

How Do You Measure Square Feet?

SUGGESTED METHOD FOR REPORTING SQUARE FOOTAGE

On the MLS information sheet there is one field (box) for reporting the square footage of the property. For different types, the following should be in the square foot field:

- Ranch - the square footage on the main floor only
 - Two Story - the total square footage of the two main floors
 - 1.5 Story - the total square footage of the two main floors
 - Split Foyer - the square footage on the main floor only
- Tri or Quad Level - the total square footage of the levels totally above the grade (this is usually two levels)

NOTES:

Square footage is calculated using exterior measurements

Additional Square footage such as lower levels or attics should be reported in the remarks and not in the square foot field.

For square footage to be reported in the square foot field, it should be totally above grade (all four walls). For upper level finish, the minimum ceiling height should be five feet and it should be heated.

The tri level, quad level or split level seem to be the most confusing. Using the remarks should alleviate the problems. For example, "The property is a quad level with a total of 3000 square feet finished of which 1800 feet is on the main two level."

ABOVE GRADE/BELOW GRADE Definitions:

Estimated Finished ABOVE GRADE square feet: The space on any level of a dwelling that has no earth adjacent to any exterior wall on that level.

Estimated Finished BELOW GRADE square feet: Space on any level of a dwelling that has earth adjacent to any exterior wall on that level.

