

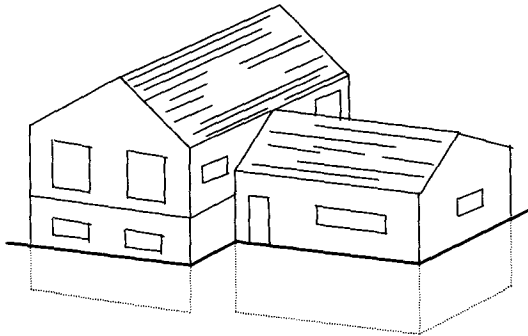
SPLIT LEVEL AND SPLIT FOYER DWELLINGS

In listing split level dwellings, the assessor/appraiser must "envision" the structure as having a single roof-line. This is done by mentally "sinking" the higher portion until the roof line is straight. The result is usually one story and basement dwelling. Because of the added cost of building a split level the assessor/appraiser should add 5% to 15% to his normal classification, depending on the complexity of the structure.

Listing a split foyer is merely sinking the entire building so that the half submerged section is fully submerged and therefore becomes a basement. (Field price basement finish.) It is often necessary to add 5% to the normal classification.

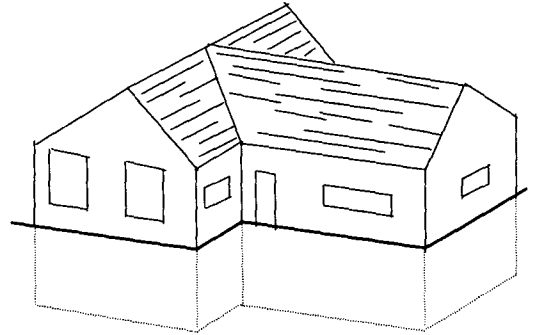
Following are several demonstrations of the "actual structure" with accompanying demonstrations of how it should be "envisioned" by the assessor/appraiser.

Note: If the lower level is 100% above grade, it should be priced as a first floor.



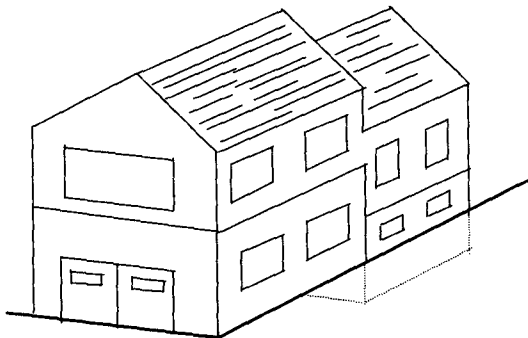
ACTUAL STRUCTURE

List as a one story and basement dwelling. (Field price basement finish.)



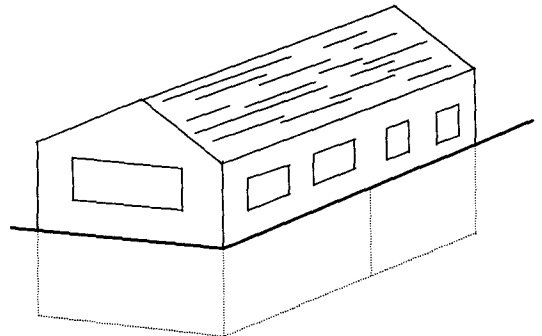
SPLIT LEVEL

ENVISIONED STRUCTURE



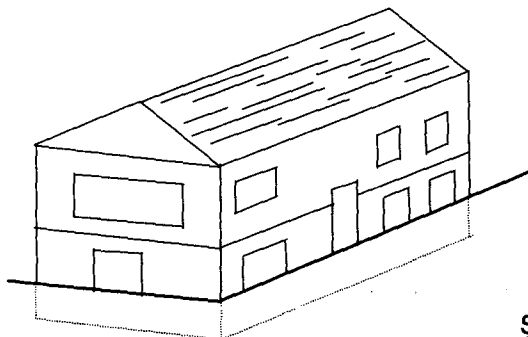
ACTUAL STRUCTURE

List as a one story and basement dwelling. (2 car basement garage.) (Field price basement finish.)



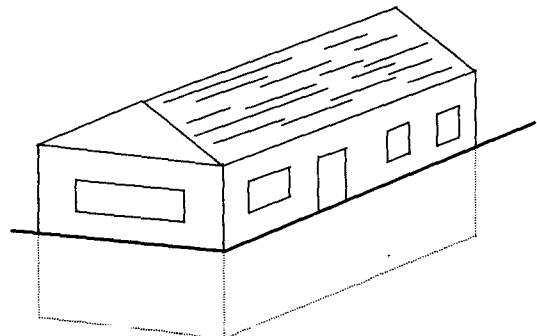
SPLIT LEVEL

ENVISIONED STRUCTURE



ACTUAL STRUCTURE

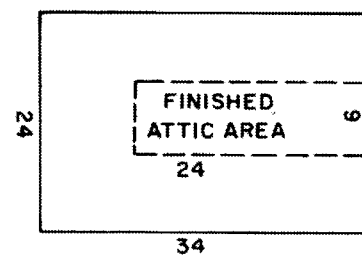
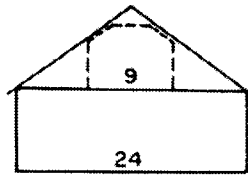
List as a one story and basement dwelling. (Field price basement finish.)



SPLIT FOYER

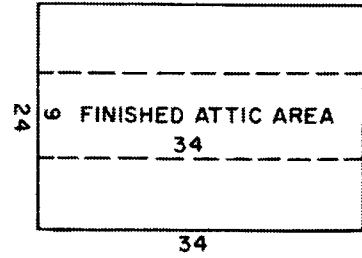
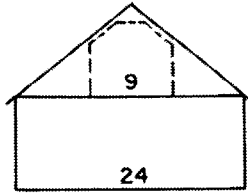
ENVISIONED STRUCTURE

1^s + 1/4 FINISHED ATTIC



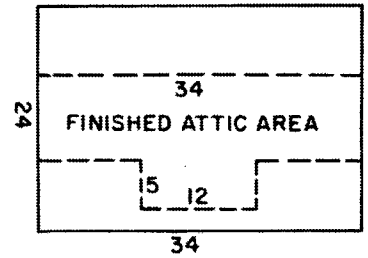
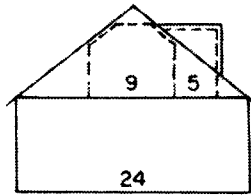
Main Body = 816 S.F. - Finished Attic Area = 216 S.F. - Approximately 26% Finished

1^s + 1/2 FINISHED ATTIC



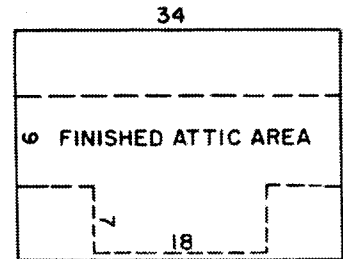
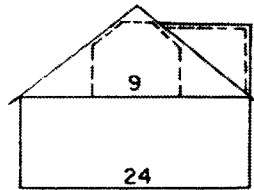
Main Body = 816 S.F. - Finished Attic Area = 306 S.F. - Approximately 37% Finished

1^s + 3/4 FINISHED ATTIC



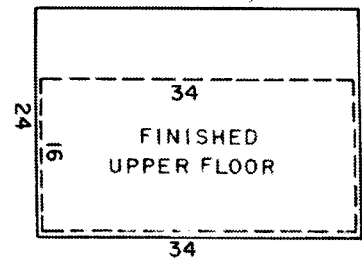
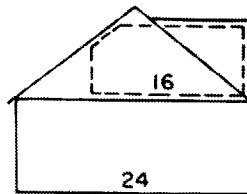
Main Body = 816 S.F. - Finished Attic Area = 366 S.F. - Approximately 45% Finished

1^s + FULL FINISHED ATTIC



Main Body = 816 S.F. - Finished Attic Area = 432 S.F. - Approximately 53% Finished

1 1/2 STORY
(By use of dormers)



Main Body = 816 S.F. - Finished Attic Area = 544 S.F. - Approximately 67% Finished

1 1/2 STORY
(Conventional)

