

LIVING AREAS

BASEMENT

Space is provided to enter the square footage of the basement area of the dwelling. When a basement extends under an attachment such as an open or enclosed porch, this area should also be included. Enter the entire basement area, whether or not it is finished.

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	½ STORY UNFIN
FIRST FLOOR	½ STORY FIN	UNFIN ROOM
SECOND FLOOR		

FIN BSMT LIV (Finished Basement Living Area)

Space is provided to enter the square footage of the basement area which is finished with a quality of materials and workmanship consistent with that of the main living area of the dwelling—such as the lower or grade level of Raised Ranch or Split Level dwellings. To be included, rooms must be fully finished with interior walls, ceilings, and floor coverings, as well as heating and electrical facilities in keeping with the rest of the dwelling. These rooms should also have larger than normal basement windows for good light and ventilation and should be intended for year-round occupancy.

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	½ STORY UNFIN
FIRST FLOOR	½ STORY FIN	UNFIN ROOM
SECOND FLOOR		

FIRST FLOOR

Space is provided to enter the square footage of all living area on the first floor of the dwelling. This area should not include any area which would be considered an attachment, such as a garage or porch.

Note: A sunroom or enclosed porch should be included if and only if it has a finished interior, and is heated and intended for year-round occupancy.

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	½ STORY UNFIN
FIRST FLOOR	½ STORY FIN	UNFIN ROOM
SECOND FLOOR		

SECOND FLOOR

Space is provided to enter the square footage of living area on the second floor. A dwelling is usually considered to have a second story if the wall height at the eaves is 5 feet or more. When judging from exterior observation, if the roof line at the eaves is above the top of a full double-hung window, the house is a two story dwelling. (Please refer to the Appendix for story height illustrations.)

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	½ STORY UNFIN
FIRST FLOOR	½ STORY FIN	UNFIN ROOM
SECOND FLOOR		

ADDITIONAL FLOOR

Space is provided to enter the square footage of living area of a third floor.

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	½ STORY UNFIN
FIRST FLOOR	½ STORY FIN	UNFIN ROOM
SECOND FLOOR		

ATTIC FINISHED

Space is provided to enter the square footage of the finished attic area. This square footage should be based upon the exterior dimensions of the attic floor. For example, a full finished attic on a 1,000-square-foot house should be listed as 1,000 square feet in the first story entry and 1,000 square feet in the finished attic entry.

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	½ STORY UNFIN
FIRST FLOOR	½ STORY FIN	UNFIN ROOM
SECOND FLOOR		

Note: If the attic space could be finished and utilized as living area, it is termed an attic in this manual. Any other attic space (i.e., storage attics) which cannot be utilized as living area is not treated as an attic. This manual defines attics as having usable living area square footage equivalent to 50% of the attic exterior floor dimensions. (Please refer to the appendix for story height illustrations.) Stated another way, 50% of the area as listed in the finished attic entry is actual usable area. This representation has been designed as such to provide an efficient pricing procedure with a negligible compromise to the final property value estimate.

If, however, the actual square footage of attic finished area is known and you desire to price it as such, in order to employ the cost tables accurately, the known square footage must be doubled and listed in the finished attic area entry, and a note should be made on the card to that effect. (Remember that the costs for finished attic area have been calculated at 50% of the area listed.)

ONE-HALF STORY FINISHED

Space is provided to enter the square footage of finished area in a half story. This square footage should be based upon the exterior dimensions of the half story floor. For example, a full one-half story on a 1,000-square-foot home should be listed as both 1,000 square feet in the first story entry and 1,000 square feet in the one-half story entry.

LIVING AREAS					
570		575		580	
BSMT	----	ADD'L FLOOR	----	ATTIC UNFIN	----
FIN BSMT LIV	----	ATTIC FIN	----	½ STORY UNFIN	----
FIRST FLOOR	<u>1 0 0 0</u>	½ STORY FIN	<u>1 0 0 0</u>	UNFIN ROOM	----
SECOND FLOOR	----				

Note: For the purposes of this manual, half stories are defined as having usable square footage equivalent to 75% of the half-story exterior floor dimensions. (Please refer to the Appendix for story height illustrations.) Simply stated, 75% of the area as listed in the one-half story entry is actual usable area. This representation has been designed as such to provide an efficient pricing procedure with a negligible compromise to the final property value estimate.

If, however, the actual square footage of half-story living area is known and you desire to price it as such, in order to employ the cost tables accurately, the known square footage must be multiplied by 1.33 and listed in the one-half story entry, and a note should be made on the card to that effect. (Remember that the costs for finished one-half stories have been calculated at 75% of the area listed.)

ATTIC UNFINISHED

Space is provided to enter the square footage of unfinished attic area. The unfinished attic area entry is determined in the same manner as the finished attic entry, with the square footage based upon the attic exterior floor dimensions.

LIVING AREAS					
570		575		580	
BSMT	----	ADD'L FLOOR	----	ATTIC UNFIN	<u>- 5 0 0</u>
FIN BSMT LIV	----	ATTIC FIN	<u>- 5 0 0</u>	½ STORY UNFIN	----
FIRST FLOOR	<u>1 0 0 0</u>	½ STORY FIN	----	UNFIN ROOM	----
SECOND FLOOR	----				

The example above shows an attic with one-half the area finished on a 1,000-square-foot house would have 1,000 square feet listed in the first floor area, 500 square feet listed in the finished attic area and 500 square feet in the unfinished attic area. The total attic floor area of 1,000 square feet would be transferred to the dwelling computation area, and all attic structural components including finish would be priced. It is then necessary to deduct that finish which does not exist. This is accomplished by first adjusting the unfinished square footage to the actual available area. For attics, this adjustment figure is 50%; this procedure in our example would be to multiply the 500 square feet of unfinished area by 50%, yielding 250 actual square feet. The 250 actual square feet would then be multiplied by the unfinished area cost per square foot adjustment to yield the total dollar deduction for that unfinished area. In the case of unfinished areas, the cost is not previously adjusted as with finished attic areas. It is necessary therefore to adjust the listed square footage by the 50% prior to costing.

Stated differently, the entire attic is priced as finished in order to include all structural components. Then, the amount attributable to the unfinished area is deducted. The remaining area is the actual square footage of finished attic.

ONE-HALF STORY UNFINISHED

Space is provided to enter the square footage of unfinished one-half story area. The unfinished one-half story entry is determined in the same manner as the finished one-half story, with the square footage based upon the exterior dimensions of the half-story floor.

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN <u>500</u>
FIN BSMT LIV	ATTIC FIN <u>500</u>	<u>½ STORY UNFIN</u> <u>500</u>
FIRST FLOOR <u>1000</u>	½ STORY FIN	UNFIN ROOM
SECOND FLOOR		

The example above, which shows a one-and-one-half story house with 1,000 square feet of ground area and half of the upper story finished, would be listed as 1,000 square feet in the first floor area, 500 square feet in the one-half story finished area and 500 square feet in the one-half story unfinished area. The total half-story area of 1,000 square feet (500 + 500) would be transferred to the dwelling computation area, thereby pricing all half-story structural components including finish. It is then necessary to deduct that finish which does not exist. This is accomplished by first adjusting the unfinished square footage to the actual usable area. For one-half stories, this adjustment figure is 75%. This procedure in our example would be to multiply the 500 square feet of unfinished area by 75%, yielding 375 square feet. The 375 actual square feet would then be multiplied by the unfinished area cost per square foot adjustment to yield the total dollar deduction for that unfinished area. In the case of unfinished areas, the cost is not previously adjusted as with finished half-story areas. It is necessary therefore to adjust the listed square footage by 75% prior to costing.

Stated differently, the entire attic is priced as finished in order to include all structural components. Then, the amount attributable to the cost of finish is deducted.

UNFINISHED ROOM

Space is provided to enter the square footage of floor area of a portion of the main living area of the subject dwelling that has been left unfinished. An example would be a room on the first floor planned for later finishing as a den, study or family room, or a room on the second floor planned for later finishing as a spare bedroom. If more than one such room exists, enter the total square footage of all unfinished rooms in this field.

LIVING AREAS		
570	575	580
BSMT	ADD'L FLOOR	ATTIC UNFIN
FIN BSMT LIV	ATTIC FIN	½ STORY UNFIN
FIRST FLOOR	½ STORY FIN	<u>UNFIN ROOM</u>
SECOND FLOOR		