

CONDITION							
NEW	--	New Construction - Never Occupied					
EXCE	--	No functional inadequacies of any consequence and all major components in like-new condition. The overall effective age has been substantially reduced upon complete revitalization of the structure regardless of the actual chronological age. If condition= Excellent then Age Description must equal ORG, REM, REN.					
VRGD	--	No obvious maintenance required but neither is everything new. Appearance and utility are above the standard, and the overall effective age will be lower than the typical property.					
AVG	--	All major components still functional. Some evidence of deferred maintenance and normal obsolescence with age in that few minor repairs are needed.					
FAIR	--	Badly worn, much repair needed. Many items need refinishing or overhauling, deferred maintenance, obvious, inadequate building utility and services all shortening the life expectancy and increasing the effective age. Post Katrina gutted.					
POOR	--	Excessive deferred maintenance and abuse, approaching abandonment or major reconstruction.					