

Factor Level Description for Housing Problem

MSSubClass: Identifies the type of dwelling involved in the sale.

20	1-STORY 1946 & NEWER ALL STYLES
30	1-STORY 1945 & OLDER
45	1-1/2 STORY - UNFINISHED ALL AGES
50	1-1/2 STORY FINISHED ALL AGES
60	2-STORY 1946 & NEWER
70	2-STORY 1945 & OLDER
75	2-1/2 STORY ALL AGES
80	SPLIT OR MULTI-LEVEL
85	SPLIT FOYER
90	DUPLEX - ALL STYLES AND AGES
120	1-STORY PUD (Planned Unit Development) - 1946 & NEWER
160	2-STORY PUD - 1946 & NEWER
190	2 FAMILY CONVERSION - ALL STYLES AND AGES

MSZoning: Identifies the general zoning classification of the sale.

FV	Floating Village Residential
RH	Residential High Density
RL	Residential Low Density
RP	Residential Low Density Park
RM	Residential Medium Density

LotFrontage: Linear feet of street connected to property

LotArea: Lot size in square feet

Alley: Type of alley access to property

Grvl	Gravel
Pave	Paved
NA	No alley access

LotShape: General shape of property

Reg	Regular
IR1	Slightly irregular
IR2	Moderately Irregular
IR3	Irregular

LandContour: Flatness of the property

Lvl	Near Flat/Level
Bnk	Banked - Quick and significant rise from street grade to building
HLS	Hillside - Significant slope from side to side
Low	Depression

LotConfig: Lot configuration

Inside	Inside lot
Corner	Corner lot
CulDSac	Cul-de-sac
other	Frontage on 2 or 3 sides of property

LandSlope: Slope of property

Gtl	Gentle slope
Mod	Moderate Slope
Sev	Severe Slope

Neighborhood: Physical locations within Ames city limits

BrkSide	Brookside
ClearCr	Clear Creek
CollgCr	College Creek
Crawfor	Crawford
Edwards	Edwards
Gilbert	Gilbert
IDOTRR	Iowa DOT and Rail Road
Mitchel	Mitchell
Names	North Ames
NoRidge	Northridge
NridgHt	Northridge Heights
NWAmes	Northwest Ames
OldTown	Old Town
Sawyer	Sawyer
SawyerW	Sawyer West
Somerst	Somerset
Timber	Timberland
other	includes: Bloomington Heights, Bluestem, Briardale, Meadow Village, Northpark Villa, SWISU, Stone Brook, and Veenker

Condition1: Proximity to various conditions

Artery	Adjacent to arterial street
Feedr	Adjacent to feeder street
Norm	Normal
PosN	Near positive off-site feature--park, greenbelt, etc.
PosA	Adjacent to postive off-site feature
RR	Near railroad

BldgType: Type of dwelling

1Fam	Single-family Detached
2FmCon	Two-family Conversion; originally built as one-family dwelling
Duplx	Duplex
TwnhsE	Townhouse End Unit
Twnhsl	Townhouse Inside Unit

HouseStyle: Style of dwelling

1Story	One story
1.5Fin	One and one-half story: 2nd level finished
1.5Unf	One and one-half story: 2nd level unfinished
2Story	Two story
2.5Fin	Two and one-half story: 2nd level finished
2.5Unf	Two and one-half story: 2nd level unfinished
SFoyer	Split Foyer
SLvl	Split Level

OverallQual: Rates the overall material and finish of the house

10	Very Excellent
9	Excellent
8	Very Good
7	Good
6	Above Average
5	Average
4	Below Average
3	Fair
2	Poor
1	Very Poor

OverallCond: Rates the overall condition of the house

10	Very Excellent
9	Excellent
8	Very Good
7	Good
6	Above Average
5	Average
4	Below Average
3	Fair
2	Poor
1	Very Poor

YearBuilt: Original construction date

YearRemodAdd: Remodel date (same as construction date if no remodeling or additions)

RoofStyle: Type of roof

Flat	Flat
Gable	Gable
Gambrel	Gabrel (Barn)
Hip	Hip
Mansard	Mansard

Exterior1st: Exterior covering on house

BrkFace	Brick Face
CemntBd	Cement Board
HdBoard	Hard Board
MetalSd	Metal Siding
Plywood	Plywood
VinylSd	Vinyl Siding
Wd Sdng	Wood Siding
other	includes: Asbestos Shingles, Asphalt Shingles, Brick Common, Cinder Block, Imitation Stucco, PreCast, Stone, Stucco, Vinyl Siding, and Wood Shingles

Exterior2nd: Exterior covering on house (if more than one material)

BrkFace	Brick Face
CemntBd	Cement Board
HdBoard	Hard Board
MetalSd	Metal Siding
Plywood	Plywood
VinylSd	Vinyl Siding
Wd Sdng	Wood Siding
Wd Shgn	Wood Shingles
other	includes: Asbestos Shingles, Asphalt Shingles, Brick Common, Cinder Block, Imitation Stucco, PreCast, Stone, Stucco, and Vinyl Siding

MasVnrType: Masonry veneer type

BrkCmn	Brick Common
BrkFace	Brick Face
None	None
Stone	Stone

MasVnrArea: Masonry veneer area in square feet

ExterQual: Evaluates the quality of the material on the exterior

AboveAvg	Excellent or Good
Avg	Average/Typical
BelowAvg	Fair or Poor

ExterCond: Evaluates the present condition of the material on the exterior

AboveAvg	Excellent or Good
Avg	Average/Typical
BelowAvg	Fair or Poor

Foundation: Type of foundation

BrkTil	Brick & Tile
CBlock	Cinder Block

PConc	Poured Concrete
other	Slab, Stone, Wood

BsmtQual: Evaluates the height of the basement

AboveAvg	Excellent (100+ inches) or Good (90-99 inches)
Avg	Typical (80-89 inches)
BelowAvg	Fair (70-79 inches) or Poor (<70 inches)

BsmtCond: Evaluates the general condition of the basement

AboveAvg	Excellent or Good
Avg	Typical - slight dampness allowed
BelowAvg	Fair (dampness or some cracking) or Poor (Severe cracking or wetness)

BsmtExposure: Refers to walkout or garden level walls

Gd	Good Exposure
Av	Average Exposure (split levels or foyers typically score average or above)
Mn	Minimum Exposure
No	No Exposure

BsmtFinType1: Rating of basement finished area

GLQ	Good Living Quarters
ALQ	Average Living Quarters
BLQ	Below Average Living Quarters
Rec	Average Rec Room
LwQ	Low Quality
Unf	Unfinished

BsmtFinSF1: Type 1 finished square feet

BsmtFinType2: Rating of basement finished area (if multiple types)

GLQ	Good Living Quarters
ALQ	Average Living Quarters
BLQ	Below Average Living Quarters
Rec	Average Rec Room
LwQ	Low Quality
Unf	Unfinished

BsmtFinSF2: Type 2 finished square feet

BsmtUnfSF: Unfinished square feet of basement area

TotalBsmtSF: Total square feet of basement area

Heating: Type of heating

GasA	Gas forced warm air furnace
other	Gas hot water or steam heat; Gravity furnace; Hot water or steam heat other than; Wall furnace

HeatingQC: Heating quality and condition

AboveAvg	Excellent or Good
Avg	Average/Typical
BelowAvg	Fair or Poor

CentralAir: Central air conditioning

N	No
Y	Yes

Electrical: Electrical system

SBrkr	Standard Circuit Breakers & Romex
FuseA	Fuse Box over 60 AMP and all Romex wiring (Average)
FuseF	60 AMP Fuse Box and mostly Romex wiring (Fair)
FuseP	60 AMP Fuse Box and mostly knob & tube wiring (poor)

1stFlrSF: First Floor square feet

2ndFlrSF: Second floor square feet

LowQualFinSF: Low quality finished square feet (all floors)

GrLivArea: Above grade (ground) living area square feet

BsmtFullBath: Basement full bathrooms

BsmtHalfBath: Basement half bathrooms

FullBath: Full bathrooms above grade

HalfBath: Half baths above grade

Bedroom: Bedrooms above grade (does NOT include basement bedrooms)

Kitchen: Kitchens above grade

KitchenQual: Kitchen quality

AboveAvg	Excellent or Good
Avg	Average/Typical
BelowAvg	Fair or Poor

TotRmsAbvGrd: Total rooms above grade (does not include bathrooms)

Functional: Home functionality (Assume typical unless deductions are warranted)

Typ	Typical Functionality
Min1	Minor Deductions 1
Min2	Minor Deductions 2
Mod	Moderate Deductions
Maj1	Major Deductions 1
Maj2	Major Deductions 2

Fireplaces: Number of fireplaces

FireplaceQu: Fireplace quality

AboveAvg	Excellent or Good
Avg	Average/Typical
BelowAvg	Fair or Poor

GarageType: Garage location

2Types	More than one type of garage
Attchd	Attached to home
Basment	Basement Garage
BuiltIn	Built-In (Garage part of house - typically has room above garage)
CarPort	Car Port
Detchd	Detached from home

GarageYrBlt: Year garage was built

GarageFinish: Interior finish of the garage

Fin	Finished
RFn	Rough Finished
Unf	Unfinished

GarageCars: Size of garage in car capacity

GarageArea: Size of garage in square feet

GarageQual: Garage quality

AboveAvg	Excellent or Good
Avg	Average/Typical
BelowAvg	Fair or Poor

GarageCond: Garage condition

AboveAvg	Excellent or Good
Avg	Average/Typical
BelowAvg	Fair or Poor

PavedDrive: Paved driveway

Y	Paved
P	Partial Pavement
N	Dirt/Gravel

WoodDeckSF: Wood deck area in square feet

OpenPorchSF: Open porch area in square feet

EncPorchSF: Total enclosed and screened porch area in square feet

PoolArea: Pool area in square feet

PoolQC: Pool quality

Gd	Good
Fa	Fair
NA	No Pool

Fence: Fence quality

GdPrv	Good Privacy
MnPrv	Minimum Privacy
GdWo	Good Wood
MnWw	Minimum Wood/Wire
NA	No Fence

MiscFeature: Miscellaneous feature not covered in other categories

Gar2	2nd Garage (if not described in garage section)
Othr	Other
Shed	Shed (over 100 SF)
TenC	Tennis Court
NA	None

MiscVal: \$Value of miscellaneous feature

MoSold: Month Sold (MM)

YrSold: Year Sold (YYYY)

SaleType: Type of sale

WD	Warranty Deed - Conventional
other	includes: Warranty Deed – Cash, Warranty Deed - VA Loan, Court Officer Deed/Estate, and other types