be feathered for differences floor levels.

MF MULTI-FAMILY

We no longer use this land influence.

ST STEEP TOPOGRAPHY

For commercial property, the land is steep or hilly and will require considerable expense to produce a building site, or there is a portion of the property that is restricted from being used in the operation of the business by the steep slope. The amount of the adjustment should be weighted based on the amount of land that is affected at 50% of the benchmark rate.

EL EXCESS LAND

This influence is applied when a portion of a developed lot that would otherwise be useable ground is not needed for the operation of the business. The adjustment is based on percent of the total land area that is considered excess. The excess portion of the land is valued at 50% of the benchmark rate.

UN UNBUILDABLE

The property is not currently considered to be a building site due to government restrictions, zoning regulations, or other conditions.

US UNUSABLE

This land influence is reserved for the few properties that cannot be used for any specified purpose. They would not be useful as reserve drain fields, water run-off areas, well sites, access routes, storage, or pasture land. Most of the sites will have year-round standing water or have other multiple or extreme limiting conditions.

EC ECONOMIC

The property value is affected by an outside source. The outside influence will depend on the property type affected. For example, a apartment may be affected by an adjacent junkyard where a warehouse would not be influenced.

CT CONTIGUOUS

One parcel of land that must be split between land records or land lines (agricultural land for example) should have a contiguous adjustment applied to account for the economies of scale of the larger tract. This influence should not be applied in instances where the parcels can be combined under one parcel number and valued as one business operation.

HT HIGH TRAFFIC

The parcel is adjacent to or is influenced by a heavy flow of traffic. Typically the street would be classified as an arterial. High traffic can have a positive or negative adjustment applied depending on the property type.

MT MODERATE TRAFFIC

The parcel is adjacent to or is influenced by a moderate flow of traffic. Typically the street would be classified as a collector. The adjustment for moderate traffic, which can be either positive or negative, will depend on the property type.

LT LIGHT TRAFFIC

The property is influenced by a light flow of traffic which is typical of a local street. For commercial property, this could have a positive or negative impact on value depending on the property type.

BL BACK LOT

This influence will no longer be used. Back lots are best described by using the access and exposure influences.

PA POOR ACCESS

The parcel is difficult to access due to a combination of traffic dividers, median strips, and lack of turn lanes. Alternatively, there may be no direct access to a street. In this case, the parcel would generally be considered a back lot with access provided through another parcel. Back lots could potentially have both limited access and exposure.

PE POOR EXPOSURE

A business or property that is difficult to see from the street. It will be obscured from view by other buildings, vegetation, terrain, or buffer strips. Difficulty seeing the property could also be the result of not having direct street access. Access through an adjoining parcel could limit the exposure of the "back lot". Back lots could potentially have both limited access and exposure.

FA FAIR ACCESS

The property is difficult to access due to traffic dividers, median strips, or heavy traffic with no turn lane. Access could also be moderately restricted if the property is considered a “back lot”.

FE FAIR EXPOSURE

A business or property that cannot be easily seen from a distance. It is moderately obscured from view by other buildings, vegetation, terrain, buffer strips, or set back on lot. Exposure could also be moderately restricted if the property is considered a “back lot”.

AA AVERAGE ACCESS

The property is accessible by driveway or curb-cut off of a main roadway. Ease of access to the property is reasonable for both right hand and left hand turns. Most commercial property will fall into this category.

AE AVERAGE EXPOSURE

The business or property can be easily seen from a distance of half a block. Most commercial property will fall into this category.

GA GOOD ACCESS

The access to the property is controlled by a traffic signal or at a minimum is served by separate turn lanes. Property is accessible from both directions, usually with multiple access points.

GE GOOD EXPOSURE

The business or property can be seen from a distance of one block away from both directions. A property that benefits from exposure to the intersection of two moderate to heavily traveled streets should be coded with this land influence.

CL CORNER LOT EXPOSURE

This land influence will no longer be used, but will be reflected in the “good exposure” influence.

IA I-5 ACCESS

This influence would be applied to property with direct and easy access to the freeway or Highway 101. The influence would typically be applied to warehouse and industrial property within a mile of an interchange. For restaurant, retail, and service property, the distance to the interchange would typically be within a quarter to half mile. No influence would be applied to the other property types.

IE I-5 EXPOSURE

The business or property can be seen clearly from the Interstate Highway or Highway 101 in both directions, with an exit within two miles in both directions. A property coded with I5 exposure would not be coded with any other influence for exposure.

IP PARTIAL I-5 EXPOSURE

The business or property can be seen clearly from the Interstate Highway or Highway 101 in either direction, with an exit within two miles in either direction. A property coded with partial I5 exposure would not be coded with any other influence for exposure.

FS IMPROVED SITE

The site is fully improved with public water or well, sewer or septic, storm sewer or water drainage system, and power. The use of this land influence will be heavily dependent on the location and property type. If the existing or nearby site improvements are suited to the existing or potential use of the property, it should be coded as an improved site.

PS PARTIALLY IMPROVED SITE

The site is partially improved with public water or well, sewer or septic, storm sewer or water drainage system, and power. The property lacks one or more of the site improvements needed for development. The number of lacking site improves would affect the adjustment that is applied. Also the use of this land influence will be heavily dependent on the location and property type. This land influence should only consider the lacking site improvement that are needed for development

NS NO SITE IMPROVEMENT

The property has no site improvements that would be necessary for development.

LP LACKS PARKING

There is inadequate on-street or off-street parking available within a quarter mile radius to service the parcel. This influence would not be applied to downtown Olympia.

CN CONTAMINATION

The property is listed as contaminated by the Department of Ecology, with a defined clean up plan in place.

RA RAIL ACCESS

The property is accessible to the railroad via a spur line.

DA DOCK ACCESS

The property is accessible to salt water via a commercial dock.

AT ANCHOR TENANT

This influence is applied to a fully improved site that is part of a larger regional or community shopping center that benefits from the drawing power of a major anchor store or business. The parcel with the anchor store is to also receive this influence.

RC RESIDENCE IN COMMERCIAL ZONE

A single family residence that is located in an area that is zoned commercial.

PO PCT OWNERSHIP

Percent ownership based upon condominium and BSP.

DV DEVELOPED

The property has been developed with the construction of one or more buildings.

CG CONVIENCE/GAS

The property has a convience gas retail store on the property with gas tanks.

OC OLYMPIA CORE AREA

Property located in an 8 block area of Downtown Olympia.

CW CENTRAL WATERFRONT

Property located along Budd Inlet in the Urban Waterfront zoning

AP APT IN OLY CBD

Apartment complexes within the Olympia CBD zoning.

RW ROADWAY

A long, narrow strip of land that was created for the purpose of providing access to one or more lots or tracts is to be coded as a Roadway (RW) and given an adjustment of 15% of the benchmark land rate. This one land influence and adjustment is meant to replace multiple adjustments for separate shape, easement, and unbuildable land influences.

EXAMPLES OF VIEWS

Excellent Views



EXCELLENT VIEW, TAKEN FROM TUMWATER HILL (ZOOMED IN)



EXCELLENT VIEW, TAKEN FROM TUMWATER HILL (ZOOMED OUT)

Excellent Views (Continued)



EXCELLENT VIEW, HOUSES ON BLUFF OVERLOOKING DESCHUTES RIVER & BEYOND



EXCELLENT VIEW, MEDIUM BANK, SALT WATER

Excellent Views (continued)



EXCELLENT VIEW, LOW BANK SALTWATER, TAKEN FROM JOHNSON POINT



EXCELLENT VIEW, JOHNSON PARK

Excellent Views (continued)



EXCELLENT VIEW, LOW BANK, BOSTON HARBOR

Note: on a clear day the Olympic Mountains can be seen in the back ground



EXCELLENT VIEW, BUSH MOUNTAIN TERRITORIAL

Excellent Views (continued)



EXCELLENT VIEW, MT RAINIER, YELM AREA

Very Good Views



VERY GOOD VIEW, MT RAINIER, YELM AREA



VERY GOOD VIEW, TUMWATER HILL TERRITIAL

Good Views



GOOD VIEW, TERRITORIAL



GOOD VIEW, BUSH MT TERRITORIAL

Good Views (Continued)



GOOD VIEW, TERRITORIAL VIEW FROM McALLISTER PARK



GOOD VIEW, BOSTON HARBOR



Limited Views



LIMITED VIEW, SLEATER KINNEY ROAD



LIMITED VIEW, TUMWATER HILL, PARTIAL TERRITORIAL VIEW

Example of Lakefront

Average Lakefront



AVERAGE LAKEFRONT, CLEAR LAKE



AVERAGE LAKEFRONT, CLEAR LAKE

Average Lakefront (Continued)



AVERAGE LAKEFRONT, LAWRENCE LAKE



AVERAGE LAKEFRONT, SUMMIT LAKE

Average Lakefront (Continued)



AVERAGE LAKEFRONT, SUMMIT LAKE



AVERAGE LAKEFRONT, SUMMIT LAKE

Below Average Lakefront



BELOW AVERAGE LAKEFRONT, SUMMIT LAKE MARSH



BELOW AVERAGE LAKEFRONT (VEGETATION GROWING IN WATER)

OTHER EXAMPLES

Lagoons



LAGOON, DANA SHORES



LAGOON, DANA SHORES

Waterfront



LOW BANK, SALTWATER FRONTAGE

Golf Courses



GOLF COURSE VIEW, GATED COMMUNITY



GOLF COURSE VIEW, GATED COMMUNITY



GOLF COURSE VIEW

Traffic



HEAVY TRAFFIC, PROPERTY ON COLLEGE STREET



HEAVY TRAFFIC, BOULEVARD ROAD

Wetlands



W2, 20% WETLAND

Photo taken at Cougar Mountain Tracts. Water level will cover area shown in photo.



W4, 40% WETLAND

Note salmon stream in center of picture . Must be fenced 25 feet on each side to avoid cattle grazing in stream .



W6, 60% WETLAND



