

Architectural Styles

2-Family Home



A house with two dwelling units; each dwelling unit has a separate entrance; same as Duplex architectural style

Use only when valuing the entire structure, including both units. If valuing only one unit use a semi-detached style such as Townhouse End Unit, City House End Unit, etc.

3-Family Home



A house with three dwelling units; each dwelling unit has a separate entrance; same as Triplex architectural style

Use only when valuing the entire structure, including all three units. If valuing only one unit use a semi-detached style such as Townhouse End Unit, City House End Unit, etc.

4-Family Home



A house with four dwelling units; each dwelling unit has a separate entrance; same as Fourplex architectural style

Use only when valuing the entire structure, including all four units. If valuing only one unit use a semi-detached style such as Townhouse End Unit, City House End Unit, etc.

A-Frame



A simple structure usually built by putting two walls/roofs together at an angle to form a building shaped like the letter "A"

American Four Square



A plain square two-and-a-half-story house; usually 4 rooms per floor, a front porch with wide stairs, and a hipped roof

Architecturally Unique



Any architectural style where the home is the only example of its kind

Basic



Any small, simple, square or rectangular home that is one story high with a slightly pitched roof

Bi-Level



A house where entry is to a landing with a half flight of stairs to the upper level and a half flight to the lower level; upper and lower level (if finished) are considered living area; see Split Entry

Bungalow



A one- or one-and-a-half-story home with a slightly pitched, broad gable roof and a smaller roof covering either an open or screened porch

Cape Cod



A wood-frame or shingled house with a steep roof; often has several dormers

City House



A row-style home with two exposed sides (front and back); found in the downtowns of large cities primarily in the Eastern U.S.

City House – End Unit



A row-style home found in the downtowns of large cities primarily in the Eastern U.S.; unit is typically more expensive since it has three exposed sides rather than two

Colonial



One of the most common architectural styles; typically a two- to two-and-a-half-story house with a clapboard exterior (which may be covered with siding), gable roof (with a roof line parallel to the main road), central door, symmetrically arranged double-hung windows and one or two chimneys

Colonial, New England Style



A box-like house with a saltbox roof, prominent chimney and small casement windows

Colonial, Tract



One of a group of matching or nearly-matching colonial-style homes mass-produced by a builder for a specific housing development

Contemporary



Any style of home that is currently built en mass by builders; characteristics can include irregular shapes, large windows and open floor plans

Converted Barn



A barn that has been modified for use as a residential home

Cottage



A small one-story house

Country Style



A home with a plain exterior and a wide porch, built with natural materials such as stones and hand-cut wood that give it a “country” feel; windows, shutters, roof and porch are symmetrical

Craftsman Style



A home in a natural setting, built with natural materials, has exposed rafters, low-pitched roof, projecting eaves, decorative brackets and grouped windows

Duplex



Structure consisting of two separate housing units under the same roof; in some states the term describes a house divided vertically into two identical dwelling units; same as 2-Family Home architectural style

Use only when valuing the entire structure, including both units. If valuing only one unit use a semi-detached style such as Townhouse End Unit, City House End Unit, etc.

Earth Shelter, Bermed



A shelter with earth (dirt) piled against the exterior wall, to insulate or reduce the visibility of the shelter

Earth Shelter, Hillsdale



An earth shelter that is tucked into a hill and seems to visually blend into the landscape

Farmhouse



A simple box-shaped house with clapboard or shingle siding, a gable roof and often a wraparound porch

Log



An Early American frontier style of housing made of logs; originally used during the settlement of the U.S. when lumber was not readily available

Raised Ranch



A ranch home with a raised foundation, providing a basement level with larger windows and in some cases a walk-out, often found on sloping lots; entry is to the upper main level; basement is usually finished and either garden level basement or finished walk-out basement should be used to describe that level. See High Ranch

Rambler



A long low-built house that extends sideways or in depth; appears to "ramble"; Ranch homes sometimes called rambler in the Eastern United States

Ranch



Modern style of home with all of the rooms on one floor

Split Entry



A house where entry is to a landing with a half flight of stairs to the upper level and a half flight to the lower level; upper and lower level (if finished) are considered living area; see Bi-Level

Split Level



Features three staggered floor levels so that each level is about a half story above or below the adjacent one; typically the entry is at grade level. See Tri-Level

Townhouse



A dwelling unit that usually has two or more floors plus a garage and is attached to other similar units via party walls; typically found in condominiums and cooperatives or as part of a planned unit development

Townhouse – End Unit



A townhouse unit that is at the end of a series of units; this unit is typically more expensive since it has three exposed sides rather than two

Tri-Level



Features three staggered floor levels so that each level is about a half story above or below the adjacent one; typically the entry is at grade level. See Split Level

Tudor



An English-style imposing looking house with fortress lines; siding is chiefly stone and brick with some stucco and half timbers; windows and doors have molded cement or stone trim around them

Victorian



This encompasses several styles, Italianate, Mansard, Queen Anne and Victorian Gothic; characterized by gingerbread millwork, steep gable roofs, arched windows and towers with peaked roofs