

## Building Information

- **Styles**

- × 01 = Ranch
- × 02 = Raised Ranch
- × 04 = Cape Cod
- × 05 = Colonials
- × 08 = Old Style
- × 13 = Bungalow

- **Condition**

- × 1 = poor
- × 2 = fair
- × 3 = normal
- × 4 = good
- × 5 = excellent

- **Grade**

- × A = excellent
- × B = good
- × C = average
- × D = economy
- × E = minimum

- **S.F. L. A. = sq. ft. living area**
  - × Outside measurements

**Styles....** The above styles were the most common found in Green Island. When looking for similar properties make sure you pick a property with the same **STYLE**.

**SFLA....Square Feet Living Area....** Try to find a property with about the same SFLA. Try to be within 10% +/- of the SFLA of your property.

SFLA is determined by measuring the outside of the building and multiplying length **times** the **width** for each floor. In most cases SFLA Does not included porches, decks or garages.  $SFLA = L * W$  (outside dim for each floor)

### Story height...

**1 story...** usually a ranch or bungalow style home.

**1 ½ story...** bottom of the roof line is 3-4 feet above the side walls.  
Multiply 1<sup>st</sup> floor by 1.5 to get SFLA

**2 stories...** bottom of roof line are above the top of the second floor windows. Multiply 1<sup>st</sup> floor by 2 to get SFLA

**Condition...** The general condition of the house and property, the “eye” appeal or marketability of the property. It is a combination of things such as: how old and in what condition is the roof? When was the last time the house was painted or sided? How old are the storm windows? Does the house sag or is there landscaping? Have systems been updated or additions added? These any other factors go into determining the condition.

**Grade...** This variable is a combination of things such as: if the building has a fireplace, what type of heating system is in the house... (Hot Water being the most expensive - no heat the cheapest). What is the house made of... bricks or wood? The quality of roofing material, the number of bathrooms, the kitchen... (finish and grade of cabinets, type of flooring. Type of basement, crawl space or slab). All of these factors go into making the Grade determination.

For more detailed information and descriptions you can go to:  
[www.tax.ny.gov](http://www.tax.ny.gov) and search for the assessor’s data collection material.