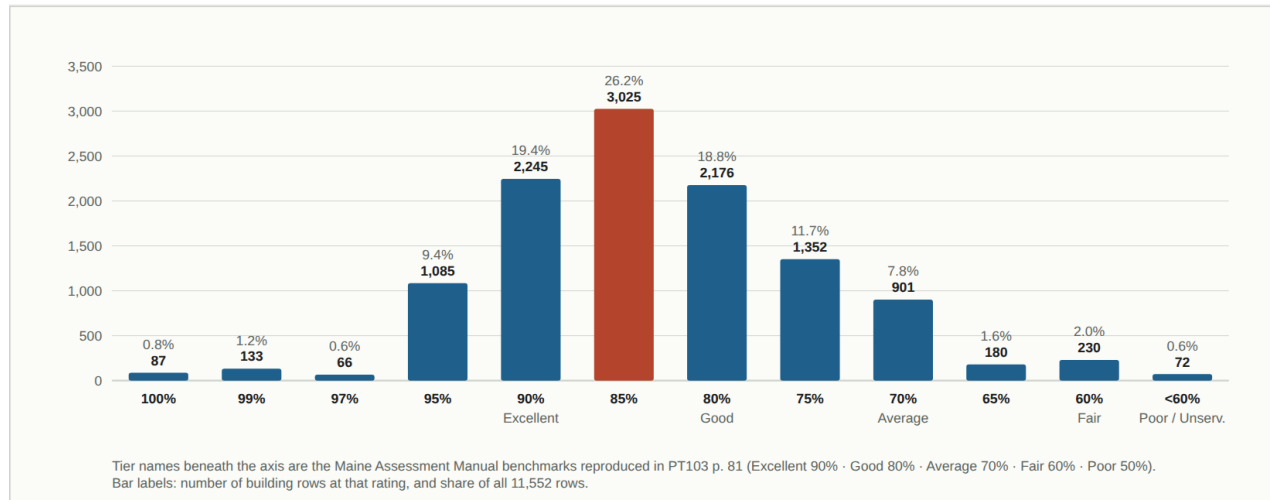


Every structure O'Donnell valued: condition on the 2026 roll

All 11,552 building rows on Norway's 2,809 improved parcels — houses, mobile homes, garages, sheds, barns, porches, commercial — and the condition percentage each was given

11,552 structures carded on 2,809 parcels	\$798.2M total 2026 building value	85% the single most common rating (3,025 rows)	57.5% of structures rated 85% or better	12.0% at the manual's "Average" (70%) or worse	0.6% below "Fair" (72 rows under 60%)
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1. The whole roll, one bar per rating



The manual's benchmarks are Excellent 90%, Good 80%, Average 70%, Fair 60%, Poor 50% (PT103 p. 81). The roll peaks at **85%**, halfway between Good and Excellent, and its center of gravity sits above "Good": **57.5% of every structure in town is carded 85% or better**, and only one row in eight is at the manual's "Average" or below. Weighted by dollars the tilt is stronger: 61.6% of all building value in Norway is carded at 85% or above, and 6.2% at 70% or below.

2. By type of structure

Structure type	Rows	2026 value	Median	90–100%	85%	80%	75%	70%	≤65%
Houses & multi-family	3,031	\$474.3M	85%	30%	28%	21%	11%	6%	4%
Mobile & double-wide homes	534	\$52.6M	80%	24%	18%	19%	15%	15%	9%
Garages & carports	1,478	\$55.6M	85%	37%	26%	17%	11%	6%	3%
Sheds & lean-tos	2,074	\$5.0M	85%	26%	25%	18%	14%	10%	6%
Barns	205	\$7.5M	80%	7%	24%	23%	18%	15%	13%
Porches, decks & entries	3,630	\$18.3M	85%	35%	28%	18%	10%	7%	3%
Commercial & institutional	192	\$180.5M	80%	20%	12%	28%	17%	19%	4%
Other structures	408	\$4.5M	85%	40%	26%	16%	9%	6%	3%
All structures	11,552	\$798.2M	85%	31%	26%	19%	12%	8%	4%

Share of rows in each type at each rating; rows with a 97–100% rating are counted with 90%. "Other" is platforms, bunkhouses, pools, pads, gazebos, greenhouses, boathouses and similar. Type is the card's own label.

Every category of structure in town lands at a median of 80% or 85%. Houses, garages, porches and sheds are all centered on 85%. The only categories the roll treats as ordinary-to-worn are mobile homes (median 80%, one in four at 70% or below) and barns (median 80%, 28% at 70% or below), which together are 6% of rows. Commercial buildings, which carry more than a fifth of all building value, are the one group where the manual's "Average" is common (19% at exactly 70%).

What to make of it. A condition rating is meant to be observed structure by structure (PT103 p. 81: "by observation, informed judgment, and study in each instance"). Norway's 2026 roll instead looks like a default: 85% for most things, 90% for anything newer, and 70% held for a small set of visibly failing or specialized buildings. Whether that reflects the town or the method cannot be told from the roll alone — which is the point. The firm produced no condition schedule to a public-records request and its assessor said grade was "opinion-based" and condition was set without speaking to owners. Every percentage above multiplies straight into a tax bill, and none of it can be checked against a written standard because none exists.

Sources: Town of Norway 2026 property record cards (condition and value columns, every building row); MRS PT103 (rev. Feb. 2026) p. 81; FOAA response, Sept. 3, 2026; recorded review meeting, Sept. 10, 2026. Prepared by Norway Parcel Review. Not an appraisal, not legal advice.