

GLA

The standard method for measuring single-family residences is to calculate the Gross Living Area.

The following are the rules for determining the Gross Living Area (GLA):

1. Measure around the outside of the house above the foundation to determine the GLA per floor.
2. In multi-floor houses count each floor above grade.
3. Include all of the above grade habitable living area.
4. **Do not** include the basement even when finished and heated. **Do not** include any basement area unless it is 100% above grade. (Finished Basements are certainly taken into consideration in the final appraised value of your home; however, they are just not included in the GLA).
5. Garages are **never** included in the GLA.
6. Porches are included only when they are heated and finished in a manner similar to the rest of the house.
7. Upper stories are divided into two areas:
 - a. Attics that are unfinished or have low ceilings below 5 feet **are not** included in the GLA.
 - b. Habitable areas which are finished and heated and have normal ceiling height like the rest of the house **are** included in the GLA.