



Abbreviation	Full Name	Appropriate Fields
ac	Acres	Area, Site
AdjPrk	Adjacent to Park	Location
AdjPwr	Adjacent to Power Lines	Location
A	Adverse	Location & View
ArmLth	Arms Length Sale	Sale or Financing Concessions
ba	Bathroom(s)	Basement & Finished Rooms Below Grade
br	Bedroom	Basement & Finished Rooms Below Grade
B	Beneficial	Location & View
Cash	Cash	Sale or Financing Concessions
CtySky	City View Skyline View	View
CtyStr	City Street View	View
Comm	Commercial Influence	Location
c	Contracted Date	Date of Sale/Time
Conv	Conventional	Sale or Financing Concessions
CrtOrd	Court Ordered Sale	Sale or Financing Concession
DOM	Days On Market	Data Sources
e	Expiration Date	Date of Sale/Time
Estate	Estate Sale	Sale or Financing Concessions
FHA	Federal Housing Authority	Sale or Financing Concessions
GlfCse	Golf Course	Location
Glfvw	Golf Course View	View
Ind	Industrial	Location & View
in	Interior Only Stairs	Basement & Finished Rooms Below Grade
Lndfl	Landfill	Location
LtdSght	Limited Sight	View
Listing	Listing	Sale or Financing Concessions
Mtn	Mountain View	View
N	Neutral	Location & View
NonArm	Non-Arms Length Sale	Sale or Financing Concessions
BsyRd	Busy Road	Locations
o	Other	Basement & Finished Rooms Below Grade
Prk	Park View	View
Pstrl	Pastoral View	View
PwrLn	Power Lines	View
PubTm	Public Transportation	Location
rr	Recreational Room	Basement & Finished Rooms Below Grade
Relo	Relocation Sale	Sale or Financing Concessions
REO	REO Sale	Sale or Financing Concessions
Res	Residential	Location & View
RH	USDA - Rural Housing	Sale or Financing Concessions
s	Settlement Date	Date of Sale/Time
Short	Short Sale	Sale or Financing Concessions
sf	Square Feet	Area, Site, Basement
Unk	Unknown	Date of Sale/Time
VA	Veterans Administration	Sale or Financing Concessions
w	Withdraw Date	Date of Sale/Time
wo	Walk Out Basement	Basement & Finished Rooms Below Grade
wu	Walk Up Basement	Basement & Finished Rooms Below Grade
WtrFr	Water Frontage	Location
Wtr	Water View	View
Woods	Woods View	View

ABBREVIATED	OVERALL VIEW/LOCATION RATING
N	Neutral
B	Beneficial
A	Adverse

ABBREVIATED	VIEW FACTOR
Wtr	Water View
Pstrl	Pastoral View
Woods	Woods View
Prk	Park View
Glfvw	Golf Course View
CtySky	City View Skyline View
Mtn	Mountain View
Res	Residential View
CtyStr	City Street View
Ind	Industrial View
PwnLn	Power Lines
LtdSght	Limited Sight
Other	Other – see narrative

ABBREVIATED	LOCATION FACTOR
AdjPrk	Adjacent to Park
AdjPwr	Adjacent to Power Lines
BsyRd	Busy Road
Comm	Commercial
GlfCse	Golf Course
Ind	Industrial
Lndfl	Landfill
PubTrn	Public Transportation
Res	Residential
WtrFr	Waterfront

**Explanation of Bathroom Count**

Three-quarter baths are counted as a full bath in all cases. Quarter baths (baths that feature only a toilet) are not included in the bathroom count. The number of full and half baths is reported by separating the two values using a period, where the full bath count is represented to the left of the period and the half bath count is represented to the right of the period.

**Example:**

3.2 indicates three full baths and two half baths.

**Definitions for Improvements**

**Not Updated** - Little or no updating or modernization. This description includes, but is not limited to, new homes. Residential properties of 15 years of age or less often reflect an original condition with no updating, if no major components have been replaced or updated. Those over 15 years of age are also considered not updated if the appliances, fixtures, & finishes are predominantly dated. An area that is 'Not Updated' may still be well maintained & fully functional, & this rating does not necessarily imply deferred maintenance or physical/ functional deterioration.

**Updated** - The area of the home has been modified to meet current market expectations. These modifications are limited in terms of both scope & cost. An updated area of the home should have an improved look & feel, or functional utility. Changes that constitute updates include refurbishment &/or replacing components to meet existing market expectations. Updates do not include significant alterations to the existing structure.

**Remodeled** - Significant finish and/or structural changes have been made that increase utility & appeal through complete replacement &/or expansion. A remodeled area reflects fundamental changes that include multiple alterations. These alterations may include some or all of the following: replacement of a major component (cabinet(s), bathtub, or tile), relocation of plumbing/gas fixtures/appliances, significant structural alterations (relocating walls, &/or the addition of) square footage). This would include a complete gutting & rebuild.

**Requirements - Condition & Quality Ratings Usage** Appraisers must utilize the following standardized conditions & quality ratings within the appraisal report.

**Condition Ratings & Definitions**

**C1**  
The improvements have been very recently constructed & have not previously been occupied. The entire structure & all components are new & the dwelling features no physical depreciation. *Note: Newly constructed improvements that feature recycled materials and/or components can be considered new dwellings provided that the dwelling is placed on a 100% new foundation & recycled materials & the recycled components have been rehabilitated/re-manufactured into like-new condition. Recently constructed improvements that have not been previously occupied are not considered "new" if they have significant physical depreciation (i.e., newly constructed dwellings that have been vacant for an extended period of time without adequate maintenance or upkeep).*

**C2**  
The improvements feature no deferred maintenance, little or no physical depreciation, & require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components & finished have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated & are similar in condition to new construction.

**C3**  
The improvements are well maintained & feature limited physical depreciation due to normal wear & tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

**C4**  
The improvements feature some minor deferred maintenance & physical deterioration due to normal wear & tear. The dwelling has been adequately maintained & requires only minimal repairs to building components/mechanical systems & cosmetic repairs. All major building components have been adequately maintained & are functionally adequate.

**C5**  
The improvements feature obvious deferred maintenance & are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility & overall livability is somewhat diminished due to condition, but the dwelling remains useable & functional as a residence.

**C6**  
The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs & rehabilitation, including many or most major components.

**Quality Ratings & Definitions**

**Q1**  
Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans & specifications & feature an exceptionally high level of workmanship & exceptionally high-grade materials throughout the interior & exterior of the structure. The design features exceptionally high-quality exterior refinements & ornamentation, & exceptionally high-quality interior refinements. The workmanship, materials, & finishes throughout the dwelling are exceptionally high quality.

**Q2**  
Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed high-quality exterior ornamentation, high-quality interior refinements, & detail. The workmanship, materials, & finishes throughout the dwelling are of exceptionally high quality.

**Q3**  
Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation & interiors that are well finished. The workmanship exceeds acceptable standards & many materials & finishes throughout the dwelling have been upgraded from "stock" standards.

**Q4**  
Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized & the design includes adequate fenestration & some exterior ornamentation & interior refinements. Materials, workmanship, finish, & equipment are of stock or builder grade & may feature some upgrades.

**Q5**  
Dwellings with this quality rating feature economy of construction & basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration & basic finishes with minimal exterior ornamentation & limited interior detail. These dwellings meet minimum building codes & are constructed with inexpensive, stock materials with limited refinements & upgrades.

**Q6**  
Dwellings with this quality rating are of basic quality & lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, & other mechanical systems & equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.