HOUSE MEASURING GUIDEBOOK

Bloomington Board of Realtors Orientation

MEASURING GUIDELINES

- One story homes are to be measured from the EXTERIOR in order to determine square footage.

- Two story homes in which the upper level is the exact size and configuration as the main level are to be measured from the EXTERIOR. When upper levels differ in size and configuration from the main levels, but have full height side walls, the exterior measurements that correspond to those on the main level can be used (see sample).

- In 1.5 story homes, the upper level differs in size and configuration from the main level (eg. Cape Cod style homes). The main levels of 1.5 story homes are to be measured from the EXTERIOR. The upper levels are to be measured from the INTERIOR, with measurements taken of all of the perimeter walls in order to arrive at the overall square footage.

- Measurements are to be taken to the nearest inch or tenth of a foot and the final square footage is reported to the nearest whole square foot.

- A Basement is ANY space that is partially or completely below grade. Even if only a small portion of a level is below grade, the entire level must be considered to be below grade area (eg. Bi-levels, tri-levels, and any home over a walk-out basement). Use exterior measurements for basement, and interior measurements to separate the finished and unfinished areas.
    - EXCEPTION: one level bermed homes, which are partially below grade – all of the square footage can be counted as above grade area, but should be identified as a bermed home in the listing

- Staircases are included in the square footage of the floor from which they descend.

- Square footage calculations do not include opening to the floor below (i.e., two-story foyers).

- Finished areas MUST have a ceiling height of at least 7 feet. In a room with a sloping ceiling, at least 50% of the finished square footage of the room must have a ceiling height of at least 7 feet and no portion of the finished area that has a ceiling height less than 5 feet can be included in living area. (Note: the floor space with low ceiling height may have contributory value, even though it is not included in the square footage calculation).

Measuring Process

1. Determine the shape of each level of the home and draw each level on paper.
2. Identify rectangles (and possibly triangles) within the drawings.
3. Calculate the area of each rectangle (base x height) and triangle (1/2 base x height)
4. Add the area of each rectangle and triangle together to get the overall square footage.

Helpful Information

- Exterior walls are generally 6” wide
- Interior walls are generally 4” wide
- Brick veneer is generally not included in the square footage (usually 3”-4”)
- Inch to decimal conversion:

  1”= 0.1
  2-3”= 0.2
  3-4”= 0.3
  5”= 0.4
  6”= 0.5
  7-8”= 0.6
  8-9”= 0.7
  9-10”= 0.8
  11”= 0.9

Room Count Guidelines

The following are considered “rooms” in the overall room count:

- Living room
- Family Room
- Dining Room
- Kitchen
- Bedroom
- Den (or study, office, bonus room)
- Recreation Room
- Sun Room (only if fully finished and heated)

The following are NOT considered “rooms” in the overall room count:

- Bathroom/Half Bathroom
- Laundry Room
- Dining Nook (unless enclosed on three sides)
- Foyer or Mud Room

Property Record Card Abbreviations

Number of stories in a dwelling

1s —one (1) story.
1-1/2s —one and one-half (1 1/2) story.
2s —two (2) story.

Types of construction materials

Art br —artificial brick.
Art stn —artificial stone.
Br —brick.
CB —concrete block.
Conc —concrete.
Enal st —enamel steel.
Fr —frame.
Gl —glass.
Stco —stucco.
Stn —stone.
Tile —tile.

Miscellaneous base area components

A —attic.
B —basement.
Bay —bay or wall projection that extends beyond the normal line of the dwelling.
C —crawl space.
Oh —overhang or an upper floor area that extends beyond the area below it.

Garage or carport

Bsmt G —basement garage.
CP —carport.
G —garage.
IG —integral garage.

Car capacity of a garage

1c —one (1) car capacity.
1+c —one and one-half (1 1/2) car capacity.
2c —two (2) car capacity.
2+c —two and one-half (2 1/2) car capacity.
3c —three (3) car capacity.

Exterior features

Balc —balcony.
BrP —brick patio.
Cnpy —canopy.
Conc Dk —concrete deck.
Conc P —concrete patio.
Conc T —concrete terrace.
EFP —enclosed frame porch.
EMP —enclosed masonry porch.
FsP —flagstone patio.
MStp —masonry stoop.
MTer —masonry terrace.
OFP —open frame porch.
OMP —open masonry porch.
Port —portico.
WdDk —wood deck.
WdP —wood patio.

Miscellaneous features:

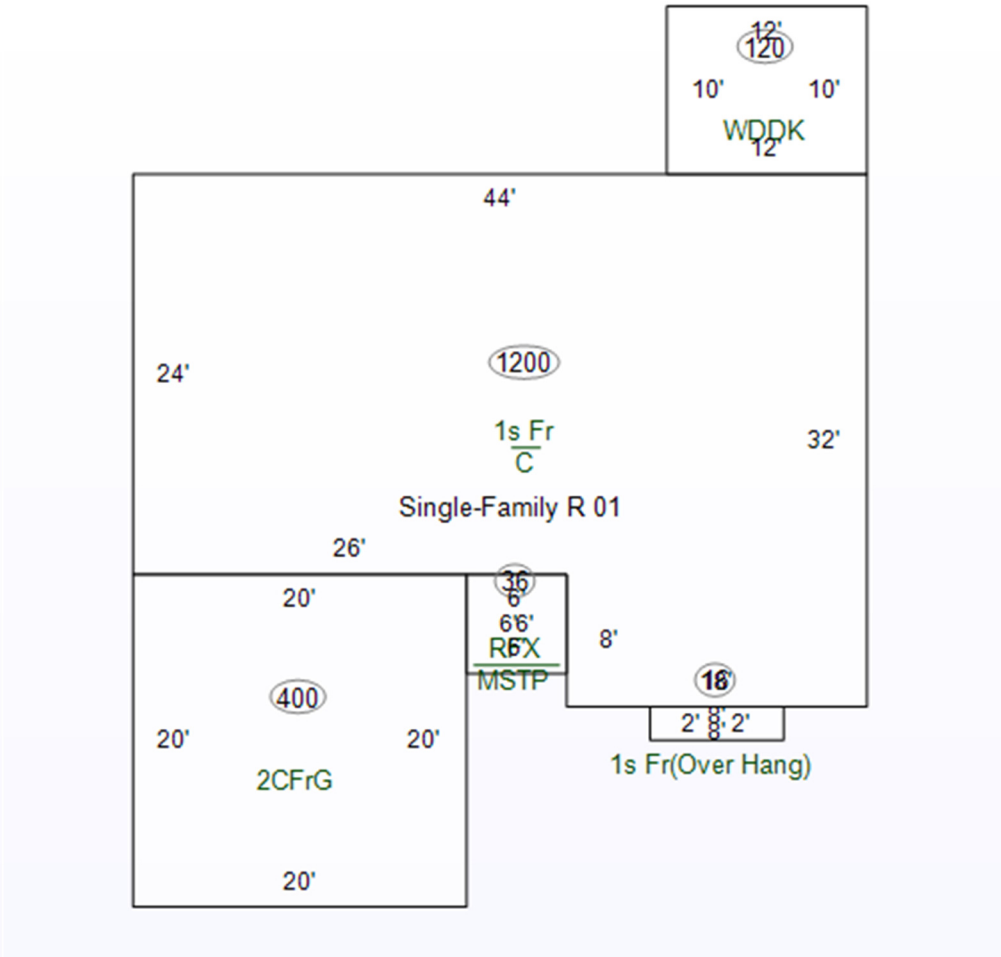
CS —car shed.
PW —party wall.
UF —unfinished interior.

Miscellaneous terms:

LRP —locally assessed real property.
LPP —locally assessed personal property.
DIST —distributable property.

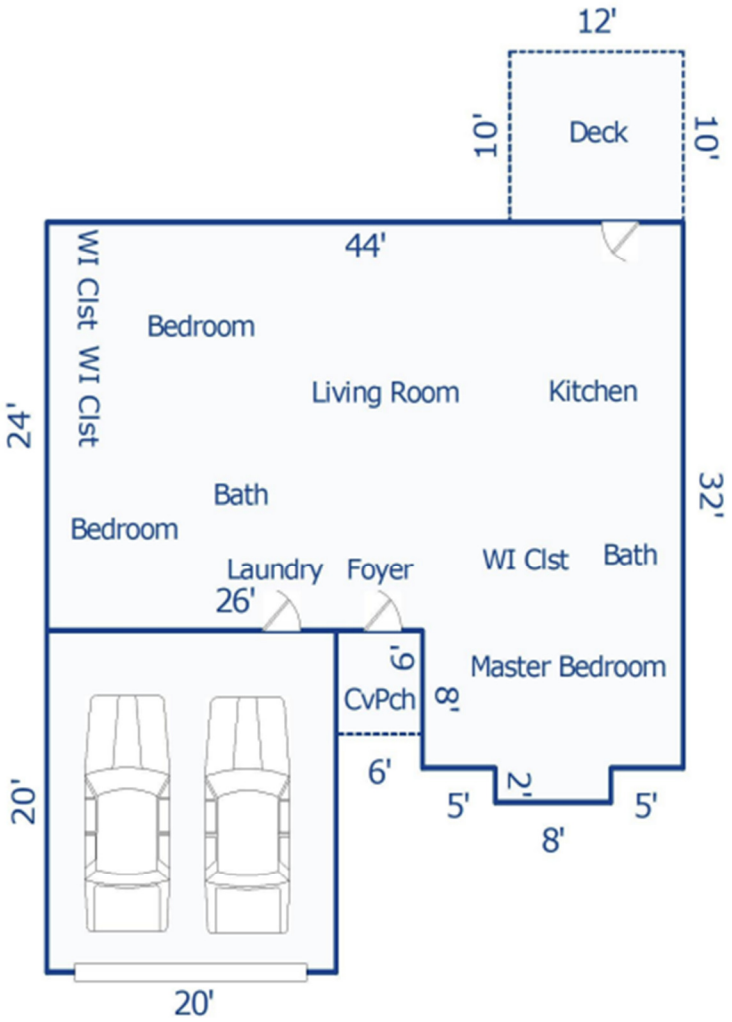
Sample Building Sketch – One Story Home

Assessor's Sketch



Floors			
Floor	Construction	Base	Finished
1	Wood Frame	1,216	1,216
C		1,200	

Appraiser's Sketch



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

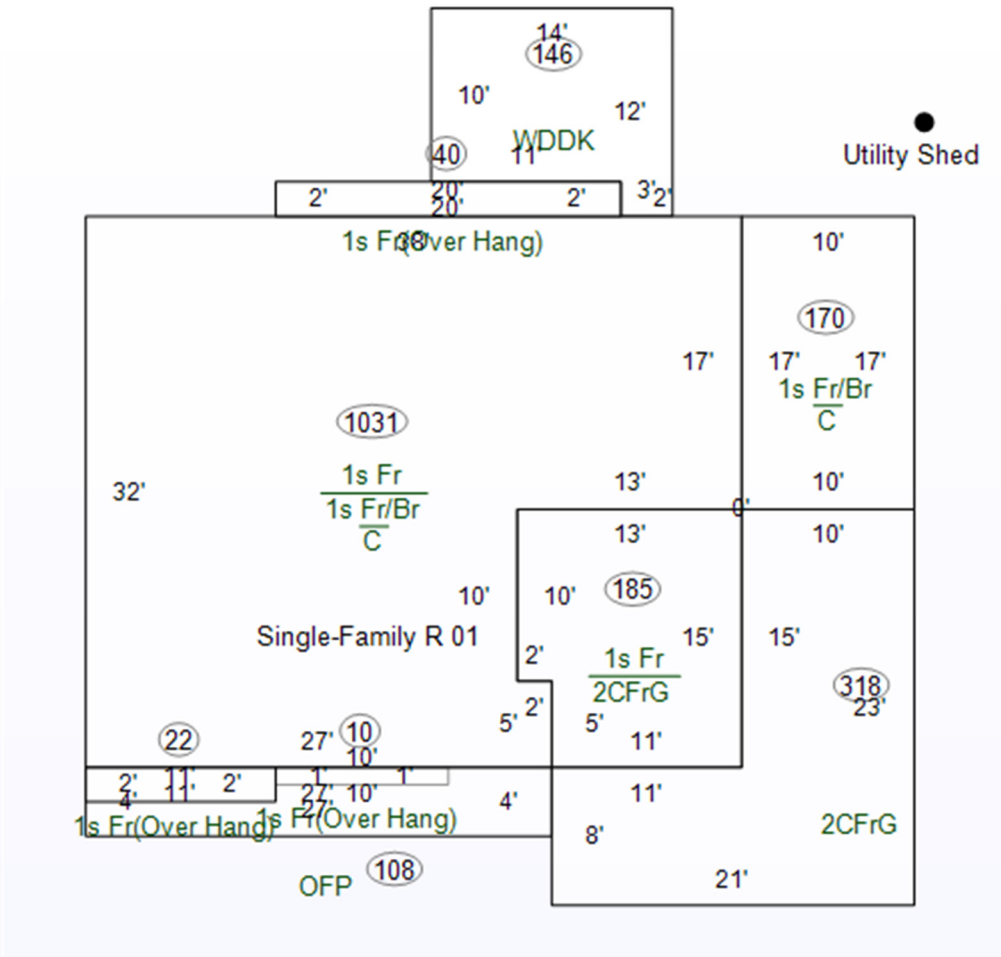
Code	Description	Net Size	Net Totals
GLA1	First Floor	1216.00	1216.00
GAR	Garage	400.00	400.00
P/P	Porch	36.00	
	Deck	120.00	156.00

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
44.0	x	24.0	1056.00
2.0	x	8.0	16.00
8.0	x	18.0	144.00

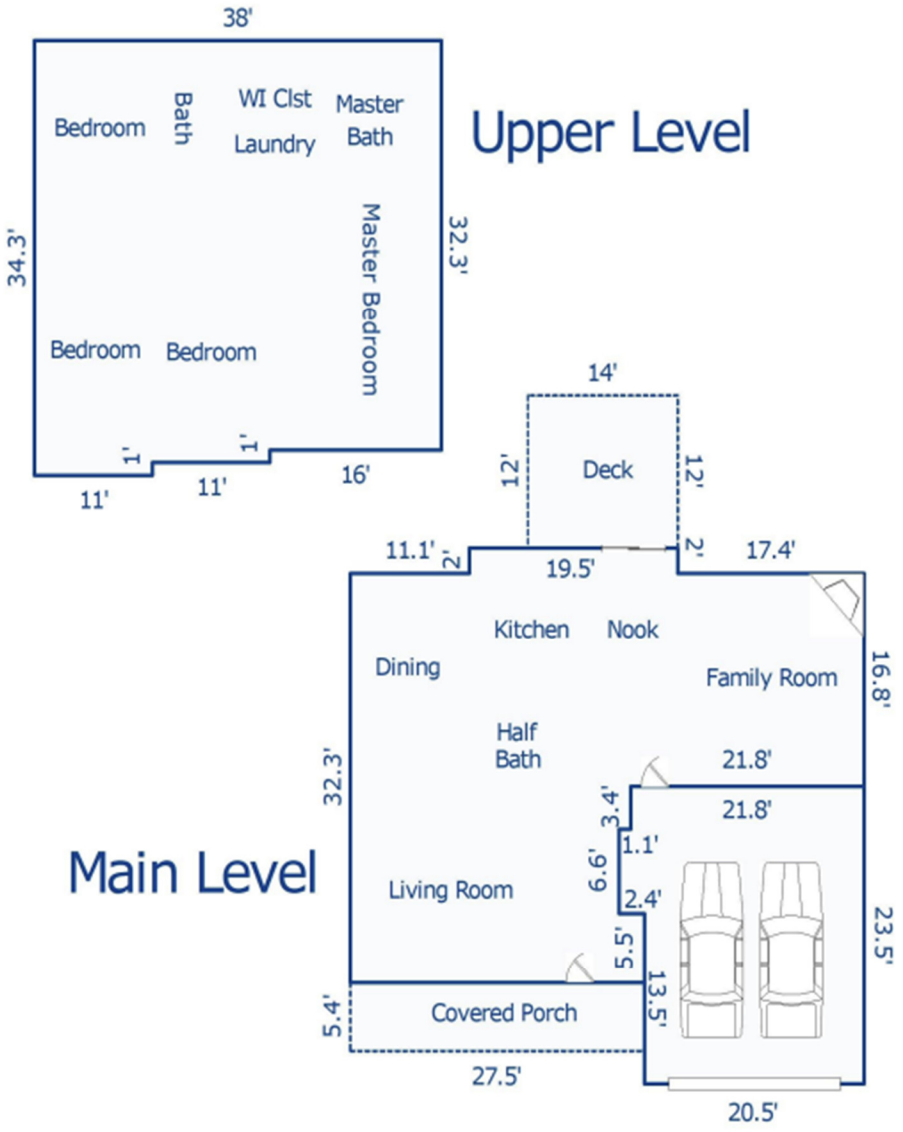
Sample Building Sketch – 2 Story Home

Assessor's Sketch



Floors			
Floor	Construction	Base	Finished
1	1/6 Masonry	1,241	1,241
2	Wood Frame	1,248	1,248
C		1,201	

Appraiser's Sketch



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

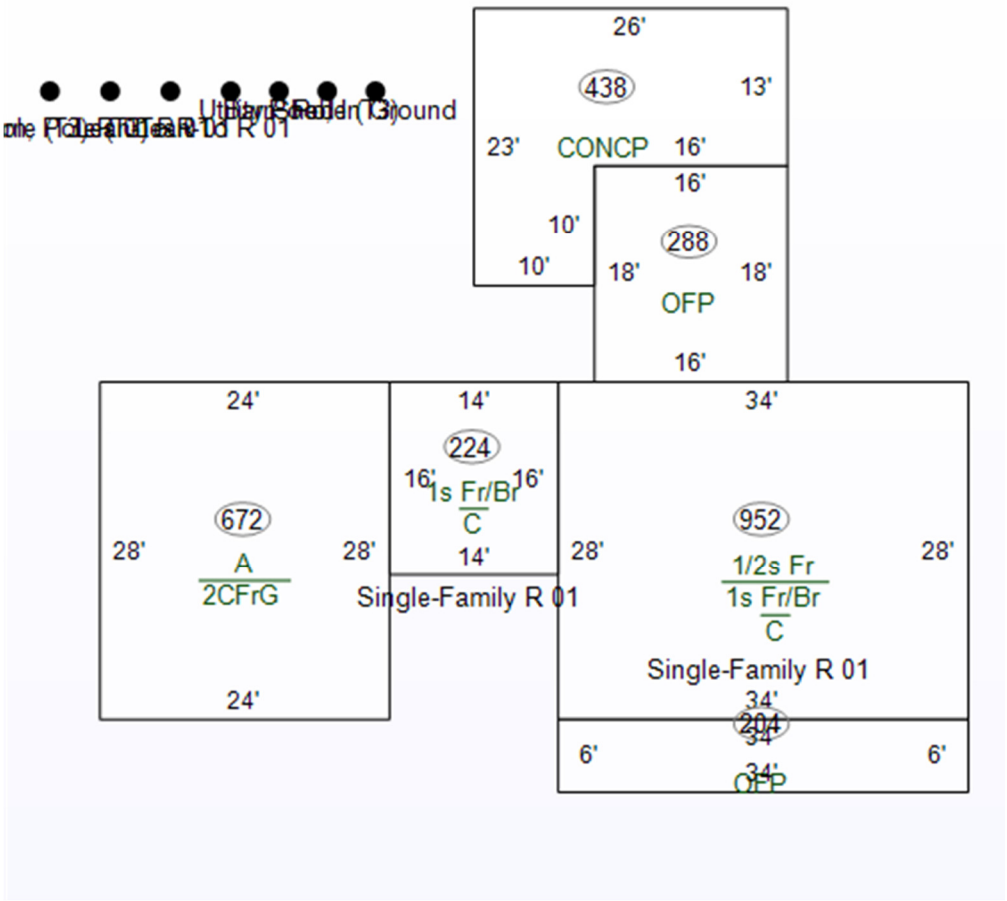
Code	Description	Net Size	Net Totals
GLA1	First Floor	1251.39	1251.39
GLA2	Second Floor	1260.40	1260.40
GAR	Garage	502.01	502.01
P/P	Deck	168.00	
	Porch	148.50	316.50

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
16.8	x	48.0	806.40
2.0	x	19.5	39.00
5.5	x	27.5	151.25
6.6	x	25.1	165.66
3.4	x	26.2	89.08
Second Floor			
32.3	x	38.0	1227.40
1.0	x	11.0	11.00
1.0	x	22.0	22.00

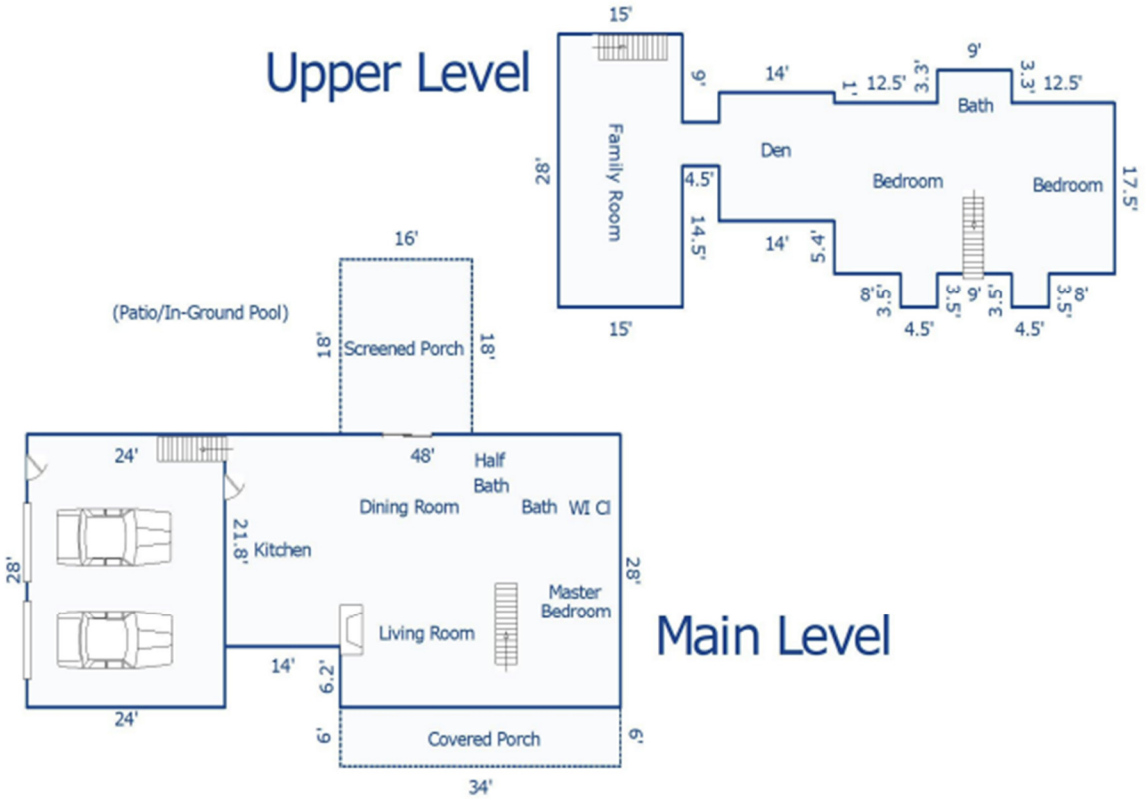
Sample Building Sketch – 1.5 Story Home

Assessor's Sketch



Floors			
Floor	Construction	Base	Finished
1	1/6 Masonry	1,176	1,176
1/2	Wood Frame	952	952
A		672	672
C		1,176	

Appraiser's Sketch



Sketch by Apex Sketch v5 Standard™

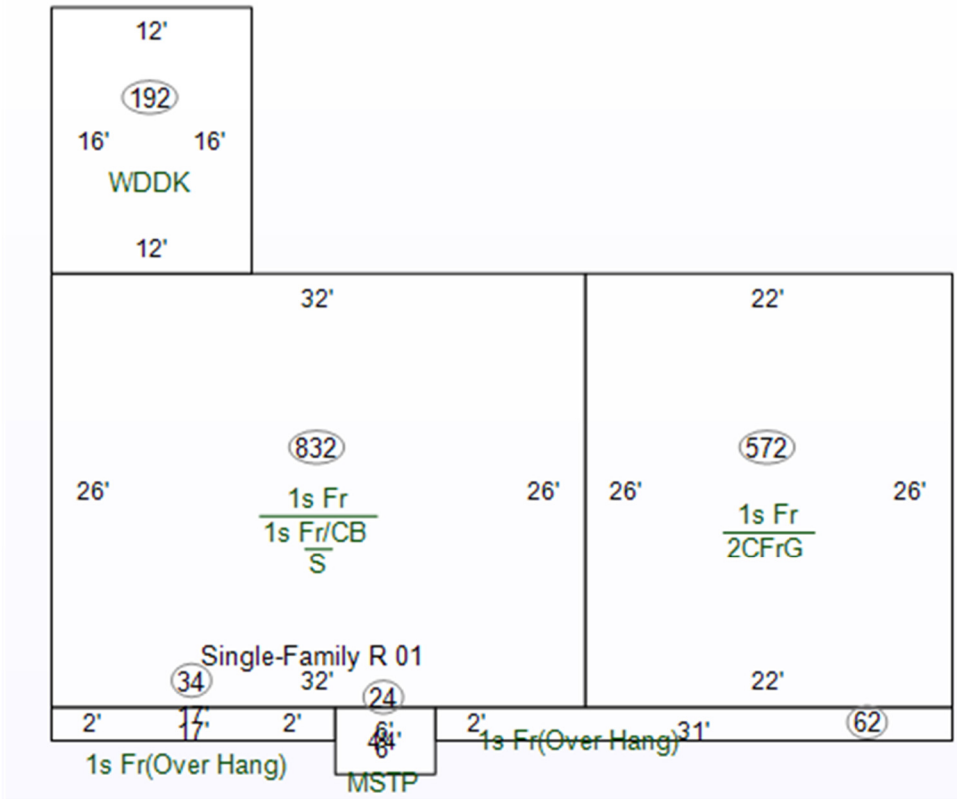
Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1257.20	1257.20
GLA2	Second Floor	1279.85	1279.85
GAR	Garage	672.00	672.00
P/P	Porch	204.00	
	Screened Porch	288.00	492.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
48.0	x	21.8	1046.40
6.2	x	34.0	210.80
Second Floor			
9.0	x	3.3	29.70
3.5	x	4.5	15.75
3.5	x	4.5	15.75
5.4	x	34.0	183.60
5.6	x	48.0	268.80
14.5	x	15.0	217.50
9.0	x	15.0	135.00
4.5	x	67.5	303.75
1.0	x	14.0	14.00
2.0	x	48.0	96.00

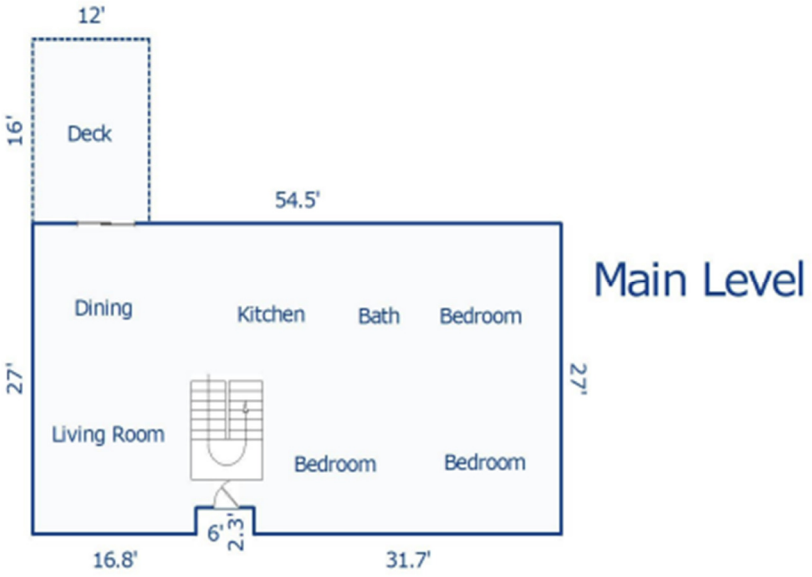
Sample Building Sketch – Bi-Level Home

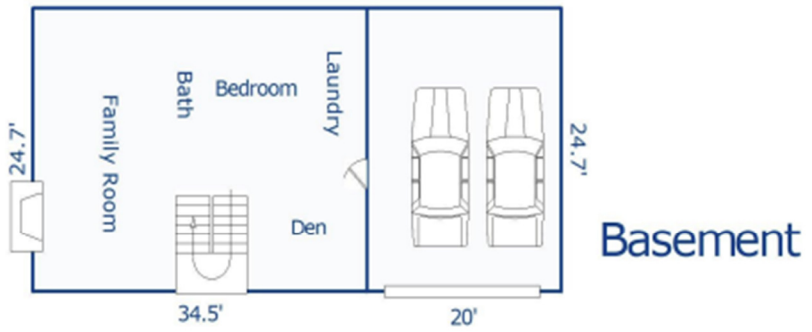
Assessor's Sketch



Floors			
Floor	Construction	Base	Finished
1	Wood Frame	832	832
2	Wood Frame	1,500	1,500
S		832	

Apprasier's Sketch





Sketch by Apex Sketch v5 Standard™

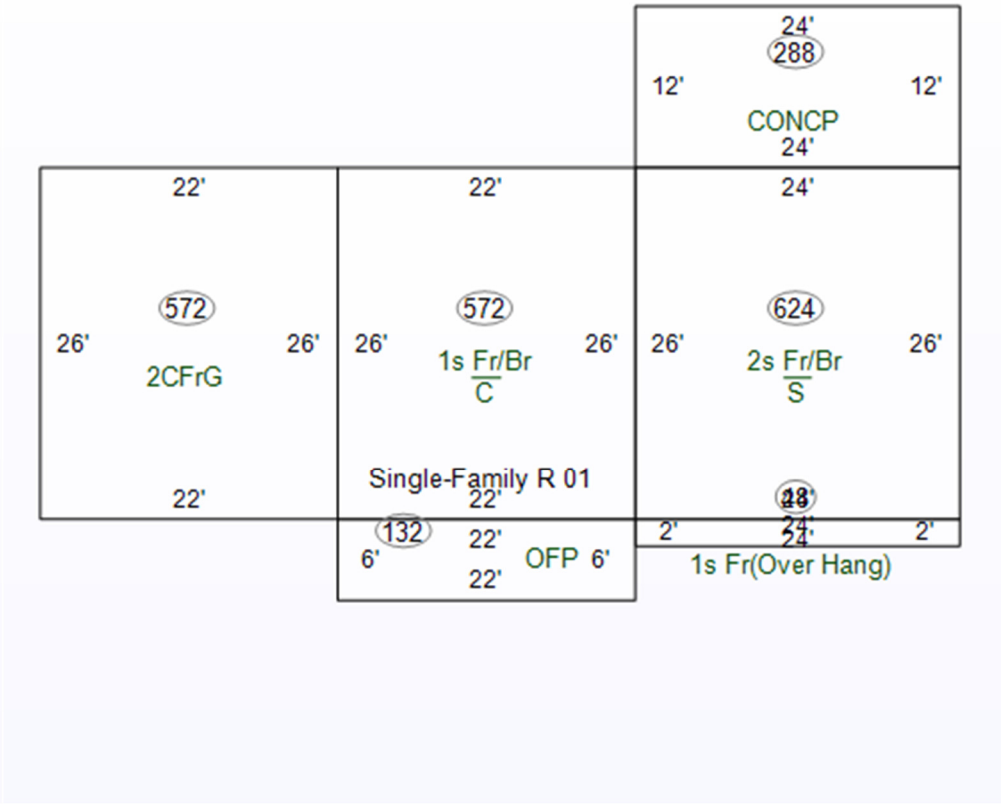
omments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1457.70	1457.70
BSMT	Basement	852.15	852.15
GAR	Garage	494.00	494.00
P/P	Deck	192.00	192.00

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
54.5	x	24.7	1346.15
2.3	x	31.7	72.91
2.3	x	16.8	38.64

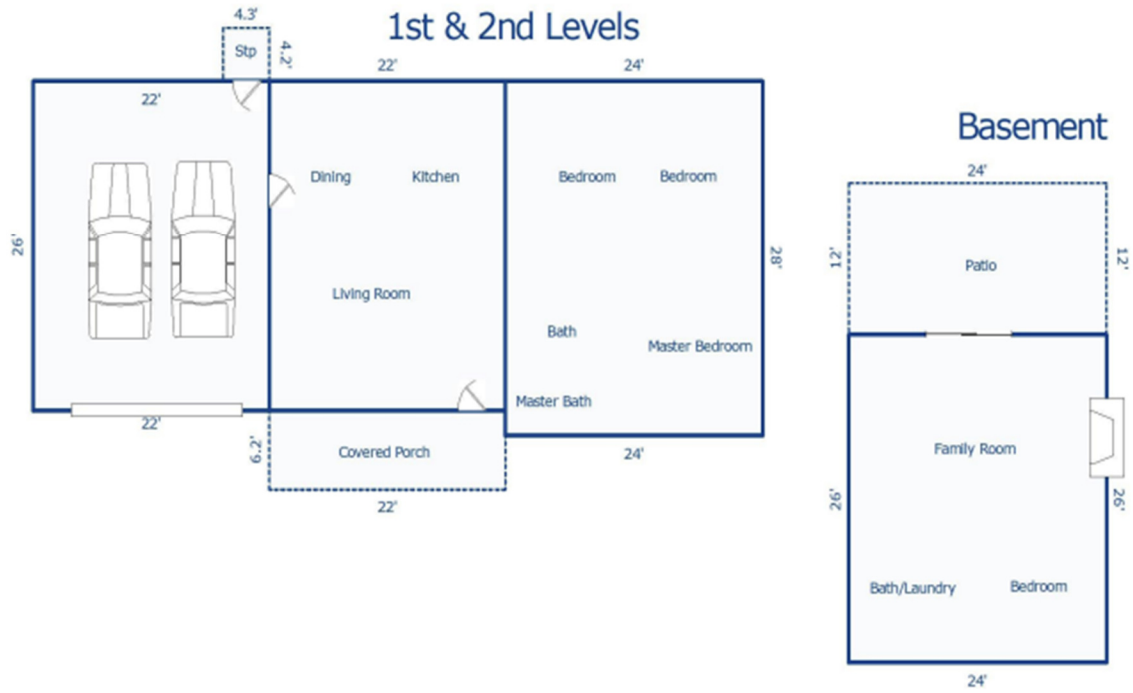
Sample Building Sketch – Tri-Level Home

Assessor's Sketch



Floors			
Floor	Construction	Base	Finished
1	2/6 Masonry	1,196	1,196
2	2/6 Masonry	672	672
C		572	
S		624	

Appraiser's Sketch



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

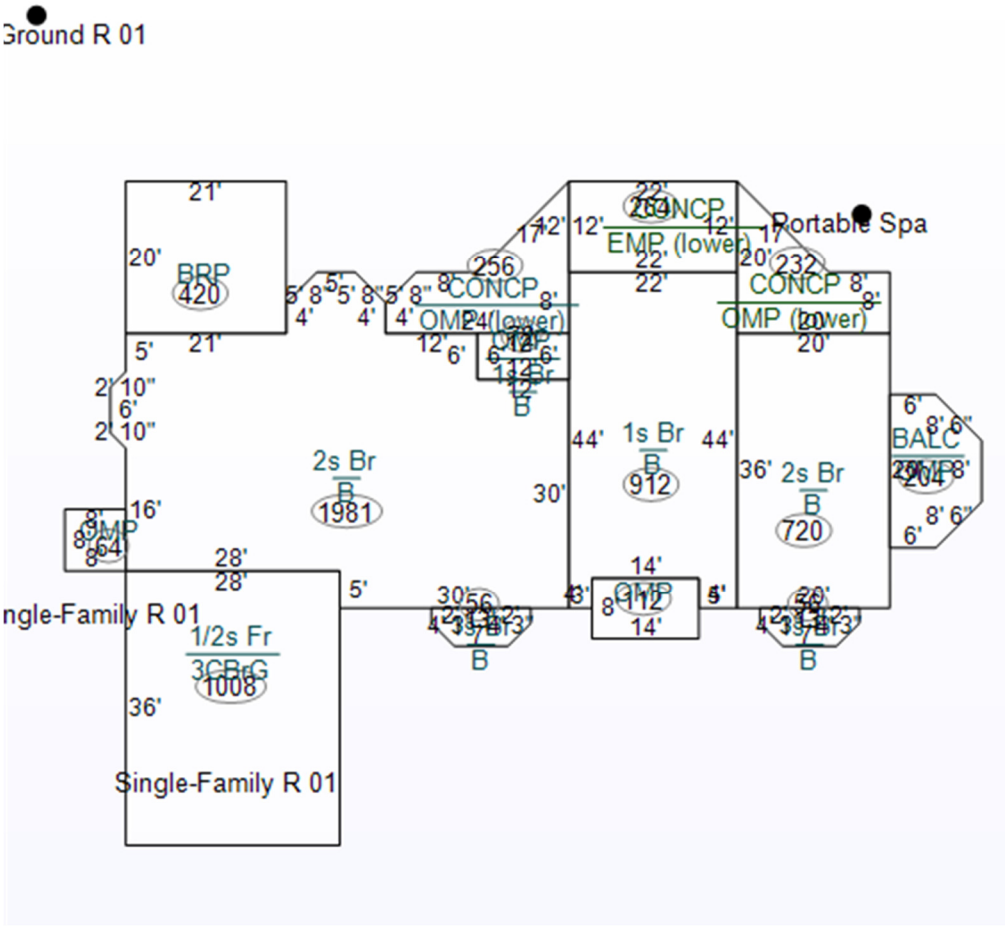
Code	Description	Net Size	Net Totals
GLA1	First Floor	572.00	572.00
GLA2	Second Floor	672.00	672.00
BSMT	Basement	624.00	624.00
GAR	Garage	572.00	572.00
P/P	Porch	136.40	
	Stoop	18.06	
	Patio	288.00	442.46

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
22.0	x	26.0	572.00
Second Floor			
28.0	x	24.0	672.00

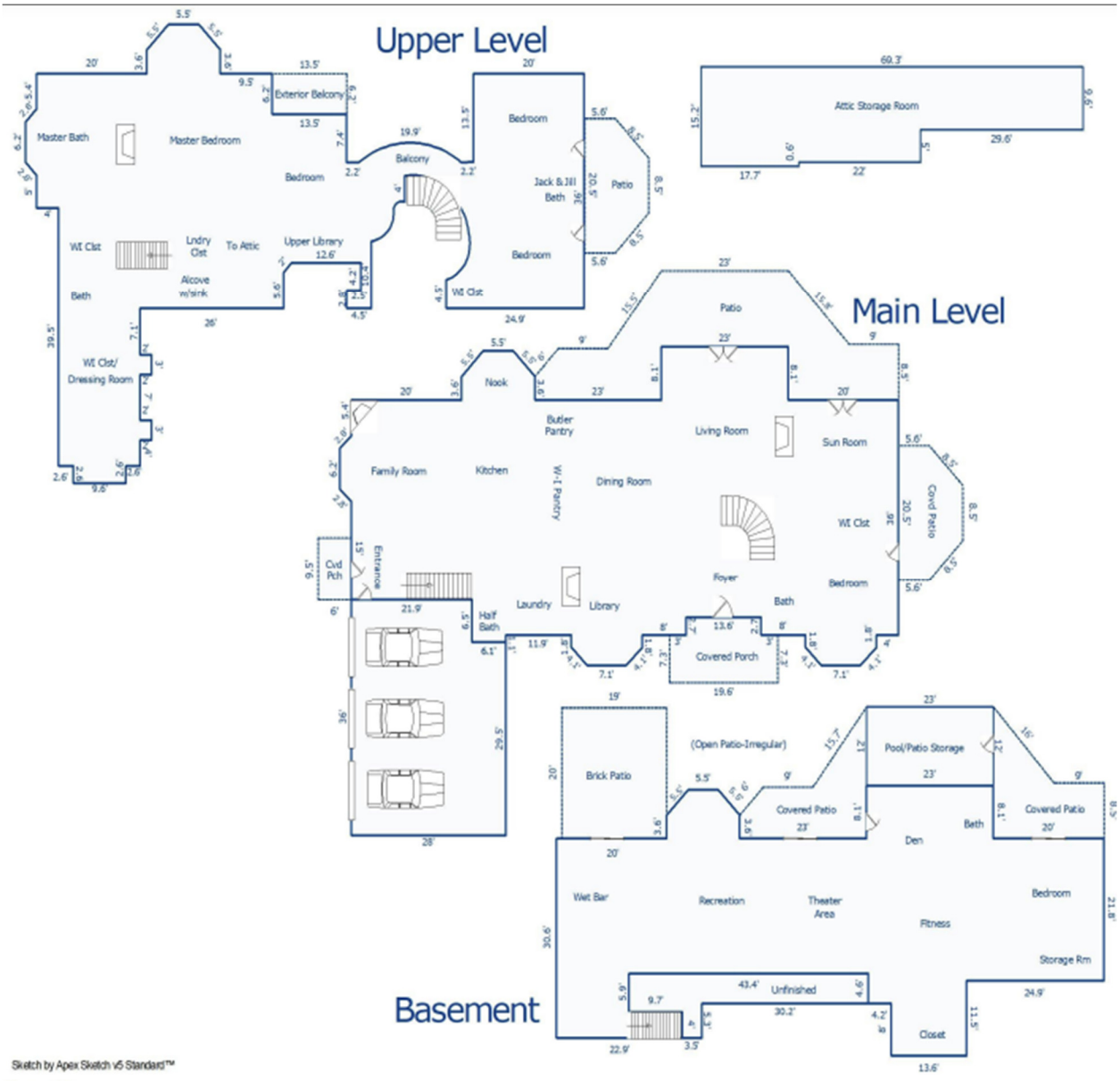
Sample Building Sketch – McMansion

Assessor's Sketch



Floors			
Floor	Construction	Base	Finished
1	Brick	3,797	3,797
1/2	Wood Frame	1,008	1,008
2	Brick	2,701	2,701
B		3,797	3,797

Appraiser's Sketch



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	3817.17	3817.17
GLA2	Second Floor	3287.08	3287.08
BSMT	Finished	2713.22	
	Unfinished	230.71	2943.93
GAR	Garage	968.35	968.35
P/P	Porch	179.80	
	Patio	732.39	
	Brick Patio	380.00	

LIVING AREA BREAKDOWN				
Breakdown				Subtotals
First Floor				
	17.0	x	99.3	1687.73
	1.8	x	12.9	23.22
	2.7	x	24.9	67.23
	2.7	x	38.9	104.98
	2.7	x	77.4	208.92
	6.2	x	101.3	627.92
0.5 x	2.0	x	2.0	2.00

Further Reading

https://singlefamily.fanniemae.com/media/30266/display

https://www.workingre.com/measuring-understanding-ansi-standards/

https://narfocus.com/billdatabase/clientfiles/172/3/4525.pdf

https://themilfordteam.com/How_to_measure_a_house.pdf

To purchase a copy of the Square Footage - Method for Calculating: ANSI Z765-2021 https://www.homeinnovation.com/about/bookstore

QUESTIONS?

contact

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