

# INTRODUCTION: MOBILE/MANUFACTURED HOUSING

## GENERAL INTRODUCTION

FACTORY-PRODUCED housing are residential structures transported to the building site. There are three generally accepted categories of FACTORY-PRODUCED housing, each of which has distinguishable characteristics and meet a unique set of criteria. The three categories are MANUFACTURED, MODULAR and PANELIZED. Because all three types of FACTORY-PRODUCED housing can resemble SITE-BUILT housing, the following guidelines should be considered when estimating replacement cost.

**WARNING: MOBILE HOMES ARE THE ONLY TYPE OF MANUFACTURED HOUSING TO BE PRICED FROM THIS SECTION**

## DEFINITIONS

A MOBILE/MANUFACTURED house is a residential structure built on a steel undercarriage with the wheel assembly necessary to be transported to a permanent or semi-permanent site. The wheel assembly can be removed when the home is placed on a permanent foundation, but THE STEEL UNDERCARRIAGE REMAINS INTACT, AS A NECESSARY STRUCTURAL COMPONENT.

A MODULAR/MANUFACTURED house can be transported on a steel undercarriage, but the undercarriage IS NOT A PERMANENT AND NECESSARY STRUCTURAL COMPONENT, and is usually removed when the unit is placed on a foundation. Modular housing will meet most local building codes and is subject to standard regional or state building codes for modular construction. Price these houses from the Square Foot Cost pages under Single-family Detached Houses. DO NOT USE COSTS IN THIS SECTION FOR THIS TYPE OF MANUFACTURED HOUSE.

PANELIZED or prefabricated houses consist of packaged, factory-built components and are site-assembled. All must conform with local and state or regional building codes for site-built construction. Price these houses from the Square Foot Cost pages under Single-family Detached Houses. DO NOT USE COSTS IN THIS SECTION FOR THIS TYPE OF MANUFACTURED HOUSE.

## SIX DIFFERENT QUALITIES

Mobile/manufactured houses are categorized into six quality levels, low through excellent. Photographs, basic descriptions and costs are provided for each of these qualities. The higher-quality mobile/manufactured houses are similar in both design and appearance to site-built residences as found in tract development. Cost for these types of construction will overlap.

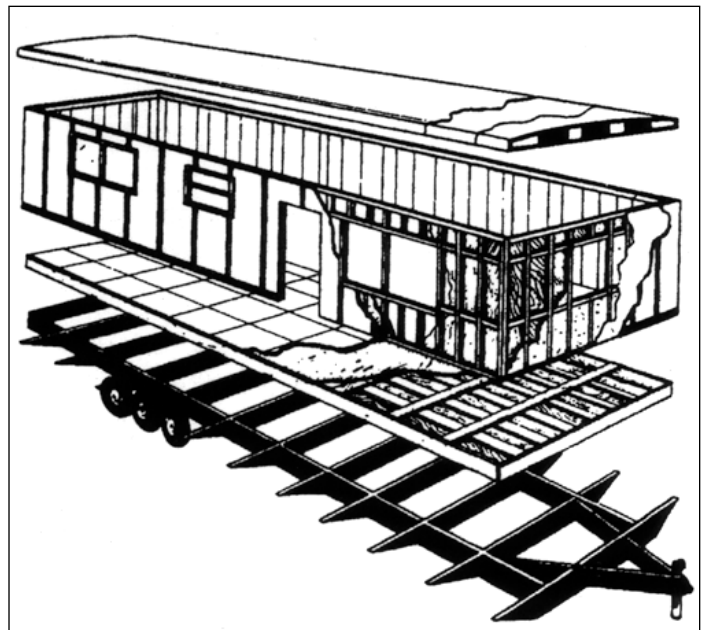
## PHOTOGRAPHS

The photographs on the pages which follow are intended to illustrate the general characteristics of this type of housing at a given quality level (i.e., roof overhang, roof pitch, type and quality of materials used, etc.), and are not an indication of typical size, setting or specific manufacturer.

## COSTS

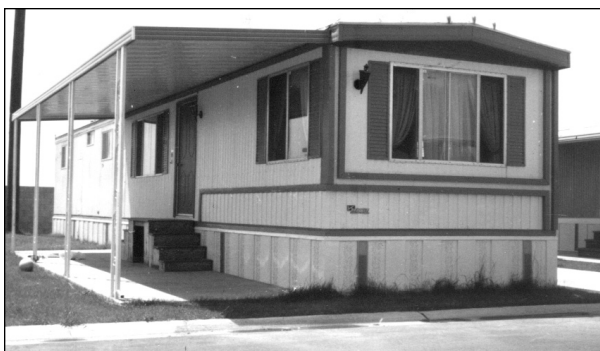
THE SQUARE FOOT COSTS INCLUDE: normal delivery and setup charges within 100 miles of the dealer.

THE SQUARE FOOT COSTS DO NOT INCLUDE: local fees and licenses; appliances, drapes, skirting, patio roofs, carports or other optional items. These items can be PRICED SEPERATELY from the individual cost pages under Adjustments and Additions. Water wells and septic systems can be priced from the Unit-in-Place section. A pricing example is included at the end of this section.



**GENERAL DESCRIPTION**

Low-quality mobile/manufactured houses are designed to meet minimum mobile home code requirements. The overall quality of materials and workmanship is below average. The floor plan is usually simple with little or no attention given to detail.

**PHOTOGRAPHS****COMPONENT DESCRIPTIONS**

**EXTERIOR WALLS . . .** Exterior finish is prepainted or prefinished lightweight, corrugated aluminum, with exposed fasteners. Minimum fenestration using economy-grade windows.

**ROOF STRUCTURE . . .** Engineered trusses and sheathing with corrugated or ribbed metal roofing. Roofs are flat or slightly arched with no overhang.

**INTERIOR PARTITIONS AND FINISH . . .** Low-quality printed hardboard or plywood paneling on 2" x 3" studs. Small wardrobes. Economy-grade hollow core doors.

**INSULATION . . .** Floor, wall and ceiling insulation for an extreme climate are included in base costs.

**FLOOR FINISH . . .** Inexpensive carpet and pad, vinyl composition tile.

**CEILING . . .** Ceiling height is typically 7'-0" to 7'-6".

**FOUNDATION . . .** Set up on steel or concrete piers.

**FRAME . . .** Light steel beam undercarriage with outriggers and cross members.

**FLOOR CONSTRUCTION . . .** Wood floor joists with particle board or plywood decking, waterproofing and insulation.

**HEATING AND AIR CONDITIONING . . .** Forced-air heating system with minimal output and ductwork.

**ELECTRICAL . . .** Minimum number of electrical outlets. Low-cost lighting fixtures.

**PLUMBING . . .** Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS . . .** Paint-grade or vinyl-covered particle board kitchen cabinets and bathroom vanity.

**BASEMENT . . .** Not included in base costs.

# MOBILE/MANUFACTURED HOUSING

**LOW  
QUALITY**

## Housing Costs (per Sq. Ft. of Floor Area)

LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	Length (Feet)	Single Wide					Double Wide			
		8	10	12	14	16	20	24	28	32
	20	\$45.14	\$41.31	\$38.45	\$36.20	\$34.35	\$45.75	\$42.84	\$40.53	\$38.35
	24	43.95	40.03	37.12	34.83	32.97	43.09	40.05	37.65	35.40
	28	42.96	38.97	36.03	33.71	31.84	40.96	37.83	35.37	33.08
	32	42.13	38.08	35.10	32.77	30.89	39.21	36.00	33.51	31.19
	36	41.40	37.31	34.31	31.97	30.08	37.72	34.47	31.95	29.62
	40	40.77	36.64	33.62	31.26	29.37	36.44	33.15	30.62	28.28
	44	40.20	36.04	33.00	30.64	28.74	35.32	32.00	29.46	27.12
	48	39.69	35.50	32.45	30.08	28.18	34.32	30.98	28.44	26.10
	52	39.22	35.01	31.95	29.57	27.68	33.43	30.08	27.53	25.20
	56	38.80	34.57	31.49	29.11	27.22	32.63	29.27	26.72	24.39
	60	38.40	34.15	31.07	28.69	26.80	31.90	28.53	25.98	23.66
	64	38.04	33.78	30.69	28.30	26.41	31.23	27.86	25.31	23.00
	68	37.70	33.42	30.33	27.94	26.05	-----	-----	-----	-----
	72	37.39	33.09	29.99	27.61	25.72	-----	-----	-----	-----
	76	37.09	32.78	29.68	27.29	25.40	-----	-----	-----	-----

**SQUARE FOOT ADJUSTMENTS:** % adjustments should be made against base rates before any other adjustments are made.

TRIPLE WIDES . . . Deduct 20% from the single-wide costs for a tagalong section; use full costs for the double-wide portion.

FLOORS . . . For other than inexpensive carpet and pad, and vinyl composition tile, add or deduct per sq. ft. of covered floor area: wood subfloor only, -\$1.45; resilient floor cover, -\$0.06; parquet, +\$4.02.

EXTERIOR FINISH . . . For other than ribbed aluminum exterior wall finish, adjust the above costs as follows: lap siding, +7%; hardboard sheet, +4%.

HEATING AND COOLING . . . For deviations from the base of a forced-air furnace, add or deduct from the Sq. Ft. costs above as follows: wall furnace, -\$0.80; warm and cooled air, +\$1.51; heat pump, +\$2.10.

ROOFING . . . For other than metal, corrugated or ribbed; composition shingle, +\$1.21 per sq. ft. of floor area.

BASEMENT UNDER DOUBLE WIDE . . . Add 25%.

## LINEAR FOOT ADJUSTMENTS

SKIRTING . . . Add per linear foot of skirting, 28" high; metal or vinyl, +\$5.43; horizontal lap, +\$6.08; simulated stone or brick panels, +\$6.94; brick or stone veneer, +\$15.35.

6" variance from 18" base height; reduce costs by 4% for concrete block, 7% for treated wood systems.

FOUNDATION . . . Add per linear foot of continuous perimeter concrete wall, 18" in height, +\$10.70. Add or subtract \$2.90 for each

42" frost-free footings plus foundation wall . . . Add \$22.70 per linear foot.

## LUMP SUM ADJUSTMENTS

PLUMBING . . . Cost each:

Average cost per fixture . . . . .	\$ 405
Extra bath, three fixtures . . . . .	1,215
Two fixtures . . . . .	810
Water softener, automatic . . . . .	1,085
Manual . . . . .	690
Extra toilet . . . . .	525
Extra sink . . . . .	390
Separate shower (fiberglass) . . . . .	420
Bathroom vent fan . . . . .	80
Rough-in . . . . .	155

FIREPLACES . . . Prefabricated \$950 – \$1,350.

ENTRY STEPS . . Per step: concrete, \$250; metal, \$60; wood, \$50.

APPLIANCES . . . Cost each:

Appliance allowance (if not itemized)* . . . . .	\$ 740
Cook top, counter top, four burners . . . . .	305
Dishwasher, built-in . . . . .	455
Garbage disposal* . . . . .	160
Heater, bathroom, without fan . . . . .	60
With fan . . . . .	85
Hot tub, with whirlpool, built-in . . . . .	1,980
Hood, range, unvented . . . . .	135
Vented . . . . .	220
Whirlpool tub (Jacuzzi) . . . . .	2,245
Whirlpool tub when it replaces regular bathtub . . . . .	1,835
Oven, single, built-in . . . . .	520
Microwave . . . . .	580
Range, drop-in, with standard oven* . . . . .	580
With self-cleaning oven . . . . .	740

\*Indicates items included in appliance allowance.

## OTHER ADJUSTMENTS

EXPANDOS . . . 8' x 10' – 14' , add \$21.00 per sq. ft.

SITE-BUILT ADDITIONS . . . Three wall additions to mobile homes which use the existing heating system of the mobile home, but which do not include plumbing, cost per sq. ft. as follows: Over crawl space \$30.25, on slab \$28.45.

ROOF . . . Free-standing roof structures on 4" x 4" treated wood posts, add \$4.15 per sq. ft.

## PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class D Site-built Residences, Adjustments and Additions, Page 37.

**GENERAL DESCRIPTION**

Fair-quality mobile/manufactured houses are designed to meet minimum mobile home code requirements. The quality of materials and workmanship is below average. The floor plan is usually simple, with a plumbing wet wall on a single outside wall.

**PHOTOGRAPHS****COMPONENT DESCRIPTIONS**

**EXTERIOR WALLS . . .** Exterior finish is aluminum, vinyl or hardboard lap siding on 2" x 3" or 2" x 4" studs. Adequate fenestration with little ornamentation.

**ROOF STRUCTURE . . .** Engineered trusses and sheathing with corrugated or ribbed metal roofing. Roofs are typically arched or sloped with minimal overhang on front elevation.

**INTERIOR PARTITIONS AND FINISH . . .** Low-quality prefinished plywood paneling or printed hardboard on 2" x 3" or 2" x 4" studs. Small wardrobes. Standard-grade, hollow-core doors.

**INSULATION . . .** Floor, wall and ceiling insulation for an extreme climate are included in the base costs.

**FLOOR FINISH . . .** Inexpensive carpet and pad, vinyl composition tile.

**CEILING . . .** Ceiling height is typically 7'-6".

**FOUNDATION . . .** Setup on steel or concrete piers.

**FRAME . . .** Medium-weight steel beam undercarriage with outriggers and cross members.

**FLOOR CONSTRUCTION . . .** Wood floor joists with particle board or plywood decking, waterproofing and insulation.

**HEATING AND AIR CONDITIONING . . .** Forced-air heating system.

**ELECTRICAL . . .** Minimum number of convenience outlets. Low-cost lighting fixtures.

**PLUMBING . . .** Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS . . .** Paint-grade or vinyl-covered particle board kitchen cabinets and bathroom vanity. Laminated plastic countertops and backsplash.

**BASEMENT . . .** Not included in base costs.

# MOBILE/MANUFACTURED HOUSING

**FAIR  
QUALITY**

## Housing Costs (per Sq. Ft. of Floor Area)

LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	Length (Feet)	Single Wide					Double Wide			
		8	10	12	14	16	20	24	28	32
	20	\$50.21	\$45.91	\$42.71	\$40.17	\$38.12	\$51.80	\$48.62	\$45.89	\$43.30
	24	48.84	44.46	41.23	38.67	36.60	48.92	45.53	42.70	40.05
	28	47.71	43.28	40.02	37.44	35.37	46.62	43.07	40.18	37.48
	32	46.76	42.28	38.99	36.41	34.33	44.70	41.05	38.12	35.40
	36	45.93	41.42	38.11	35.52	33.44	43.08	39.35	36.39	33.65
	40	45.20	40.66	37.34	34.75	32.67	41.68	37.88	34.91	32.17
	44	44.56	39.99	36.66	34.06	31.98	40.46	36.61	33.62	30.88
	48	43.97	39.39	36.05	33.45	31.37	39.37	35.48	32.49	29.75
	52	43.44	38.84	35.49	32.89	30.82	38.39	34.47	31.48	28.74
	56	42.96	38.34	34.99	32.39	30.31	37.51	33.56	30.57	27.84
	60	42.51	37.88	34.52	31.92	29.85	36.71	32.74	29.75	27.03
	64	42.10	37.45	34.09	31.50	29.42	35.97	31.99	29.00	26.29
	68	41.71	37.06	33.69	31.10	29.03	----	----	----	----
	72	41.35	36.69	33.32	30.73	28.66	----	----	----	----
	76	41.01	36.35	32.97	30.38	28.32	----	----	----	----

**SQUARE FOOT ADJUSTMENTS:** % adjustments should be made against base rates before any other adjustments are made.

TRIPLE WIDES . . . Deduct 17% from the single-wide costs for a tagalong section; use full costs for the double-wide portion.

EXTERIOR FINISH . . . For other than aluminum lap siding exterior wall finish, adjust the above costs as follows: ribbed aluminum, -5%; hardboard, -2%.

ROOFING . . . For other than metal, corrugated or ribbed; composition shingle, +\$1.21 per sq. ft. of floor area.

FLOORS . . . For other than inexpensive carpet and pad, and vinyl composition tile, add or deduct per sq. ft. of covered floor area: wood subfloor only, -\$1.52; carpet, +\$0.06; resilient floor cover, -\$1.11; parquet, +\$4.64.

HEATING AND COOLING . . . For deviations from the base of a forced-air furnace, add or deduct from the sq. ft. costs above as follows: wall furnace, -\$0.79; warm and cooled air, +\$1.48; heat pump, +\$2.18.

BASEMENT UNDER DOUBLE WIDE . . . Add 25%.

## LINEAR FOOT ADJUSTMENTS

SKIRTING . . . Add per linear foot of skirting, 28" high; metal or vinyl, +\$5.60; horizontal lap, +\$6.78; simulated stone or brick panels, +\$7.69; brick or stone veneer, +\$17.38.

FOUNDATION . . . Add per linear foot of continuous perimeter concrete wall, 18" in height, +\$10.92. Add or subtract \$3.01 for each

6" variance from 18" base height; reduce costs by 5% for concrete block; 8% for treated wood systems.

42" frost-free footings plus foundation wall . . . Add \$23.65 per linear foot.

## LUMP SUM ADJUSTMENTS

PLUMBING . . . Cost each:

Average cost per fixture . . . . .	\$ 465
Extra bath, three fixtures . . . . .	1,395
Two fixtures . . . . .	930
Water softener, automatic . . . . .	1,120
Manual . . . . .	710
Extra toilet . . . . .	560
Extra sink . . . . .	450
Separate shower (fiberglass) . . . . .	485
Bathroom vent fan . . . . .	90
Rough-in . . . . .	170

FIREPLACES . . . Prefabricated \$1,000 – \$1,475.

ENTRY STEPS . . . Per step: concrete, \$280; metal, \$65; wood, \$60.

APPLIANCES . . . Cost each:

Appliance allowance (if not itemized)* . . . . .	\$1,335
Cook top, counter top, four burners . . . . .	360
Dishwasher, built-in . . . . .	505
Garbage disposal* . . . . .	175
Heater, bathroom, without fan . . . . .	75
With fan . . . . .	100
Hot tub, with whirlpool, built-in . . . . .	2,260
Hood, range, unvented . . . . .	170
Vented . . . . .	270
Whirlpool tub (Jacuzzi) . . . . .	2,410
Whirlpool tub when it replaces regular bathtub . . . . .	1,935
Oven, single, built-in . . . . .	600
Microwave . . . . .	625
Range, drop-in, with standard oven* . . . . .	655
With self-cleaning oven . . . . .	845

\*Indicates items included in appliance allowance.

## OTHER ADJUSTMENTS

EXPANDOS . . . 8' x 10' – 14' , add \$22.50 per sq. ft.

ROOF . . . Free-standing roof structures on 4" x 4" treated wood posts, add \$4.35 per sq. ft.

SITE-BUILT ADDITIONS . . . Three wall additions to mobile homes which use the existing heating system of the mobile home, but which do not include plumbing, cost per sq. ft. as follows: over crawl space \$33.75, on slab \$31.75.

## PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class D Site-built Residences, Adjustments and Additions, Page 37.

**GENERAL DESCRIPTION**

Average-quality mobile/manufactured houses meet or exceed mobile home code requirements. The overall quality of materials and workmanship is average and of standard grade. The front elevation often has some ornamentation.

**PHOTOGRAPHS****COMPONENT DESCRIPTIONS**

**EXTERIOR WALLS . . .** Exterior finish is aluminum, vinyl or hardboard lap siding on 2" x 4" studs. Adequate fenestration with some trim around aluminum windows.

**ROOF STRUCTURE . . .** Engineered trusses and sheathing with corrugated or ribbed metal roofing. Roofs are typically sloped or arched with front overhang.

**INTERIOR PARTITIONS AND FINISH . . .** Medium-quality prefinished plywood paneling on 2" x 3" or 2" x 4" studs. Adequate wardrobe closets and storage. Standard-grade hollow-core doors. Where complete drywalls are encountered, use square foot adjustment.

**INSULATION . . .** Floor, wall and ceiling insulation for an extreme climate is included in the base costs.

**FLOOR FINISH . . .** Lightweight carpet and pad, vinyl composition tile.

**CEILING . . .** Ceiling height is typically 7'-6" to 8'-0".

**FOUNDATION . . .** Setup on steel or concrete piers.

**FRAME . . .** Medium-weight steel beam undercarriage with outriggers and cross members.

**FLOOR CONSTRUCTION . . .** Wood floor joists with particle board or plywood decking, waterproofing and insulation.

**HEATING AND AIR CONDITIONING . . .** Forced air heating system.

**ELECTRICAL . . .** Ample number of convenience outlets. Some luminous fixtures in the kitchen and bath areas.

**PLUMBING . . .** Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS . . .** Paint-grade, vinyl-covered particle board or inexpensive wood veneer kitchen cabinets and bathroom vanity. Laminated plastic countertops and backsplash.

**BASEMENT . . .** Not included in base costs.

# MOBILE/MANUFACTURED HOUSING

**AVERAGE  
QUALITY**

## Housing Costs (per Sq. Ft. of Floor Area)

LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	Length (Feet)	Single Wide					Double Wide			
		8	10	12	14	16	20	24	28	32
	20	\$55.89	\$51.07	\$47.48	\$44.66	\$42.34	\$57.72	\$53.97	\$50.80	\$47.81
	24	54.33	49.45	45.84	43.01	40.69	54.62	50.65	47.38	44.32
	28	53.04	48.12	44.49	41.66	39.34	52.13	48.00	44.68	41.58
	32	51.94	47.00	43.36	40.52	38.21	50.06	45.82	42.46	39.34
	36	51.00	46.03	42.39	39.54	37.24	48.30	43.98	40.59	37.46
	40	50.17	45.18	41.53	38.69	36.39	46.79	42.40	38.99	35.86
	44	49.43	44.43	40.77	37.93	35.64	45.45	41.01	37.60	34.47
	48	48.76	43.75	40.10	37.26	34.97	44.27	39.79	36.37	33.25
	52	48.16	43.14	39.48	36.65	34.37	43.21	38.70	35.28	32.16
	56	47.60	42.57	38.92	36.09	33.81	42.25	37.71	34.29	31.19
	60	47.09	42.06	38.41	35.58	33.31	41.38	36.82	33.40	30.31
	64	46.62	41.58	37.93	35.10	32.84	40.58	36.00	32.59	29.50
	68	46.18	41.14	37.49	34.66	32.41	39.84	35.25	31.84	28.77
	72	45.77	40.73	37.08	34.26	32.01	39.15	34.55	31.16	28.10
	76	45.39	40.34	36.69	33.88	31.63	38.52	33.91	30.52	27.47

**SQUARE FOOT ADJUSTMENTS:** % adjustments should be made against base rates before any other adjustments are made.

TRIPLE WIDES . . . Deduct 15% from the single-wide costs for a tagalong section; use full costs for the double-wide portion.

subfloor only, -\$2.00; carpet, +\$.03; resilient floor cover, -\$ .25; parquet, +\$5.02.

EXTERIOR FINISH . . . For other than lap siding exterior wall finish, adjust the above costs as follows: ribbed aluminum, -6%; hardboard, -2%.

HEATING AND COOLING . . . For deviations from the base of a forced-air furnace, add or deduct from the sq. ft. costs above as follows: wall furnace, -\$ .75; warm and cooled air, +\$1.56; heat pump, +\$2.08.

ROOFING . . . For other than metal, corrugated or ribbed; composition shingle, +\$1.24 per sq. ft. of floor area.

INTERIORS . . . Drywall interiors +\$.85 per sq. ft. of floor area.

FLOORS . . . For other than inexpensive carpet and pad, and vinyl composition tile, add or deduct per sq. ft. of covered floor area: wood

BASEMENT UNDER DOUBLE WIDE . . . Add 25%.

## LINEAR FOOT ADJUSTMENTS

SKIRTING . . . Add per linear foot of skirting, 28" high; metal or vinyl, +\$5.70; horizontal lap, +\$7.59; simulated stone or brick panels, +\$8.55; brick or stone veneer, +\$19.69.

6" variance from 18" base height; reduce costs by 5% for concrete block, 8% for treated wood systems.

FOUNDATION . . . Add per linear foot of continuous perimeter concrete wall, 18" in height, +\$11.35. Add or subtract \$3.17 for each

42" frost-free footings plus foundation wall . . . Add \$22.75 per linear foot.

## LUMP SUM ADJUSTMENTS

PLUMBING . . . Cost each:

Average cost per fixture . . . . .	\$ 530
Extra bath, three fixtures . . . . .	1,590
Two fixtures . . . . .	1,060
Water softener, automatic . . . . .	1,160
Manual . . . . .	730
Extra toilet . . . . .	600
Extra sink . . . . .	520
Separate shower (fiberglass) . . . . .	555
Bathroom vent fan . . . . .	100
Rough-in . . . . .	185

FIREPLACES . . . Prefabricated \$825 – \$1,050.

ENTRY STEPS . . . Per step: concrete, \$225; metal, \$55; wood, \$45.

APPLIANCES . . . Cost each:

Appliance allowance (if not itemized)* . . . . .	\$1,500
Cook top, counter top, four burners . . . . .	430
Dishwasher, built-in . . . . .	555
Garbage disposal* . . . . .	195
Heater, bathroom, without fan . . . . .	90
With fan . . . . .	120
Hot tub, with whirlpool, built-in . . . . .	2,580
Hood, range, unvented . . . . .	220
Vented . . . . .	330
Whirlpool tub (Jacuzzi) . . . . .	2,585
Whirlpool tub when it replaces regular bathtub . . . . .	2,040
Oven, single, built-in . . . . .	700
Microwave . . . . .	680
Range, drop-in, with standard oven* . . . . .	750
With self-cleaning oven . . . . .	970

\*Indicates items included in appliance allowance.

## OTHER ADJUSTMENTS

EXPANDOS . . . 8' x 10' – 14' , add \$23.10 per sq. ft.

SITE-BUILT ADDITIONS . . . Three wall additions to mobile homes which use the existing heating system of the mobile home, but which do not include plumbing, cost per sq. ft. as follows: over crawl space \$37.50, on slab \$32.75.

ROOF . . . Free-standing roof structures on 4" x 4" treated wood posts, add \$4.57 per sq. ft.

## PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class CD Site-built Residences, Adjustments and Additions, Page 53.

**GENERAL DESCRIPTION**

Good-quality mobile/manufactured houses generally exceed the minimum mobile home code requirements. Exterior design and interior finishes will include some detail and ornamentation. Connection seams will be apparent on multisectional homes.

**PHOTOGRAPHS****COMPONENT DESCRIPTIONS**

**EXTERIOR WALLS** . . . 2" x 4" studs. Exterior finish is hardboard. Ample fenestration with aluminum windows and a sliding glass door.

**ROOF STRUCTURE** . . . Engineered truss system, sheathing and composition shingles. Roof slope is typically 3 in 12 with a minimal overhang.

**INTERIOR PARTITIONS AND FINISH** . . . Good-quality prefinished plywood paneling, natural wood veneer, or vinyl wall covering on 2" x 4" studs. Large wardrobe closets and ample storage space. Veneered hollow-core doors. Where complete drywall interiors are encountered, use square foot adjustment.

**INSULATION** . . . Floor, wall and ceiling insulation for an extreme climate are included in the base costs.

**FLOOR FINISH** . . . Good-quality, medium-weight carpet and vinyl composition tile.

**CEILING** . . . Ceiling is typically 8'-0" high, and where practical, sloped or cathedral with exposed beams.

**FOUNDATION** . . . Setup on steel or concrete piers.

**FRAME** . . . Rigid steel beam undercarriage with outriggers and cross members.

**FLOOR CONSTRUCTION** . . . Wood floor joists with particle board or plywood decking, waterproofing and insulation.

**HEATING AND AIR CONDITIONING** . . . Forced-air heating system, with insulated ductwork.

**ELECTRICAL** . . . Ample number of convenience outlets. Some fluorescent fixtures in the kitchen and bath areas.

**PLUMBING** . . . Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS** . . . Paint-grade, vinyl-covered particle board or inexpensive wood veneer kitchen cabinets and bathroom vanity. Laminated plastic or simulated marble countertops and backsplash.

**BASEMENT** . . . Not included in base costs.



# MOBILE/MANUFACTURED HOUSING

**GOOD  
QUALITY**

## Housing Costs (per Sq. Ft. of Floor Area)

LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	Length (Feet)	Single Wide					Double Wide			
		8	10	12	14	16	20	24	28	32
	28	\$66.41	\$60.29	\$55.75	\$52.17	\$49.26	\$65.92	\$60.24	\$55.80	\$51.69
	32	64.95	58.85	54.33	50.77	47.89	63.47	57.68	53.20	49.07
	36	63.69	57.60	53.10	49.57	46.72	61.39	55.51	51.01	46.87
	40	62.59	56.52	52.04	48.53	45.70	59.59	53.65	49.13	44.98
	44	61.62	55.56	51.09	47.61	44.80	58.01	52.02	47.49	43.35
	48	60.74	54.69	50.24	46.78	43.99	56.61	50.58	46.04	41.91
	52	59.95	53.91	49.48	46.03	43.26	55.35	49.28	44.75	40.63
	56	59.23	53.20	48.78	45.35	42.60	54.21	48.12	43.58	39.48
	60	58.56	52.55	48.14	44.73	41.99	53.17	47.06	42.53	38.43
	64	57.95	51.94	47.55	44.16	41.43	52.21	46.09	41.56	37.48
	68	57.38	51.38	47.00	43.62	40.91	51.33	45.20	40.68	36.61
	72	56.84	50.86	46.49	43.13	40.42	50.51	44.37	39.86	35.81
	76	56.34	50.37	46.01	42.66	39.97	49.75	43.60	39.11	35.07

### SQUARE FOOT ADJUSTMENTS: % adjustments should be made against base rates before any other adjustments are made.

TRIPLE WIDES . . . Deduct 13% from the single-wide costs for a tagalong section; use full costs for the double-wide portion.

vinyl composition tile, add or deduct per sq. ft. of covered floor area: wood subfloor only, -\$2.37; carpet, -\$0.03; resilient floor cover, -\$0.27; parquet, +\$6.68.

EXTERIOR FINISH . . . For other than ribbed aluminum exterior wall finish, adjust the above costs as follows: lap siding, +4%; ribbed aluminum, -3%; plywood with batts, +2%.

HEATING AND COOLING . . . For deviations from the base of a forced-air furnace, add or deduct from the sq. ft. costs above as follows: warm and cooled air, +\$1.60; heat pump, +\$2.05.

ROOFING . . . For other than composition shingle: metal, corrugated or ribbed, -\$1.21; wood shingle, +\$1.55 per sq. ft. of floor area.

INTERIORS . . . Drywall interiors +\$0.91 per sq. ft. of floor area.

FLOORS . . . For other than good-quality, medium-weight carpet and

BASEMENT UNDER DOUBLE WIDE . . . Add 25%.

### LINEAR FOOT ADJUSTMENTS

SKIRTING . . . Add per linear foot of skirting, 28" high; metal or vinyl, +\$6.42; horizontal lap, +\$9.54; simulated stone or brick panels, +\$10.54; brick or stone veneer, +\$25.35.

6" variance from 18" base height; reduce costs by 5% for concrete block, 10% for treated wood systems.

FOUNDATION . . . Add per linear foot of continuous perimeter concrete wall, 18" in height, +\$12.05. Add or subtract \$3.45 for each

42" frost-free footings plus foundation wall . . . Add \$26.25 per linear foot.

### LUMP SUM ADJUSTMENTS

PLUMBING . . . Cost each:

Average cost per fixture . . . . .	\$ 645
Extra bath, three fixtures . . . . .	1,935
Two fixtures . . . . .	1,240
Water softener, automatic . . . . .	1,240
Manual . . . . .	775
Extra toilet . . . . .	685
Extra sink . . . . .	695
Separate shower (fiberglass) . . . . .	735
Bathroom vent fan . . . . .	120
Rough-in . . . . .	225

FIREPLACES . . . Prefabricated \$1,325 – \$2,025.

ENTRY STEPS . . . Per step: concrete, \$350; metal, \$95; wood, \$80.

APPLIANCES . . . Cost each:

Appliance allowance (if not itemized)* . . . . .	\$1,890
Cook top, counter top, four burners . . . . .	605
Dishwasher, built-in . . . . .	680
Garbage disposal* . . . . .	245
Heater, bathroom, without fan . . . . .	130
With fan . . . . .	165
Hot tub, with whirlpool, built-in . . . . .	3,370
Hood, range, unvented . . . . .	365
Vented . . . . .	500
Whirlpool tub (Jacuzzi) . . . . .	2,980
Whirlpool tub when it replaces regular bathtub . . . . .	2,270
Oven, single, built-in . . . . .	945
Microwave . . . . .	805
Range, drop-in, with standard oven* . . . . .	965
With self-cleaning oven . . . . .	1,265

\*Indicates items included in appliance allowance.

### OTHER ADJUSTMENTS

EXPANDOS . . . 8' x 10' – 14' , add \$25.40 per sq. ft.

SITE-BUILT ADDITIONS . . . Three wall additions to mobile homes which use the existing heating system of the mobile home, but which do not include plumbing, cost per sq. ft. as follows: over crawl space \$45.75, on slab \$43.00.

ROOF . . . Free-standing roof structures on 4" x 4" treated wood posts, add \$5.00 per sq. ft.

### PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class CD Site-built Residences, Adjustments and Additions, Page 53.

**GENERAL DESCRIPTION**

Very good quality mobile/manufactured houses are typically found in high-quality manufactured housing parks. Exterior finishes and interior refinements resemble those of site-built housing. They exceed minimum requirements of mobile home codes.

**PHOTOGRAPHS**



**COMPONENT DESCRIPTIONS**

**EXTERIOR WALLS** . . . 2" x 4" studs. Exterior finish is plywood with batts or hardboard sheets. Ample fenestration with aluminum or wood sash windows and may have a sliding glass door and an ornamental, recessed entrance.

**ROOF STRUCTURE** . . . Engineered truss system, sheathing and composition shingles. Roof slope is typically 3 in 12 with a moderate overhang.

**INTERIOR PARTITIONS AND FINISH** . . . 2" x 4" stud interior walls. Paper or vinyl wall covering or natural wood veneer paneling. Veneer hollow-core doors. Walk-in closets or large sliding door wardrobes. Where complete drywall interiors are encountered, use square foot adjustment.

**INSULATION** . . . Floor, wall, and ceiling insulation for an extreme climate is included in the base costs.

**FLOOR FINISH** . . . High-quality, medium-weight carpet and vinyl composition tile.

**CEILING** . . . Ceiling height is typically 8'-0", and where practical, ceiling may be dropped, sloped or cathedral, and may have exposed beams.

**FOUNDATION** . . . Setup on steel or concrete piers.

**FRAME** . . . Heavy steel beam undercarriage with outriggers and cross members.

**FLOOR CONSTRUCTION** . . . Wood floor joists with particle board or plywood decking, waterproofing and insulation.

**HEATING AND AIR CONDITIONING** . . . Forced-air heating system, with insulated ductwork.

**ELECTRICAL** . . . Ample number of convenience outlets. Some fluorescent fixtures in the kitchen and bath areas.

**PLUMBING** . . . Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS** . . . Natural wood veneer cabinets and vanities with laminated plastic or simulated marble countertops and backsplash.

**BASEMENT** . . . Not included in base costs.

# MOBILE/MANUFACTURED HOUSING

**VERY GOOD  
QUALITY**

## Housing Costs (per Sq. Ft. of Floor Area)

LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	Length (Feet)	Single Wide					Double Wide			
		8	10	12	14	16	20	24	28	32
	28	\$74.92	\$68.04	\$62.90	\$58.87	\$55.61	\$74.80	\$68.11	\$62.95	\$58.17
	32	73.24	66.39	61.29	57.31	54.09	72.12	65.31	60.10	55.30
	36	71.79	64.98	59.92	55.97	52.79	69.84	62.95	57.70	52.89
	40	70.52	63.74	58.72	54.81	51.65	67.86	60.91	55.64	50.82
	44	69.40	62.65	57.65	53.77	50.64	66.13	59.12	53.84	49.03
	48	68.39	61.67	56.70	52.85	49.75	64.58	57.54	52.25	47.44
	52	67.47	60.78	55.84	52.01	48.93	63.20	56.12	50.83	46.03
	56	66.64	59.97	55.05	51.25	48.19	61.94	54.84	49.55	44.77
	60	65.87	59.23	54.33	50.56	47.52	60.79	53.67	48.39	43.62
	64	65.16	58.54	53.66	49.91	46.89	59.74	52.61	47.32	42.57
	68	64.51	57.90	53.05	49.32	46.31	58.77	51.62	46.35	41.61
	72	63.89	57.31	52.47	48.76	45.78	57.87	50.71	45.45	40.73
	76	63.32	56.75	51.94	48.24	45.27	57.03	49.87	44.61	39.91

### SQUARE FOOT ADJUSTMENTS: % adjustments should be made against base rates before any other adjustments are made.

TRIPLE WIDES . . . Deduct 10% from the single-wide costs for a tagalong section; use full costs for the double-wide portion.

EXTERIOR FINISH . . . For other than plywood with batts or hardboard sheet exterior cover, adjust the costs above as follows: lap siding, +4%; ribbed aluminum, -4%; stucco, +7 %; sandwich panels, +10%.

ROOFING . . . For other than composition shingle: metal, corrugated or ribbed, -\$1.17; wood shingle or shake, +\$1.71; concrete or clay tile, \$3.75 per sq. ft. of floor area.

FLOORS . . . For other than high-quality, medium-weight carpet and vinyl, add or deduct per sq. ft. of covered floor area: wood subfloor only, -\$3.28; carpet, +\$.10; resilient floor cover, -.35; parquet, +\$.78; ceramic tile, +\$.54.

HEATING AND COOLING . . . For deviations from the base of a forced-air furnace, add or deduct from the sq. ft. costs above as follows: warm and cooled air, +\$1.60; heat pump, +\$1.98.

INTERIORS . . . Drywall interiors +\$.89 per sq. ft. of floor area.

BASEMENT UNDER DOUBLE WIDE . . . Add 25%.

### LINEAR FOOT ADJUSTMENTS

SKIRTING . . . Add per linear foot of skirting, 28" high; metal or vinyl, +\$6.79; horizontal lap, +\$10.65; simulated stone or brick panels, +\$11.73; brick or stone veneer, +\$28.75.

FOUNDATION . . . Add per linear foot of continuous perimeter concrete wall, 18" in height, +\$12.37. Add or subtract \$3.60 for each

6" variance from 18" base height; reduce costs by 6% for concrete block; 11% for treated wood systems.

42" frost-free footings plus foundation wall . . . Add \$27.50 per linear foot.

### LUMP SUM ADJUSTMENTS

PLUMBING . . . Cost each:

Average cost per fixture . . . . .	\$ 795
Extra bath, three fixtures . . . . .	2,385
Two fixtures . . . . .	1,590
Water softener, automatic . . . . .	1,280
Manual . . . . .	795
Extra toilet . . . . .	730
Extra sink . . . . .	805
Separate shower (fiberglass) . . . . .	850
Bathroom vent fan . . . . .	135
Rough-in . . . . .	250

FIREPLACES . . . Prefabricated \$1,550 – \$2,225.

ENTRY STEPS . . Per step: concrete, \$380; metal, \$105; wood, \$85.

APPLIANCES . . . Cost each:

Appliance allowance (if not itemized)* . . . . .	\$2,125
Cook top, counter top, four burners . . . . .	720
Dishwasher, built-in . . . . .	750
Garbage disposal* . . . . .	275
Heater, bathroom, without fan . . . . .	155
With fan . . . . .	195
Hot tub, with whirlpool, built-in . . . . .	3,850
Hood, range, unvented . . . . .	465
Vented . . . . .	615
Whirlpool tub (Jacuzzi) . . . . .	3,200
Whirlpool tub when it replace regular bathtub . . . . .	2,395
Oven, single, built-in . . . . .	1,100
Microwave . . . . .	870
Range, drop-in, with standard oven* . . . . .	1,100
With self-cleaning oven . . . . .	1,445

\*Indicates items included in appliance allowance.

### OTHER ADJUSTMENTS

EXPANDOS . . . 8' x 10' – 14' , add \$26.70 per sq. ft.

ROOF . . . Free-standing roof structures on 4" x 4" treated wood posts, add \$5.22 per sq. ft.

SITE-BUILT ADDITIONS . . . Three wall additions to mobile homes which use the existing heating system of the mobile home, but which do not include plumbing, cost per sq. ft. as follows: over crawl space \$51.00, on slab \$47.75.

### PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class C Site-built Residences, Adjustments and Additions, Page 69.

**GENERAL DESCRIPTION**

Excellent-quality mobile/manufactured houses are similar in both design and appearance to modular/manufactured houses and to an extent, site-built residences as found in tract development. Costs for these types of construction will overlap. Excellent-quality mobile/manufactured houses will exceed minimum requirements of mobile home codes and will often meet, in part, local building codes.

**PHOTOGRAPHS****COMPONENT DESCRIPTIONS**

**EXTERIOR WALLS** . . . 2" x 4" or 2" x 6" studs. Exterior finish is plywood with batts or hardboard sheets. Ample fenestration with aluminum or wood sash windows.

**ROOF STRUCTURE** . . . Engineered truss system, sheathing and composition shingles. Roof slope is typically 3 in 12 to 4 in 12 with a minimum overhang of 16".

**INTERIOR PARTITIONS AND FINISH** . . . 2" x 4" stud interior walls. Painted drywall. Paper or vinyl wall covering or natural wood veneer paneling. Veneer hollow-core or raised-panel doors. Walk-in closets or large sliding-door wardrobes.

**INSULATION** . . . Floor, wall and ceiling insulation for an extreme climate is included in the base costs.

**FLOOR FINISH** . . . High-quality, medium-weight carpet and vinyl composition tile.

**CEILING** . . . Ceiling height is typically 8'-0", and, where practical, ceiling may be dropped, sloped or cathedral, and may have exposed beams.

**FOUNDATION** . . . Setup on steel or concrete piers.

**FRAME** . . . Heavy steel beam undercarriage with outriggers and cross members.

**FLOOR CONSTRUCTION** . . . Wood floor joists with particle board or plywood decking, waterproofing and insulation.

**HEATING AND AIR CONDITIONING** . . . Forced-air heating system, with insulated ductwork.

**ELECTRICAL** . . . Numerous convenience outlets. Some fluorescent fixtures in the kitchen and bath areas.

**PLUMBING** . . . Fixtures include lavatory, water closet, bathtub with shower, kitchen sink and water heater.

**BUILT-IN UNITS** . . . Natural wood veneer cabinets and vanities with laminated plastic or simulated marble countertops and backsplash.

**BASEMENT** . . . Not included in base costs.

# MOBILE/MANUFACTURED HOUSING

**EXCELLENT  
QUALITY**

## Housing Costs (per Sq. Ft. of Floor Area)

Length (Feet)	Single Wide					Double Wide			
	8	10	12	14	16	20	24	28	32
<b>28</b>	\$80.76	\$73.45	\$67.99	\$63.72	\$60.25	\$81.13	\$73.72	\$68.07	\$62.85
<b>32</b>	78.92	71.69	66.29	62.08	58.66	78.36	70.84	65.13	59.88
<b>36</b>	77.35	70.17	64.83	60.67	57.30	76.01	68.40	62.65	57.39
<b>40</b>	75.97	68.84	63.55	59.44	56.11	73.97	66.29	60.52	55.25
<b>44</b>	74.75	67.67	62.42	58.35	55.06	72.17	64.44	58.65	53.38
<b>48</b>	73.65	66.61	61.41	57.38	54.12	70.57	62.80	57.00	51.74
<b>52</b>	72.66	65.66	60.49	56.50	53.27	69.13	61.33	55.52	50.27
<b>56</b>	71.75	64.79	59.66	55.70	52.49	67.82	60.00	54.19	48.95
<b>60</b>	70.92	63.99	58.89	54.96	51.78	66.63	58.79	52.98	47.75
<b>64</b>	70.15	63.25	58.19	54.28	51.13	65.54	57.68	51.87	46.65
<b>68</b>	69.43	62.57	57.53	53.65	50.52	64.52	56.65	50.85	45.65
<b>72</b>	68.76	61.93	56.92	53.06	49.96	63.58	55.70	49.91	44.72
<b>76</b>	68.14	61.33	56.35	52.52	49.43	62.71	54.82	49.04	43.86

**LENGTH  
MEASURE-  
MENT  
DOES NOT  
INCLUDE  
TONGUE**

### SQUARE FOOT ADJUSTMENTS: % adjustments should be made against base rates before any other adjustments are made.

**TRIPLE WIDES . . .** Deduct 9% from the single-wide costs for a tagalong section; use full costs for the double-wide portion.

**FLOORS . . .** For other than high-quality, medium-weight carpet and pad and vinyl, add or deduct per sq. ft. of covered floor area: wood subfloor only, -\$3.58; carpet, +\$1.10; resilient floor cover, -\$3.35; parquet, +\$8.50; ceramic tile, +\$5.43.

**EXTERIOR FINISH . . .** For other than plywood with batts or hardboard sheet exterior wall cover, adjust the costs above as follows: lap siding, +4%; stucco, +6%; sandwich panels, +9%.

**HEATING AND COOLING . . .** For deviations from the base of a forced-air furnace, add or deduct from the sq. ft. costs above as follows: warm and cooled air, +\$1.65; heat pump, +\$1.92.

**ROOFING . . .** For other than composition shingle: wood shingle or shake, +\$1.86; concrete or clay tile, +\$4.03 per sq. ft. of floor area.

**BASEMENT UNDER DOUBLE WIDE . . .** Add 25%.

### LINEAR FOOT ADJUSTMENTS

**SKIRTING . . .** Add per linear foot of skirting, 28" high; metal or vinyl, +\$6.95; horizontal lap, \$11.89; simulated stone or brick panels, +\$13.02; brick or stone veneer, +\$32.55.

**6" variance from 18" base height; reduce costs by 6% for concrete block, 11% for treated wood systems.**

**FOUNDATION . . .** Add per linear foot of continuous perimeter concrete wall, 18" in height, +\$12.75. Add or subtract \$3.77 for each

**42" frost-free footings plus foundation wall . . .** Add \$28.00 per linear foot.

### LUMP SUM ADJUSTMENTS

**PLUMBING . . .** Cost each:

Average cost per fixture . . . . .	\$ 910
Extra bath, three fixtures . . . . .	2,730
Two fixtures . . . . .	1,820
Water softener, automatic . . . . .	1,325
Manual . . . . .	820
Extra toilet . . . . .	780
Extra sink . . . . .	935
Separate shower (fiberglass) . . . . .	975
Bathroom vent fan . . . . .	150
Rough-in . . . . .	275

**FIREPLACES . . .** Prefabricated \$1,750 – \$2,475.

**ENTRY STEPS . . .** Per step: concrete, \$400; metal, \$120; wood, \$95.

**APPLIANCES . . .** Cost each:

Appliance allowance (if not itemized)* . . . . .	\$2,380
Cook top, counter top, four burners . . . . .	855
Dishwasher, built-in . . . . .	825
Garbage disposal* . . . . .	305
Heater, bathroom, without fan . . . . .	190
With fan . . . . .	235
Hot tub, with whirlpool, built-in . . . . .	4,395
Hood, range, unvented . . . . .	595
Vented . . . . .	755
Whirlpool tub (Jacuzzi) . . . . .	3,440
Whirlpool tub when it replaces regular bathtub . . . . .	2,525
Oven, single, built-in . . . . .	1,280
Microwave . . . . .	945
Range, drop-in, with standard oven* . . . . .	1,250
With self-cleaning oven . . . . .	1,650

\*Indicates items included in appliance allowance.

### OTHER ADJUSTMENTS

**EXPANDOS . . .** 8' x 10' – 14' , add \$28.00 per sq. ft.

**SITE-BUILT ADDITIONS . . .** Three wall additions to mobile homes which use the existing heating system of the mobile home, but which do not include plumbing, cost per sq. ft. as follows: over crawl space \$56.35, on slab \$53.00.

**ROOF . . .** Free-standing roof structures on 4" x 4" treated wood posts, add \$6.35 per sq. ft.

### PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class C Site-built Residences, Adjustments and Additions, Page 69.

## DEPRECIATION TABLE FOR MOBILE HOMES

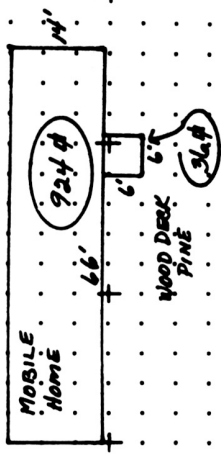
Age	Remaining Condition		
	Low-Fair Quality	Average-Good Quality	Very Good-Excellent Quality
1	96	97	98
2	93	94	96
3	90	92	93
4	87	89	92
5	85	87	90
6	82	85	88
7	79	83	87
8	76	80	85
9	74	78	83
10	71	76	82
11	69	74	80
12	67	72	79
13	64	70	77
14	61	68	75
15	58	65	73
16	56	63	72
17	54	61	70
18	51	59	69
19	48	57	68
20	46	55	66
21	43	53	64
22	41	51	62
23	38	49	61
24	36	47	60
25	35	44	58
26		42	57
27		40	55
28		38	54
29		36	52
30		35	50
31			49
32			48
33			46
34			45
35			43
36			42
37			40

Age = Tax Year - date of construction

**Example:** A 2003 assessment is being figured for a building constructed in 1983. The age is 20 years.

The appraiser is to recognize exceptional maintenance, remodeling, replacements and additions in adjusting the % condition from that listed in this table to the actual observed condition. Exceptionally poor maintenance is also to be recognized. Estimates of value based on the cost approach should be constantly checked by comparison to sales of similar properties.

TYPE		Trim & Decoration		12. ELECTRIC	
✓	Single Family	Exc.	Ord.	Wall Fur.	100 Amps Service
✓	Mobile Home	Size and No. of Closets		1st Fl.	2nd Fl. No. & Qual. Elec. Fixtures
1990	Year Built	Lg.	✓ Ord.	Small	Exc.
	Number Rooms	Many	✓ Ord.	Few	Many
	Basement	Doors	✓ Solid	✓ H.C.	Many
4	1st floor	5. FLOORS			(2,195)
2	2nd floor	Kitchen Fl.	Vinyl	No. of Baths	1,935
2	Baths	Other	Carpet	Extra Stool	Extra Lav.
2	Total Bedrooms	6. CEILINGS		Ceramic Floor	
1. EXTERIOR (\$2,591)	Wood, Shingle	Drywall	Plaster	Tub Alcove	2 Fan 2x130 = 260
✓	Aluminum Vinyl (136 Celc Panel)	Tile	Suspended	Separate Shower	
	Brick	7. EXCAVATION Piers		Water Softener	Owned
	Block	Basement	S.F.	Water Heater	Leased
✓	Alum. Skirt (965)	Crawl	S.F.	Gallons:	✓ Gas
	Insulation	Slab	S.F.	14. CO" Rates	(\$7,570)
2. WINDOWS	Height to Joists	SEWER	Public	Water	Well
✓	Large	8. BSMT. WALLS & FLOORS	Public	Septic	2,895
	Avg.	Conc. Blk	Poured	15. BUILT-IN ITEMS	(\$3,050)
	Few	Treated Wood	Oven	Cooktop	
✓	Wood Sash	Concrete Floor	Drop-in Range	965	1 Disposal
	Metal Sash	Vinyl Sash	Hood, Vented	500	1 Microwave
	Double Hung	BaseMENT FIN. \$	Dishwasher	680	1 Compactor
	Horiz. Sliding	Wall Finish	Fireplace	Fdn	Pre-Fab.
	Casement	Floor Finish	Free-Standing	Chimney	1 Sty. 2 Sty. Inside Outside
✓	Double Glass	Ceiling Finish	Cupboard Length	16'	Quality Good
	Storms & Screens	Walkout	10. FLOOR SUPPORT		
3. ROOF	Joists 2x6" / 6" o.c.	Insulation	Type Deck		
✓	Gable	Unsuported Length	Wide	6	
	Hip	Sill Plate	Yes	No	
	Flat	Diag. Sub-Floor	17. GARAGE/CARPORT	Year Built	
✓	Asphalt Shingles	Ply. Sub Floor	Attached	Cars	Separate
	Insulation	Center Support	Wide	Deep	Condition:
Chimney Type	11. HEATING & AIR COND.	Exterior	Floors		
Front overhang 2"	Gas Oil Elec.	Doors	Finish		
Other overhang 2"	Wood Coal Steam	SIZE FOR RATES 14'x66' S.F. CLASS Good			
4. INTERIOR	Forced Warm Air	Typical class of neighboring houses			
Drywall	Forced Warm Water	Neighborhood is: Improving Stable Declining			
Panled	Stove or Space Heat	Condition for age Effective Age			



ITEM	SQ. FT. / LIN. FT.	UNIT COST	BASE COST	COUNTY MULT.	DEPR. % GOOD	DEPRECIATED COST
Mobile Home #1,13,14,15	924	4389	40,554			
#16 Pine Deck	36	10.65	383			
Loaf Siding 43.89 x .04 = 1.76						
SKirting 160 L.F. x 6.03						
965						
TOTAL BASE			56,333	96	68	36,774
COUNTY MULTIPLIER			96			
COST NEW			54,080			
Priced			Date			
Total Depr. Cost:			\$			36,774
E.C.F.						X
True Cash Value:			\$			

Base Rate 44.16  
 87.78 ÷ 2 = 43.89

