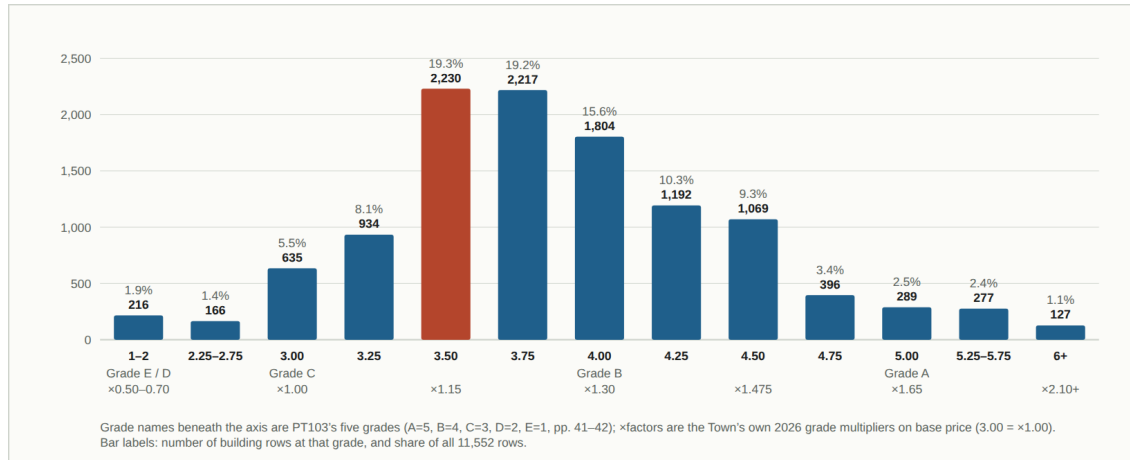


Every structure O'Donnell valued: building grade on the 2026 roll

All 11,552 building rows on Norway's 2,809 improved parcels and the quality grade each was given, against the State manual's five grades and the Town's own price multipliers

11,552 structures graded on 2,809 parcels	3.75 median grade (×1.225 on base price)	3.50 most common grade (2,230 rows)	8.8% at the manual's "C / average" or below	44.6% at Grade B (4.00) or better	52.9% of building value graded 4.00 or better
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1. The whole roll, one bar per grade



PT103 defines five grades (pp. 41–42). **Grade C (3)** is the average building; it “will lack specialty design and ordinarily lack originality... usually meets, but doesn’t exceed, building codes... production line quality... the average price range.” **Grade B (4)** buildings “ordinarily exceed standard building code requirements” at “above average” cost. **Grade D (2)** is “substandard construction,” and “older homes will often fall in this grade.” On the Town’s 2026 pricing, grade multiplies base cost: 3.00 = ×1.00, 3.50 = ×1.15, 4.00 = ×1.30, 5.00 = ×1.65. Norway’s roll puts **91% of all structures above the manual’s average grade** and 45% at Grade B or better; only 382 rows (3.3%) are graded below 3.

2. By type of structure

Structure type	Rows	Median	≤2.75	3.00	3.25	3.50	3.75	4.00	4.25–4.75	5.00+
Houses & multi-family	3,031	3.75	2%	3%	10%	21%	20%	14%	24%	6%
Mobile & double-wide homes	534	3.75	6%	8%	8%	20%	21%	15%	21%	0%
Garages & carports	1,478	4.00	5%	7%	4%	16%	19%	17%	26%	8%
Sheds & lean-tos	2,074	3.75	7%	10%	8%	20%	19%	18%	15%	3%
Barns	205	3.50	10%	10%	10%	31%	21%	10%	4%	3%
Porches, decks & entries	3,630	4.00	1%	3%	8%	18%	19%	15%	27%	8%
Commercial & institutional	192	3.50	4%	15%	19%	26%	12%	8%	12%	4%
Other structures	408	4.00	3%	8%	6%	15%	17%	19%	24%	8%
All structures	11,552	3.75	3%	6%	8%	19%	19%	16%	23%	6%

Share of rows in each type at each grade. Type is the card’s own label; “Other” is platforms, bunkhouses, pools, pads, gazebos, greenhouses, boathouses and similar. Grades between whole numbers are priced by straight-line interpolation of the Town’s factors.

No category has a median at or below the manual’s average grade. Houses sit at 3.75, with one in twenty graded 3.00 or lower and 44% at Grade B or better; the 62 houses built before 1927, which the manual says “will often fall in” Grade D, have a median of 3.50 and only two at 3.00 or below. Porches, decks and garages carry a higher median (4.00) than the houses they are attached to. The only groups near “C” are barns and commercial buildings (median 3.50).

Why it matters. The manual’s grade averages ten graded components — foundation, basement, framing, roof, interior, exterior, floors, heating, plumbing, electrical — and “requires the assessor to record and grade each component” (pp. 41–43). Seven of the ten cannot be seen from the street. Asked how the grade was reached, the firm’s field assessor answered “It’s opinion-based” and “we didn’t talk to anyone” (Sept. 10, 2026); its public-records response produced the multiplier table and no standard for choosing a grade. Each quarter-point between 3.00 and 4.00 adds 7.5% to base cost before condition: the median house is priced 22.5% above the manual’s average, a Grade-B house 30%. Ratings that put nine structures in ten above average cannot be shown to be “equal and just” (36 M.R.S. §701-A) until someone can say how they were chosen.

Sources: Town of Norway 2026 property record cards (grade and value columns, every building row); 2026 Building Pricing grade factors (FOAA response, Sept. 3, 2026); MRS PT103 (rev. Feb. 2026) pp. 41–43; recorded review meeting, Sept. 10, 2026. Prepared by Norway Parcel Review. Not an appraisal, not legal advice.