

MONTGOMERY CENTRAL APPRAISAL DISTRICT

GROUP HOME (PUC 318) CLASSIFICATION GUIDELINES

Primary Valuation Method: COST

Properties are also valued with a market value percentage adjustment.

Group Homes (PUC 318) are assisted living buildings under 12,000 square feet. Some group home properties have multiple small buildings that are smaller than 12,000 square feet with total gross building area up to 60,000 square feet. They are congregate care or special needs buildings that are more residential style in character than institutional assisted living facilities. They may be elder care homes or intermediate-care facilities for the physically challenged or mentally handicapped, substance abusers, battering victims, emergency homeless and other liked groups. Therapy rooms, small kitchen and dining facilities, lounges and administrative rooms commensurate with the quality are included.

Class B

Class “B” group homes are usually national or regional chains. They can also be very good quality locally owned buildings. They reflect superior quality construction, amenities and location.



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Class C

Class “C” group home are usually locally owned and are often single-family residential conversions. They are often located in residential neighborhoods or in rural areas.



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Class D

Class “D” group homes are low quality or older buildings that suffer deferred maintenance and/or functional obsolescence.



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