

Assessing Database SKETCH Codes
as of 11-12-2019

<u>CODE</u>	<u>DESCRIPTION</u>	<u>Included in House Size (or GLA)</u>
BAS	FIRST FLOOR	YES
BAY	BAY	YES
BGR	BASEMENT GARAGE	No
BL1	BASEMENT LIVING 33%	No
BL2	BASEMENT LIVING 25%	No
BL3	BASEMENT LIVING 50%	No
BL4	BASEMENT LIVING 75%	No
BL5	BASEMENT LIVING 100%	No
BR1	BASEMENT RECREATION 33%	No
BR2	BASEMENT RECREATION 25%	No
BR3	BASEMENT RECREATION 50%	No
BR4	BASEMENT RECREATION 75%	No
BR5	BASEMENT RECREATION 100%	No
CBA	CABANA	No
CTH	CATHEDRAL CEILING	No
FA1	FINISHED ATTIC 10%	No
FA2	FINISHED ATTIC 25%	No
FA3	FINISHED ATTIC 50%	No
FA4	FINISHED ATTIC 75%	No
FA5	FINISHED ATTIC 100%	No
FCP	CARPORT	No
FEP	FINISHED ENCLOSED PORCH	No
FGR	ATTACHED GARAGE	No
FHS	FINISHED HALF STORY	YES
FPL	FIREPLACE	No
FUS	FINISHED UPPER STORY	YES
GLA	GARAGE LIVING AREA	No
OQS	ONE QUARTER STORY	YES
POOL	POOL	No
SHD1	SHED FRAME	No
TEN	TENNIS COURT	No
TQS	THREE QUARTER STORY	YES
UA1	UNFINISHED ATTIC 25%	No
UA2	UNFINISHED ATTIC 50%	No
UA3	UNFINISHED ATTIC 75%	No
UA4	UNFINISHED ATTIC 100%	No
UAT	ATTIC. UNFINISHED	No
UBM	UNFINISHED BASEMENT	No
UOP	OPEN PORCH	No
UST	UTILITY STORAGE UNFINISHED	No
WDK	WOOD DECK	No
WST	WOOD STOVE	No

Definitions

1. **Gross Building Area:** This is the total area of all sections of the property. This will include decks, porches, basement space, living area, unfinished areas, finished attics, garages and any other type of construction on the property. This would not consider a factor such as story height. This calculation uses the footprint to calculate Gross Building Area.

Example: A 2 story Colonial dwelling measuring 40 ft x 25 ft with a full 40 ft x 25 ft basement, along with a 25 ft x 20 ft attached garage and a 20 ft x 20 ft wood deck. The Gross Building Area would be (40 ft x 25 ft Basement Floor Measurements) + (40 ft x 25 ft 1st Floor Measurements) + (40 ft x 25 ft 2nd Floor Measurements) + (25 ft x 20 ft Garage Measurements) + (20 ft x 20 ft Deck Measurement)= 3,900 square feet.

2. **Effective Area:** This is a variation of the Gross Building Area (above) but the Effective Area takes into consideration the story height of the area in question. This calculation includes decks, porches, basement space, living area, unfinished areas, finished attics, garages and any other type of construction on the property.

Example: A 1.5 story Cape Style measuring 40 ft x 25 ft with a full 40 ft x 25 ft basement, along with a 25 ft x 20 ft attached garage and a 20 ft x 20 ft wood deck. The Effective Area would be (40 ft x 25 ft Basement Area) + (40 ft x 25 ft x 1.5 Stories) + (25 ft x 20 ft Garage) + (20 ft x 20 ft Deck) = 3,400 square feet. (Please note the Gross Building Area in this example would also be 3,900 square feet, because the story height would not be a factor for Gross Building Area calculation).

3. **Building Area:** This is what is more commonly referred to as **Gross Living Area (GLA), Living Area** or the finished, heated, above ground living space of the home. This is what most people are looking for when they want to know how big their house is. This calculation would only include finished space at or above ground level and would not include any finished basement or finished attic areas. It also would not include items such as decks, porches, garages, carports or anything else not considered finished and heated space.

Example 1: A 2 story Colonial dwelling measuring 40 ft x 25 ft with a full 40 ft x 25 ft basement, along with a 25 ft x 20 ft attached garage and a 20 ft x 20 ft wood deck, the **Building Area (or Gross Living Area or Living Area)** would be (40 ft x 25 ft x 2 stories) = 2,000 square feet. This calculation does not consider the garage or the deck.

Example 2: A 1.5 story Cape Style measuring 40 ft x 25 ft with a full 40 ft x 25 ft basement, along with a 25 ft x 20 ft attached garage and a 20 ft x 20 ft wood deck, the **Building Area (or Gross Living Area or Living Area)** would be (40 ft x 25 ft x 1.5 stories) = 1,500 square feet. This calculation does not consider the garage or the deck.