

Brazoria County Appraisal District Classing System

The following material outlines basic guidelines for various classes of residential dwellings. These materials should be used as a guidelines and are not intended to substitute good appraisal judgment.

Class 1

Minimal Shelter of low quality and have low cost construction. Interior and exterior finishes are plain and inexpensive with little or no attention given to detail. Design is concerned with function, not appearance. Has minimal electrical, plumbing (3-4 fixtures) and living area, no garage or porch. Roof typically has less than 3/12 pitch (3" of vertical rise to each 12" of horizontal distance, this is not a vary steep roof) and no eaves. No cooling and heating limited to some form of space heater. One exterior door and few windows, all of low quality. Usually has less than 500 sq. ft of living area with a wall height of 8 foot. Class 1 examples:



Class 1



Class 1

Class 2

Inexpensive shelter of low quality and of low cost construction. Interior and exterior are plain and inexpensive with little or no attention to detail. Design is concerned with function, not appearance. Has minimal electrical, plumbing (4-5 fixtures) and living area with a small porch and possibly a small carport. No cooling and heating limited to some form of space heater. One exterior door and few windows, all low quality. Roof typically has less than 4/12 pitch and no eaves. Usually has less than 600 sq. ft. of living area with a wall height of 8 foot. Class 2 examples:



Class 2



Class 2

Class 3

Overall quality of materials and workmanship is below average, but not sub-standard. Design is from stock plans with ornamentation limited to the front elevation. Has minimal electrical and plumbing (5-7 fixtures) with small front and rear porches, one car garage or carport. Cooling usually limited to window units and heating may be space heaters or small forced air furnace with minimal ductwork. Front and rear doors, minimal windows, all of "builders grade" quality. Roof typically has 3/12 or less pitch with eaves less than 12". Usually has less than 1000 sq. ft. of living area with a wall height of 8 foot. Class 3 examples:



Class 3



Class 3



Class 3

Class 4

Average quality of materials and workmanship, but does not reflect custom design and craftsmanship. Ample electrical and plumbing (7-8 fixtures), front and rear porches and garage. Central heating and cooling, ample windows with average trim. Roof typically has pitch of 4/12 or less. Usually has less than 1800 sq. ft. of living area with a wall height of 8 foot. Class 4 examples:



Class 4



Class 4



Class 4



Class 4

Class 5

Above average quality of materials and workmanship. Some attention is given to design in both refinements and detail. More than ample electrical and plumbing (8-10 fixtures), central heating and cooling, large front and rear porches, 2-3 car garage. Exteriors have ample windows with ornamental materials or other refinements. Roof has greater than 4/12 pitch with hips and valleys of good quality shingles. Usually less than 2400 sq. ft of living area with wall heights exceeding 8 foot in dining, kitchen and living rooms. Class 5 examples:



Class 5



Class 5



Class 5

Class 6

Good Quality materials and workmanship. Attention is given to interior refinements and detail. More than ample electrical and plumbing (8-11 fixtures), central heating and cooling, large porches, 2-3 car garage. Exterior has more than ample windows with some custom ornamentation. Roof has good quality covering with design and 5/12 and greater pitch. Usually less than 3500 sq. ft. of living area with wall heights exceeding 8 foot. Class 6 examples:



Class 6



Class 6



Class 6

Class 7

High quality materials and workmanship. Individually designed with considerable attention given to detail. Generous electrical and plumbing (11-14 fixtures), central heating and cooling, large porches, 3 car or larger garage. Generous windows that are well designed with custom ornamentation and trim. Roof is of premium materials such as clay tile or slate and with design and 6/12 or greater pitch. Usually over 3000 sq. ft. of living area with high ceilings throughout the house. Class 7 examples:



Class 7



Class 7



Class 7



Class 7

Class 8

Highest quality materials and workmanship. Custom designed with considerable attention given to detail. Generous electrical and plumbing (14-18 fixtures), central heating and cooling, large porches, 3 car or larger garage. Generous windows that are well designed with custom ornamentation and trim. Roof is of premium materials such as clay tile or slate and with design and 6/12 or greater pitch. Usually over 3400 sq. ft. of living area with high ceilings throughout the house.



Class 8



Class 8



Class 8



Class 8