

A discussion about property measurement



The difference between public tax data and iGUIDE

What this means for realtors and consumers

Single-detached houses



Extreme difference:

Tax Record: 2,900 SF | iGUIDE: 2,625 SF

Difference: 275 SF

Potential impact:

Extra \$220,000 to seller



Average difference:

Tax Record: 2,082 SF | iGUIDE: 2,126 SF

Difference: 44 SF

Potential impact:

Extra \$35,000 to buyer



Extreme difference:

Tax Record: 2,138 SF | iGUIDE: 2,370 SF

Difference: 232 SF

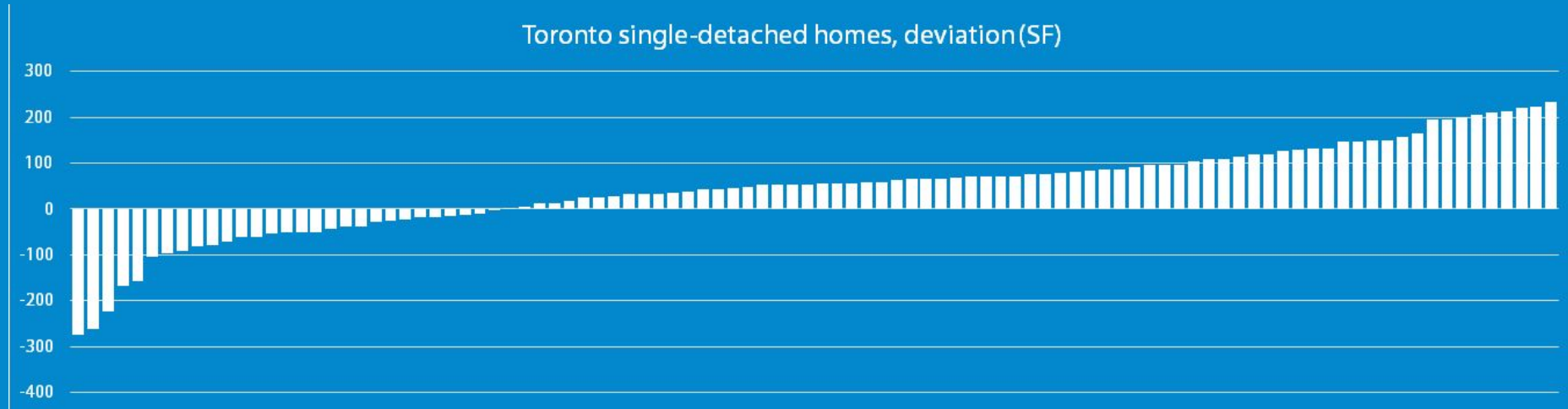
Potential impact:

Extra \$186,000 to buyer

The difference between public tax data and iGUIDE

How is tax data a problem

Single-detached houses



Why is knowing measurement important?

Important to buyers

Square footage helps determine value

Square footage helps in making comparisons

Square footage helps with space planning

Important to sellers

Square footage helps set a reasonable market value

Square footage is (often) a requirement of listing

Knowing square footage will protect you and your brand



What you need to know about measurement

What measurement are you giving?

Square feet or square meter

What space are you calculating?

Interior or exterior

Who measured the space?

Home builder, tax records, self or service provider

What tools were used to measure?

Tape, Wheel, Laser

When was space measured?

Pre-construction (As-build)

Post-construction (As-built)

Date of measurement



As-Build versus As-Built - explained

As-Build Drawings

Known as Pre-construction Drawings
Produced by the design team
Created before project is bid on
Subject to change during construction

As-Built Drawings

Known as Record Drawings
Produced by the Contractor
Completed at completion of construction project
Reflects all changes during construction process

Devil's Food Cake

This American cake uses the flavour of black coffee to enhance the richness of the chocolate, adding a wonderful depth of flavour to the finished cake.



Special equipment
2 x 20cm (8in) round cake tins

Ingredients
100g (3½oz) unsalted butter, softened, plus extra for greasing
275g (10oz) caster sugar
2 large eggs

Method

- 1 Preheat the oven to 180°C (350°F/Gas 4). Grease the cake tins and line the bases with baking parchment. Using an electric whisk, cream together the butter and sugar until light and fluffy.
- 2 Beat in the eggs one at a time, whisking well after each addition, until well mixed. In a separate bowl, sift together the flour, cocoa powder, and baking powder. In another bowl, mix together the cooled coffee, milk, and vanilla extract.
- 3 Beat alternate spoonfuls of the dry and liquid ingredients into the cake batter. Once the mixture is well blended, divide it between the tins.
- 4 Bake for 30-35 minutes, until the cakes are springy to the touch and a skewer inserted into the middle comes out clean.

200g (7oz) plain self-raising flour
75g (2½oz) cocoa powder
1 tsp baking powder
125ml (4½oz) strong, cold coffee
125ml (4½oz) milk
1 tsp vanilla extract

For the frosting
125g (4½oz) unsalted butter, diced
25g (scant 1oz) cocoa powder
125g (4½oz) icing sugar
2-3 tsp milk

- Leave to cool in the tins for a few minutes, then turn out to cool completely on a wire rack. Remove the baking parchment.
- 5 For the frosting, melt the butter in a pan over low heat. Add the cocoa powder and continue to cook for a minute or two, stirring frequently. Allow to cool slightly.
- 6 Stir in the icing sugar, beating thoroughly to combine. Blend in the milk 1 tablespoon at a time, until smooth and glossy. Allow to cool (it will thicken) and then use half to sandwich the cakes together, and the remainder to top the cake.

STORE This cake will keep in an airtight container in a cool place for 5 days.



When measurements are challenged

Summary of room measurements

To ensure consistency in raw measurement data

Detailed floor area calculations

What values were used in calculating area

Methods of measurement and calculations

What standards were applied to calculate area

Floor plan

Visual summary of space and included, excluded areas



What space are you calculating?

Interior Area

Known as finished area, living space and useable area

Finished area: An enclosed area in a home that is suitable for year-round use, embodying walls, floors, and ceiling that are similar to the rest of the house.

Source: ANSI, Method for calculating square footage



What space are you calculating?

Exterior Area

Also known as gross floor area (GFA)

Exterior area: For detached, single-family houses, the square footage for each level is measured to the outside of the exterior wall, then each floor is added together to produce an exterior area calculation.

Source: iGUIDE, Methods of Measurement



Who measured the space?

Home builder



SECOND FLOOR ELE. A 1460 Sq. Ft.

Pre-construction

Public Tax Data



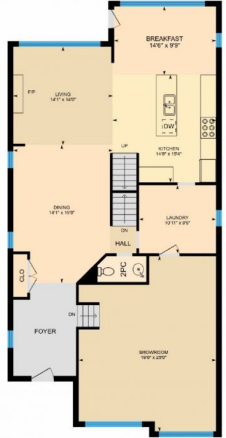
Pre-construction or Post-construction

Do-it-yourself

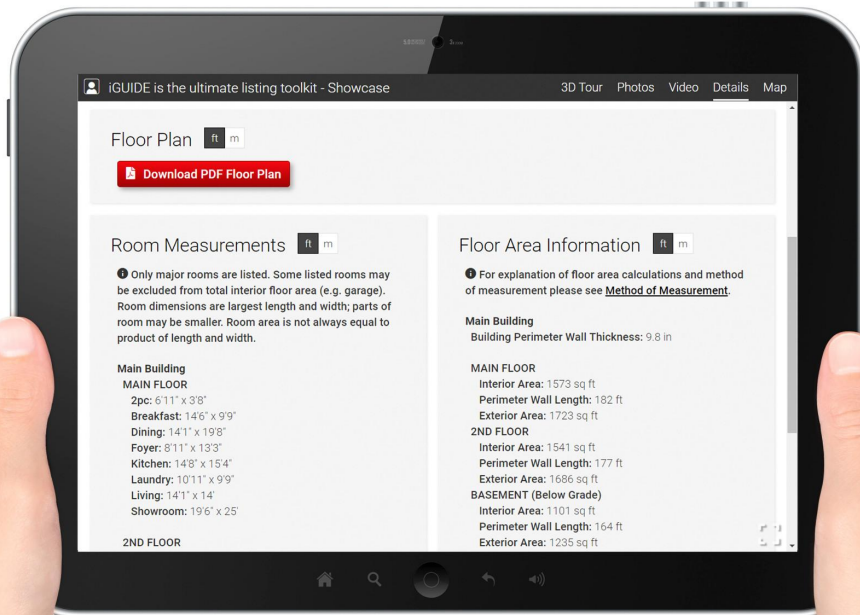


Post-construction

Service Provider



Post-construction



Floor Plan ft m

[Download PDF Floor Plan](#)

Room Measurements ft m

❶ Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

Main Building

MAIN FLOOR

2pc: 6'11" x 3'8"
Breakfast: 14'6" x 9'9"
Dining: 14'1" x 19'8"
Foyer: 8'11" x 13'3"
Kitchen: 14'8" x 15'4"
Laundry: 10'11" x 9'9"
Living: 14'1" x 14'
Showroom: 19'6" x 25'

2ND FLOOR

Floor Area Information ft m

❶ For explanation of floor area calculations and method of measurement please see [Method of Measurement](#).

Main Building

Building Perimeter Wall Thickness: 9.8 in

MAIN FLOOR

Interior Area: 1573 sq ft
Perimeter Wall Length: 182 ft
Exterior Area: 1723 sq ft

2ND FLOOR

Interior Area: 1541 sq ft
Perimeter Wall Length: 177 ft
Exterior Area: 1686 sq ft

BASEMENT (Below Grade)

Interior Area: 1101 sq ft
Perimeter Wall Length: 164 ft
Exterior Area: 1235 sq ft

Thank You

Name, Title
Company
Phone
Email
Web

 **iGUIDE**[®]