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### **Grade Description**

The grade field that you see reflects the appraiser's estimate of a home's quality of construction. To derive our values, we start with the estimated cost to reconstruct or replace. The cost is a generic cost and then multiplied by using the grade - grades increase/decrease the base cost to reflect the type of home that is being appraised. A 'C' grade home is the base model which would be a simple home, stick built with the bare minimum. As the grades increase - 'B', 'A', the higher the values reflect multiple roof lines, increased number of windows, high ceilings etc. Lower grades such as 'D' would be for modular type homes, older cottage type dwellings etc.