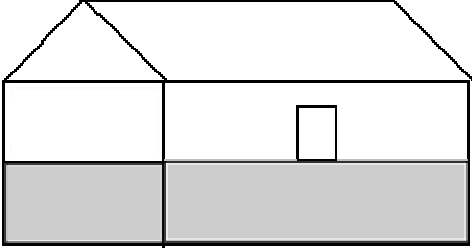
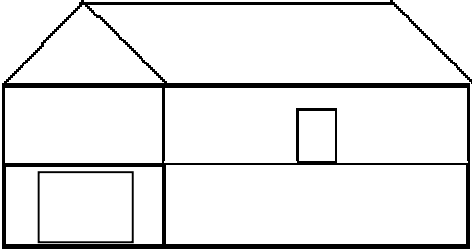
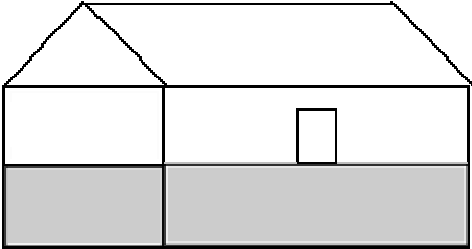
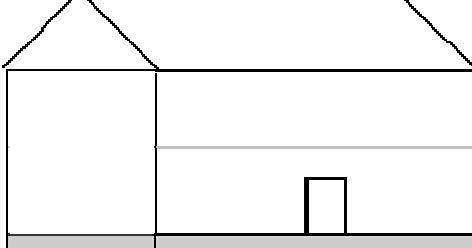
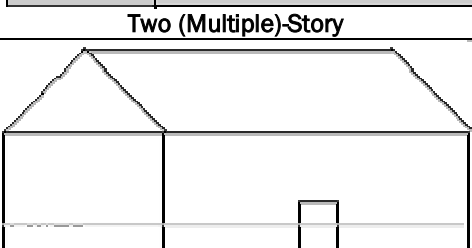


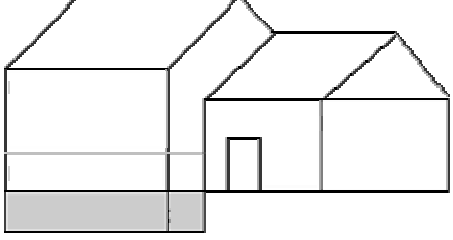
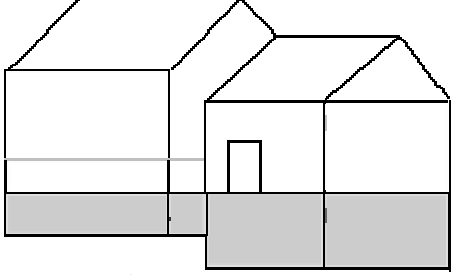


Peoria Area Association of REALTORS®
Guidelines
For Measuring Property Square Footage

Peoria Area Association of REALTORS® 2006

**Peoria Area Association of REALTORS®
GUIDELINES FOR PROPERTY MEASUREMENT**

 <p align="center">Ranch</p>	<p>Ranch: One-story floor plan. May have walk-out basement.</p> <p>Square footage – Main, Basement</p>
 <p align="center">Raised Ranch</p>	<p>Raised Ranch: “Ranch home on stilts.” A full flight of stairs on the exterior or interior leads to the main floor. May sit atop a garage.</p> <p>Square Footage – Main, Lower (if finished)</p>
 <p align="center">1 ½ Story/Cape Cod/ A Frame/ Bungalow</p>	<p>1 ½ Story/Cape Cod/ A Frame/ Bungalow: Measure the Main level square footage as you would a ranch home. On the Upper level, carefully measure, as best you can, actual finished upper floor area, including the window dormers. In no case, however, should you include floor area under ceilings or beyond walls which measure less than 5 feet in height.</p> <p>Square Footage: Main, Upper (if finished upper level is present), Basement</p>
 <p align="center">Two (Multiple)-Story</p>	<p>Two (or multiple) Story: Same as above, except record each floor level and double check above levels to measure cantilevered floor projections. Raised Ranch homes have two levels that are both above grade – main living area is on Main (2nd) level. (reverse two-story)</p> <p>Square Footage – Main, Upper, Additional (more than two floors), Basement</p>
 <p align="center">Bi-Level/Split Foyer</p>	<p>Bi-Level/Split Foyer</p> <p>Bi-Level – Modified Ranch with lower level more out of the ground than in the ground. Sometimes distinguished by large windows at ground level.</p> <p>Square Footage - Main and Lower</p> <p>Split Foyer – Foyer Entry, stairs leading up to main level and down to lower.</p> <p>Square Footage - Main and Lower</p>

 <p data-bbox="215 571 654 604">Tri-Level//Side Split/Front to Back Split</p>	<p data-bbox="734 197 1173 224">Tri-Level/Side Split/Front to Back Split:</p> <p data-bbox="734 250 1428 358">Tri-level - Home with three levels. It is typically entered on the middle (main) level and has half flights of stairs to the highest and lowest levels. The living room, dining room, and kitchen are usually on the middle (main) level. Also see Side/Front to Back Split.</p> <p data-bbox="734 362 1109 389">Square Footage – Lower, Main, Upper</p> <p data-bbox="734 425 1404 526">Side/Front to Back Split – “A home hack-sawed in half” One half of house is on one level, the other half is on two levels. Difference is where the split is visible from. Stairs lead up to upper level with bedrooms and bath and down to family room or basement.</p> <p data-bbox="734 530 1141 557">Square Footage - Main, Upper and lower.</p>
 <p data-bbox="327 1025 534 1052">Quad-Level/5-level</p>	<p data-bbox="734 757 1141 784">Quad-Level/5-Level: Same as above.</p> <p data-bbox="734 810 1428 837">Square Footage – Lower, Main, Upper, Additional (5-Level), Basement</p>

**Peoria Area Association of REALTORS®
GUIDELINES FOR PROPERTY MEASUREMENT (continued)**

Definition of Finished Square Footage:

Area of the property that is suitable for year-round use, embodying walls, floors, and ceilings that are similar to the rest of the house (permanent floor coverings – i.e. – tile, carpet – finished ceiling, finished walls – including painted block). The area should also have an attached heat source or heat ducts.

Calculation of Square Footage

Detached Single-Family Finished Square Footage

For detached single-family houses, the finished square footage of each level is the sum of finished areas on that level measured at floor level to the exterior finished surface of the outside walls. Include overhanging room areas. Round **down** to the nearest foot when reporting total for each area.

Attached Single-Family Finished Square Footage

For attached single-family houses, the finished square footage of each level is the sum of the finished areas on that level measured at floor level to the exterior finished surface of the outside wall or from the centerlines between houses, where appropriate (ie – dividing wall of a duplex) Round **down** to the nearest foot when reporting total for each area.

Above- and Below-Grade Finished Areas

The above-grade finished square footage of a house is the sum of finished areas on levels that floors are entirely above grade. The below-grade finished square footage of a house is the sum of finished areas on levels that are wholly or partly (even an inch) below grade. **Round down to the nearest foot when reporting total for each area.**

Sloped Ceiling Height Requirements

If a room's ceiling is sloped, no portion of the finished area that has a height of less than 5 feet (1.52 meters) may be included in finished square footage.

Finished Areas Connected to the House

Finished areas that are connected to the main body of the house by other finished areas such as hallways or stairways are included in the finished square footage of the floor that is at the same level. Finished areas that are not connected to the house in such a manner cannot be included in the finished square footage of any level (ie – finished rooms over a detached garage) Round **down** to the nearest foot when reporting total for each area.

Garages, Unfinished Areas, and Protrusions

Garages and unfinished areas cannot be included in the calculation of finished square footage. Chimneys, windows, and other finished areas that protrude beyond the exterior finished surface of the outside walls and do not have a floor on the same level cannot be included in the calculation of square footage. Porches and patios should not be included in finished square footage calculations unless they are completely finished and heated.

Openings to the Floor Below

Openings to the floor below cannot be included in the square footage calculation. However, the area of both stair treads (leading up and down) and landings proceeding to the floor below is included in the finished area of the floor from which the stairs descend (the floor above the first step), not to exceed the area of the opening in the floor. Round **down** to the nearest foot when reporting the total for each area.

Entryways and Foyers

Subtract the upper level of any 2 story vaulted areas (ie – entryways, foyers) Although in some cases an appraiser may consider a small vaulted foyer in the overall total square footage, it is recommended that this be subtracted to reduce liability.

Use of Existing Records for Representation of Square Footage

The use of county records, previous MLS data, floor plan or other record for reporting square footage is discouraged. These records may include inaccurate information or may be interpreted incorrectly.

Measurement of Condo Square Footage

Per Fannie Mae methodology, measure from inside wall to inside wall, including all interior walls, halls, closets and baths.

Definitions

Heated: To qualify as **heated**, there must be a permanently attached, or ducted heating source within the room

Attic: to qualify as attic rooms, the attic must have permanent access (i.e. staircase). Attics with "pull down" staircase do NOT qualify.

Room: can be open on 1, 2, or 3 sides; does NOT have to meet minimum square foot qualification.

Bedroom: private room capable of being closed off from other living space that does not have its only entrance from another bedroom. **Must have a closet. If the bedroom is in the lower level or basement and an egress window or equivalent is not present, this must be indicated in the Public Remarks Field at input. Basement bedrooms may be counted in total bedroom count, but the number of bedrooms in the basement should be indicated in Remarks.**

Combined room: Living room/dining room combination may be counted as 2 separate rooms

Full bath= must have a bath and/or a shower (shower head or shower stall), a sink, a toilet.

Half bath= must have 2 of the components listed in "Full bath", there is no specification as to the type of sink. Therefore, if a laundry sink is one of the two components of a half-bath, it may be counted.

Level Definitions

Basement (B): the lowest below-grade area in One-Floor homes, Two-Story and Raised Ranch homes, and Quad or 5-level homes

Full Basement – Square footage must be the same square footage as main level.

Partial Basement – Square footage is anything less than the square footage of main level.

Lower Level (L): the lowest level in Bi-Level and Split-Foyer homes, Tri-level/Side Split/Front-to Back Split Homes. Also present, above basement in Quad and 5-level homes.

Main Level (M): Entry level to the property. In a split-level/split-foyer

Upper Level (U): The level directly above entry level

Additional (A): Areas above an upper level, including attic.

Recommendations herein were based on the input of Board Appraiser and REALTOR® members and on the American National Standards Institute's **Square Footage-Method for Calculating ANSI Z765-2003**