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Based on the Fannie Mae Selling Guide for the appraisal requirements, documentation and exhibits for the building sketch and square footage calculations for a unit in a condominium building, the sketch of the unit must indicate interior perimeter unit dimensions rather than exterior building dimensions but the **dimensions and estimates for gross living area shown in the condo documents are acceptable.**

The correctly calculated living area of a condominium unit is part of an appraisal report of a condominium unit appraisal. However, there are some condominium developments in which the areas of individual condo units reported by the condominium association and by the assessing authority include the units' pro rata share of all areas not simply the sum of the interior dimensions of living areas measured.

Example: The measurements of a unit in a mid-rise building might show that interior calculated gross living area for the unit is less than what is recorded in the condominium association's records show the area for that unit. An appraiser failing to recognize what was conveyed in other units, as well as in the unit being appraised, may well apply inappropriate unit comparisons. In other words, an appraiser needs to be sure of what the property information sources are reporting for comparison – only the interior calculated gross living area of the individual units or the unit's interior gross living area plus the pro rata share of gross building area.

Recent Example: 1005 S. Shepherd Unit 405 is the Renoir Villandry Plan which has a 2486 sf as per the builder floor plan in the condominium documents. The Villandry Plan has a 140 sf balcony. This property was listed and sold as per HAR MLS# 69556413 as having 2336 sf of living area and a 140 sf balcony – In other words – Total floorplan: 2486 sf – 140 sf balcony = 2336 sf living area as per the condominium documents.

As for your Unit #211, the builder condominium documents Richelieu floorplan indicates a total area of 2949 sf which includes the balcony area. The builder condominium documents do not include the additional room that was added to your floorplan. The additional room was estimated to contain approximately 201 sf. Based on the condominium documents and the interior room space that was added there is a Total sf 3150 sf. The total 3150 sf minus the 463 sf Terrace space leaves 2687 sf for the unit space.

Estimates for gross living area shown in the condo documents are acceptable.

3150 total area minus 463 sf Terrace space = 2687 gla estimate based on condominium documents.

Additional Storage Unit: 58 sf