



How We Measure Your Home: What is GLA?

Application of the ANSI® Z765-2021 Standard in Our House Measuring Services

Thank you for choosing Aegis Appraisals to assist you in determining the square footage of your home!

To calculate your home's square footage, our appraisers adhere to the ANSI® Z765-2021 standard when measuring single-family residential buildings. This standard, developed by the American National Standards Institute, is a recognized benchmark that provides a consistent methodology for calculating the square footage of residential properties. This approach ensures that homeowners, buyers, sellers, and professionals across the real estate sector are equipped with a reliable and consistent measure of a home's living space.

Gross Living Area (GLA):

In residential housing, GLA refers to the total finished square footage of a property, suitable for year-round use. When using the ANSI standard, only finished above-grade areas can be used in calculating and reporting of above-grade room count and square footage for the gross living area. Basements, or below-grade areas are reported and calculated separately. An area is considered to be below-grade if any portion of it is below-grade, regardless of the quality of its finish or the window area of any room. Therefore, a walk-out basement with finished rooms would not be included in the above-grade room count. Detached structures with finished square footage are also reported separately and not included as part of the subject's reported gross living area.

Below is a general overview of how our appraisers measure GLA while adhering to the ANSI guidelines:

1. Finished Square Footage Measurements: The finished square footage measurements for detached single-family homes is derived from taking direct physical measurements of the exterior finished surface of the outside walls of the building (or centerline of shared walls for attached single-family homes) to the nearest inch or tenth of a foot. Finished areas that are adjacent to unfinished areas are calculated by measuring to the exterior edge or unfinished surface of the partition between the areas.

Note: Circumstances can exist when direct measurement of a structure is not possible. Access to the interior may not be available, or the nature of the terrain, structure or other obstacles may preclude direct physical measurement of the exterior. Building dimensions developed through other means or by plans can be susceptible to inaccuracy, as is the calculated area. Calculation of square footage developed under such circumstances will be identified as such when reporting the result of the calculations.

2. Above Grade vs. Below Grade: ANSI separates areas of the house into above grade and below grade. Only finished and above-grade areas can be included in the main square footage number. Basements, even if finished, are calculated separately and must be labeled as such.

3. Inclusions: Living areas must be finished (walls, floors, ceilings), suitable for year-round use, and directly accessible from the main body of the house. For instance, bedrooms, kitchens, and living rooms are typically included. Finished areas that are not connected to the house directly by other finished areas such as hallways or stairways cannot be included in the finished square footage of any level.

4. Exclusions: Areas that are unfinished, open, or not suited for year-round occupancy are excluded. Examples include garages, porches, balconies, attics, and unheated spaces. Chimneys, windows, or other areas that protrude beyond the exterior finished surface of the outside walls and do not have a floor on the same level cannot be included in the calculation of square footage.

5. Ceiling Height: For a finished area to be included in finished square footage calculations, it must have a ceiling height of at least 7 feet (except under beams, ducts, and other obstructions where the height may be 6 feet 4 inches; under stairs where there is no height requirement; or where the ceiling is sloped. If a room's ceiling is sloped, at least half of the finished square footage in that room must have a vertical ceiling height of at least 7 feet, and no portion of the finished area that has a height of less than 5 feet may be included in the finished square footage.

6. Stairs: If there are multi-stories with staircases, the area of both stair treads and landings proceeding to the floor below is included in the finished area of the floor from which the stairs descend, not to exceed the area of the opening in the floor. Areas beneath stairs are included in the finished square footage regardless of the distance between the stairs and the floor below or the degree of finish of that area.

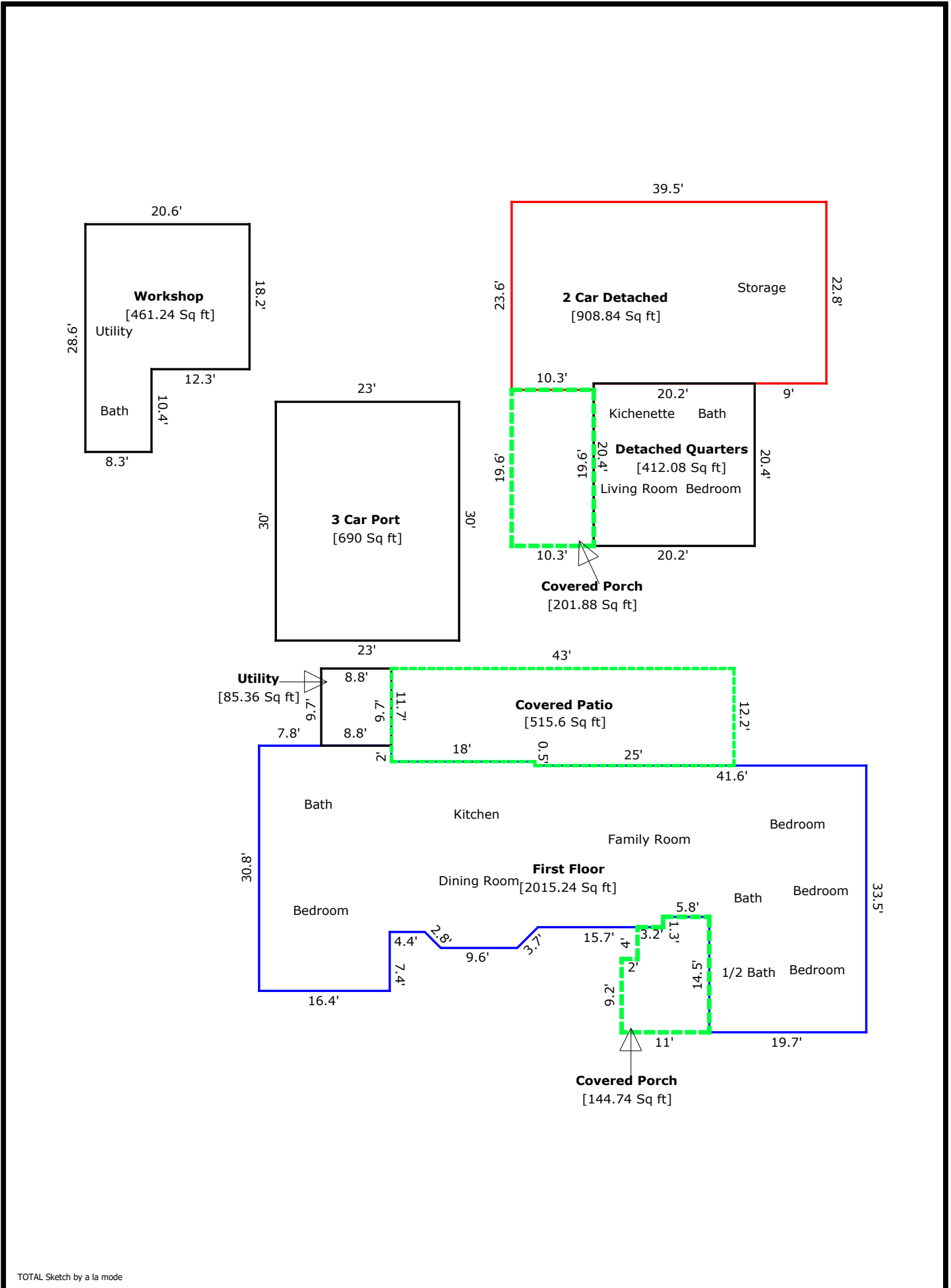
7. Calculation and Presentation: The finished square footage of a house is to be reported to the nearest whole square foot for both above-grade and below-grade finished square footage areas. There must be a clear and separate distinction of above-grade and below-grade areas. If the calculation was made without an inspection of the interior spaces to confirm finishes and openings, or if direct physical measurement of the exterior was not possible, a declaration will be made disclosing such.

Questions or Concerns?

It's important to note that while we follow this rigorous standard closely, all measurements provided should be viewed as estimates. Factors such as the complexity of the structure, the presence of non-traditional spaces, or physical obstructions can introduce slight variations. If you believe there may be an error in our measurements, we kindly ask you to bring it to our attention immediately by providing the source data of the discrepancy (architectural plans/dimensions, previous appraisal measurements, etc.). Sources without dimensions, such as tax records, or Builder/MLS stated square footage, cannot be verified by our team. We are committed to accuracy and value your feedback as an integral part of our ongoing quest for precision.

Building Sketch (Page - 1)

Borrower				
Property Address	29506 Geneva Dr			
City	Spring	County	Montgomery	State TX Zip Code 77386
Lender/Client	Connie Richter			



TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower				
Property Address	29506 Geneva Dr			
City	Spring	County	Montgomery	State TX Zip Code 77386
Lender/Client	Connie Richter			

TOTAL Sketch by a la mode

Area Calculations Summary

Living Area	Calculation Details		
First Floor	2015.2 Sq ft	19.7×14.5	= 285.6
		16.4×7.4	= 121.4
		$0.5 \times 2 \times 2$	= 2
		$0.5 \times 2 \times 2$	= 2
		9.6×2	= 19.2
		$0.5 \times 0.6 \times 0.6$	= 0.2
		34.4×0.6	= 20.6
		50.7×1.3	= 65.9
		76.2×19	= 1447.8
		34.6×0.5	= 17.3
		16.6×2	= 33.2
Total Living Area (Rounded):	2015 Sq ft		
Non-living Area			
Covered Porch	201.9 Sq ft	19.6×10.3	= 201.9
Utility	85.4 Sq ft	8.8×9.7	= 85.4
Covered Porch	144.7 Sq ft	11×9.2	= 101.2
		5.3×5.8	= 30.7
		4×3.2	= 12.8
Workshop	461.2 Sq ft	20.6×18.2	= 374.9
		10.4×8.3	= 86.3
3 Car Port	690 Sq ft	23×30	= 690
Covered Patio	515.6 Sq ft	11.7×18	= 210.6
		12.2×25	= 305
Detached Quarters	412.1 Sq ft	20.2×20.4	= 412.1
2 Car Detached	908.8 Sq ft	22.8×29.2	= 665.8
		10.3×23.6	= 243.1

Subjects Public Record Details

1/11/24, 9:18 AM

Public Access > Property Detail

MONTGOMERY CENTRAL APPRAISAL DISTRICT

Property	Owner	Property Address	Tax Year	2023 Market Value
R161886	RICHTER, RICHARD L & CONNIE A	29506 GENEVA DR, SPRING, TX 77386	2023	\$187,080

2023 GENERAL INFORMATION

Property Status	Active
Property Type	Real
Legal Description	SPRING HILLS 01, LOT 64
Neighborhood	Spring Hills
Account	8990-01-06400
Map Number	-

2023 OWNER INFORMATION

Owner Name	RICHTER, RICHARD L & CONNIE A
Owner ID	
Exemptions	Homestead (Active)
Percent Ownership	100%
Mailing Address	29506 GENEVA DR SPRING, TX 77386-2309
Agent	O'CONNOR & ASSOCIATES (00113663)

2023 VALUE INFORMATION

MARKET VALUE	
Improvement Homesite Value	N/A
Improvement Non-Homesite Value	N/A
Total Improvement Market Value	\$72,590
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Land Agricultural Market Value	N/A
Total Land Market Value	\$114,490
Total Market Value	\$187,080
ASSESSED VALUE	
Total Improvement Market Value	\$72,590
Land Homesite Value	N/A
Land Non-Homesite Value	N/A
Agricultural Use	\$0
Timber Use	\$0
Total Appraised Value	\$187,080
Homestead Cap Loss	-\$5,010
Total Assessed Value	\$182,070

Print property information

N/A values are not applicable toward total value.

2023 ENTITIES & EXEMPTIONS

TAXING ENTITY	EXEMPTIONS	EXEMPTIONS AMOUNT	TAXABLE VALUE	TAX RATE PER 100	TAX CEILING
CAD- Appraisal District			\$182,070	0	0
F08- Emergency Ser Dist #8	HS	\$18,207	\$163,863	0.0883	0
GMO- Montgomery Cnty	HS	\$36,414	\$145,656	0.3742	0
HM1- Mont Co Hospital	HS	\$36,414	\$145,656	0.0502	0
JNH- Lone Star College	HS	\$14,566	\$167,504	0.1078	0
SCO- Conroe ISD	HS	\$100,000	\$82,070	1.1146	0
TOTALS				1.7351	

2023 IMPROVEMENTS

✖ Expand/Collapse All

Improvement #1	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
-	A1 - Residential Single Family	Yes	1,384 Sq. Ft	N/A

RECORD	TYPE	YEAR BUILT	SQ. FT	VALUE	ADD'L INFO
1	Main Area	1960	1,108	N/A	✖ Details
2	Main Area Frame Addition	2001	276	N/A	✖ Details

Improvement #2	State Code	Homesite	Total Main Area (Exterior Measured)	Market Value
A1 - Residential Single Family	Yes	-	N/A	

2023 LAND SEGMENTS

LAND SEGMENT TYPE	STATE CODE	HOMESITE	MARKET VALUE	AG USE	TIM USE	LAND SIZE
1 - Front Acreage	A1 - Residential Single Family	Yes	N/A	\$0	\$0	1.720000 acres
TOTALS						74,923 Sq. ft / 1.720000 acres

VALUE HISTORY

YEAR	IMPROVEMENT	LAND	MARKET	AG MARKET	AG USE	APPRAISED	HS CAP LOSS	ASSESSED
2022	\$72,590	\$114,490	\$187,080	\$0	\$0	\$187,080	\$21,560	\$165,520
2021	\$72,590	\$77,880	\$150,470	\$0	\$0	\$150,470	\$0	\$150,470
2020	\$72,590	\$77,880	\$150,470	\$0	\$0	\$150,470	\$0	\$150,470
2019	\$72,590	\$77,880	\$150,470	\$0	\$0	\$150,470	\$0	\$150,470
2018	\$89,120	\$77,880	\$167,000	\$0	\$0	\$167,000	\$30,190	\$136,810

SALES HISTORY

DEED DATE	SELLER	BUYER	INSTR #	VOLUME/PAGE
7/19/2006	BALES-CHESTER, CARLETTA	RICHTER, RICHARD L & CONNIE A	-	130.11/2385
5/1/1986	UNKNOWN	BALES-CHESTER, CARLETTA	-	

DISCLAIMER

Every effort has been made to offer the most current and correct information possible on these pages. The information included on these pages has been compiled by County staff from a variety of sources, and is subject to change without notice. The Montgomery Central Appraisal District makes no warranties or representations whatsoever regarding the quality, content, completeness, accuracy or adequacy of such information and data. The Montgomery Central Appraisal District reserves the right to make changes at any time without notice. Original records may differ from the information on these pages. Verification of information on source documents is recommended. By using this application, you assume all risks arising out of or associated with access to these pages, including but not limited to risks of damage to your computer, peripherals, software and data from any virus, software, file or other cause associated with access to this application. The Montgomery Central Appraisal District shall not be liable for any damages whatsoever arising out of any cause relating to use of this application, including but not limited to mistakes, omissions, deletions, errors, or defects in any information contained in these pages, or any failure to receive or delay in receiving information.

Appraiser's License



**Certified Residential
Real Estate Appraiser**

Appraiser: **STEVEN LEE WEBER**

License #: **TX 1360260 R**

License Expires: **12/31/2025**

Having provided satisfactory evidence of the qualifications required by the Texas Appraiser Licensing and Certification Act, Occupations Code, Chapter 1103, authorization is granted to use this title:
Certified Residential Real Estate Appraiser

For additional information or to file a complaint please contact TALCB at www.talcb.texas.gov.


Chelsea Buchholtz
Commissioner