

RESIDENTIAL QUALITY CLASS DESCRIPTIONS

The quality class descriptions are a 1-10 scale with R1 being poor and R10 being excellent. With 'P' for Plus and 'M' for Minus for each class for greater accuracy. There is also a class RSPC that is a residential special class for unique properties above excellent quality.

R1 – POOR

R2 – LOW/POOR

R3 – LOW

R4 – FAIR

R5 – AVERAGE

R6 – AVERAGE GOOD

R7 – GOOD

R8 – VERY GOOD

R9 – VERY GOOD/EXCELLENT

R10 – EXCELLENT

RSPC – BEYOND EXCELLENT/UNIQUE

These quality classes are assigned based on the appraiser's judgement, training, & experience. The quality classes are used in conjunction with mechanic's liens, sales prices, cost guides, applicable building restrictions, etc. The best "test" for the quality class is when the home sells.