

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: 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.

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 under-carriage 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. These houses are not priced from this section, price these houses from the square foot cost pages under single-family detached houses.

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. These houses are not priced from this section, price these houses from the square foot cost pages under Single-family detached houses.

QUALITY LEVELS

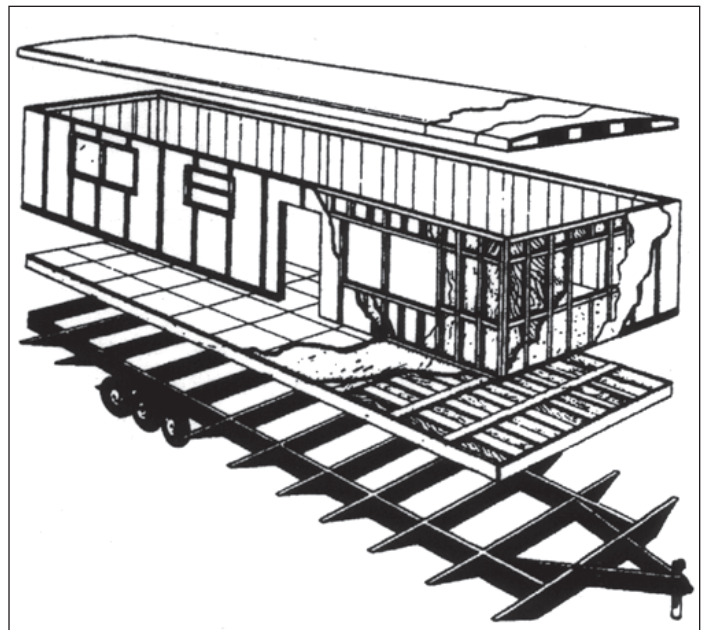
Mobile/manufactured houses are categorized into six quality levels, low through excellent. Photographs, basic descriptions and costs are provided for each of these qualities. The higher quality mobile/manufactured houses are similar in both design and appearance to site built residences as found in tract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

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 separately 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.

COMPONENT DESCRIPTIONS

EXTERIOR WALLS: Exterior finish is prepainted or prefinished lightweight, ribbed 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 Square Foot of Floor Area)

LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	Length	Single Wide						Double Wide				
	(Feet)	8	10	12	14	16	18	20	24	28	32	36
	20	\$57.35	\$52.39	\$48.66	\$45.72	\$43.34	\$41.33	\$59.06	\$55.23	\$52.19	\$49.69	\$47.59
24	55.75	50.66	46.87	43.88	41.47	39.44	55.43	51.40	48.22	45.64	43.47	
28	54.42	49.25	45.41	42.38	39.96	37.91	52.54	48.38	45.13	42.49	40.28	
32	53.30	48.06	44.17	41.13	38.69	36.65	50.17	45.91	42.60	39.94	37.71	
36	52.33	47.03	43.11	40.06	37.60	35.56	48.17	43.84	40.50	37.82	35.59	
40	51.48	46.13	42.19	39.13	36.67	34.62	46.45	42.08	38.72	36.03	33.80	
44	50.72	45.33	41.38	38.30	35.84	33.79	44.95	40.54	37.17	34.49	32.27	
48	50.04	44.61	40.64	37.56	35.10	33.05	43.63	39.20	35.83	33.14	30.92	
52	49.43	43.97	39.98	36.89	34.43	32.39	42.45	37.99	34.62	31.95	29.75	
56	48.86	43.38	39.38	36.29	33.83	31.79	41.38	36.91	33.55	30.89	28.70	
60	48.34	42.83	38.83	35.73	33.28	31.24	40.41	35.95	32.59	29.93	27.76	
64	47.86	42.33	38.31	35.23	32.76	30.73	39.54	35.05	31.71	29.07	26.91	
68	47.41	41.87	37.85	34.76	32.30	30.26	38.72	34.25	30.91	28.28	26.14	
72	46.99	41.43	37.41	34.31	31.86	29.83	37.97	33.50	30.17	27.56	25.43	
76	46.60	41.03	37.00	33.90	31.46	29.43	37.27	32.81	29.49	26.89	24.78	
80	46.23	40.64	36.61	33.52	31.07	29.05	36.64	32.18	28.87	26.29	24.18	

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

TRIPLE WIDES: Deduct 23% 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, deduct \$2.07; resilient floor cover, deduct \$0.01; parquet/hardboard, add \$5.72.

EXTERIOR FINISH: For other than ribbed aluminum exterior wall finish, adjust the above costs as follows: hardboard sheet, add 3%; vinyl add 3%; cement fiber sheet add 5%; lap siding, add 6%; cement fiber lap add 7%.

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, deduct \$1.69; warm and cooled air, add \$1.98; heat pump, add \$2.54.

ROOFING: For other than metal, corrugated or ribbed composition shingle, add \$0.15 per sq. ft. of floor area.

BASEMENT

Basement Costs (Per Square Foot of Floor Area)

Wall Type	200	400	600	800	1000	1200	1600
Concrete walls, 6"	\$29.31	\$22.61	\$19.86	\$18.38	\$17.12	\$16.35	\$15.33
8"	31.48	24.14	21.11	19.48	18.09	17.24	16.10
12"	36.00	27.33	23.74	21.79	20.11	19.10	17.74
Concrete Block walls, 6"	26.85	20.86	18.43	17.12	16.01	15.34	14.44
8"	28.59	22.09	19.45	18.00	16.80	16.06	15.07
12"	32.70	25.00	21.83	20.11	18.63	17.75	16.55
Add for finish, minimal recreation room partitioned	5.96	5.31	5.05	4.91	4.80	4.73	4.65
	14.43	13.55	12.16	10.83	10.28	9.99	9.54
	26.08	23.00	22.05	20.58	20.44	19.93	19.61

Outside Entrance: Above grade \$1,405 Below grade \$1,115 For radon removal fan & alarm, add \$320

OTHER ADJUSTMENTS

Site-Built Addition Costs (Per Square Foot of Floor Area)

FRAME		MASONRY		FRAME		MASONRY	
Ground Area	Siding	Brick Veneer	Block Walls	Ground Area	Siding	Brick Veneer	Block Walls
50	\$50.40	\$56.60	\$56.19	800	\$40.28	\$43.99	\$44.53
100	49.90	56.04	55.63	900	39.41	42.87	43.51
200	49.41	55.48	55.07	1000	38.63	41.91	42.62
300	48.44	54.40	54.00	1100	37.95	41.06	41.83
400	45.89	51.11	51.03	1200	37.33	40.28	41.13
500	44.00	48.70	48.84	1300	36.78	39.59	40.48
600	42.52	46.82	47.12	1400	36.27	38.96	39.90
700	41.31	45.28	45.72	1500	35.81	38.39	39.36

Deduct for Slab . . . \$2.44

Additional optional items, see Pages 136 - 137.

PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class D Site-built Residences, Adjustments and Additions, Page 38.



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.

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 Square Foot of Floor Area)

LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	Length	Single Wide						Double Wide				
	(Feet)	8	10	12	14	16	18	20	24	28	32	36
	20	\$65.73	\$59.92	\$55.57	\$52.13	\$49.33	\$46.99	\$68.02	\$63.54	\$59.98	\$57.10	\$54.63
24	63.92	57.99	53.57	50.09	47.27	44.91	64.07	59.32	55.57	52.54	49.96	
28	62.41	56.40	51.94	48.43	45.59	43.22	60.92	55.98	52.10	48.98	46.35	
32	61.14	55.06	50.57	47.04	44.19	41.82	58.33	53.24	49.28	46.10	43.45	
36	60.04	53.92	49.40	45.85	42.99	40.62	56.13	50.94	46.92	43.71	41.05	
40	59.07	52.90	48.36	44.80	41.94	39.57	54.24	48.98	44.92	41.68	39.01	
44	58.22	52.01	47.45	43.88	41.02	38.65	52.59	47.27	43.18	39.93	37.27	
48	57.44	51.21	46.64	43.06	40.20	37.84	51.13	45.76	41.65	38.40	35.74	
52	56.75	50.48	45.90	42.32	39.46	37.10	49.81	44.42	40.30	37.06	34.41	
56	56.10	49.81	45.23	41.64	38.79	36.43	48.63	43.22	39.09	35.85	33.22	
60	55.51	49.20	44.61	41.02	38.17	35.83	47.57	42.12	38.01	34.76	32.15	
64	54.96	48.64	44.04	40.46	37.60	35.26	46.59	41.13	37.02	33.78	31.18	
68	54.46	48.12	43.52	39.93	37.08	34.75	45.69	40.22	36.11	32.88	30.30	
72	53.98	47.63	43.03	39.44	36.60	34.27	44.86	39.39	35.27	32.07	29.50	
76	53.54	47.18	42.57	38.98	36.14	33.82	44.08	38.60	34.50	31.31	28.76	
80	53.11	46.74	42.13	38.55	35.71	33.39	43.36	37.88	33.79	30.61	28.07	

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, deduct \$2.49; carpet, add \$0.01; resilient floor cover, deduct \$0.10; parquet, add \$6.56.

EXTERIOR FINISH: For other than aluminum lap hardboard lap or vinyl siding exterior wall finish, adjust the above costs as follows: ribbed aluminum deduct 3%; cement fiber sheet add 2%; lap siding add 3%; cement fiber lap add 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, deduct \$1.84; warm and cooled air, add \$2.10; heat pump, add \$2.69.

ROOFING: For other than metal, corrugated or ribbed; composition shingle, add \$0.01 per sq. ft. of floor area.

BASEMENT

Basement Costs (Per Square Foot of Floor Area)

Wall Type	200	400	600	800	1200	1600	2000
Concrete walls, 6"	\$32.07	\$24.59	\$21.55	\$19.91	\$17.69	\$16.56	\$16.11
8"	34.37	26.22	22.89	21.08	18.63	17.38	16.90
12"	39.11	29.57	25.64	23.51	20.58	19.10	18.52
Concrete Block walls, 6"	29.39	22.70	20.00	18.54	16.59	15.60	15.20
8"	31.26	24.02	21.08	19.49	17.35	16.27	15.84
12"	35.58	27.08	23.59	21.70	19.13	17.83	17.31
Add for finish, minimal recreation room partitioned	7.09	6.36	6.07	5.92	5.71	5.61	5.56
	16.30	15.40	13.86	12.40	11.49	10.98	10.65
	29.80	26.28	24.98	23.38	23.11	22.99	22.24

Outside Entrance: Above grade \$1,665 Below grade \$1,235 For radon removal fan & alarm, add \$350

OTHER ADJUSTMENTS

Site-Built Addition Costs (Per Square Foot of Floor Area)

FRAME		MASONRY		FRAME		MASONRY	
Ground Area	Siding	Brick Veneer	Block Walls	Ground Area	Siding	Brick Veneer	Block Walls
50	\$53.49	\$60.50	\$57.49	800	\$43.85	\$48.12	\$46.90
100	52.96	59.89	56.92	900	43.03	47.03	45.99
200	52.44	59.30	56.35	1000	42.30	46.09	45.18
300	51.41	58.14	55.25	1100	41.65	45.25	44.47
400	49.07	55.00	52.66	1200	41.07	44.49	43.83
500	47.32	52.69	50.73	1300	40.53	43.81	43.24
600	45.95	50.86	49.21	1400	40.05	43.19	42.72
700	44.81	49.38	47.96	1500	39.60	42.63	42.23

Deduct for Slab . . . \$2.69

Additional optional items, see Pages 136 - 137.

PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class CD Site-built Residences, Adjustments and Additions, Page 54.



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.

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 Square Foot of Floor Area)

LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	Length	Single Wide						Double Wide				
	(Feet)	8	10	12	14	16	18	20	24	28	32	36
	20	\$77.81	\$70.87	\$65.69	\$59.45	\$56.23	\$53.52	\$80.64	\$75.10	\$70.66	\$64.70	\$61.76
24	75.32	68.31	63.10	57.23	54.00	51.28	75.85	70.00	65.37	59.76	56.72	
28	73.28	66.24	61.01	55.42	52.18	49.46	72.02	65.98	61.22	55.89	52.80	
32	71.57	64.49	59.25	53.90	50.66	47.94	68.89	62.70	57.85	52.76	49.63	
36	70.08	62.98	57.75	52.60	49.35	46.65	66.23	59.94	55.06	50.15	47.01	
40	68.79	61.67	56.43	51.46	48.22	45.52	63.94	57.58	52.66	47.93	44.79	
44	67.64	60.50	55.27	50.46	47.22	44.52	61.94	55.53	50.59	46.02	42.88	
48	66.61	59.47	54.24	49.56	46.33	43.64	60.18	53.73	48.79	44.34	41.20	
52	65.67	58.52	53.30	48.75	45.52	42.84	58.61	52.13	47.18	42.86	39.73	
56	64.82	57.67	52.45	48.01	44.79	42.12	57.19	50.69	45.75	41.53	38.43	
60	64.03	56.88	51.66	47.33	44.12	41.45	55.89	49.39	44.46	40.34	37.24	
64	63.31	56.16	50.95	46.70	43.49	40.83	54.72	48.21	43.28	39.25	36.18	
68	62.63	55.48	50.29	46.12	42.92	40.27	53.64	47.12	42.21	38.27	35.21	
72	62.01	54.86	49.67	45.58	42.39	39.74	52.64	46.12	41.23	37.36	34.32	
76	61.42	54.27	49.09	45.08	41.89	39.25	51.71	45.20	40.32	36.52	33.50	
80	60.87	53.72	48.55	44.62	41.43	38.80	50.85	44.34	39.48	35.75	32.74	

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

TRIPLE WIDES: Deduct 18% from the single-wide costs for a tagalong section; use full costs for the double-wide portion.

FLOORS: For other than lightweight carpet and pad, and vinyl composition tile, add or deduct per sq. ft. of covered floor area: wood subfloor only, deduct \$3.34; carpet, deduct \$0.35; resilient floor cover, deduct \$0.63; parquet/hardboard, add \$7.19.

EXTERIOR FINISH: For other than aluminum, hardboard or vinyl siding exterior wall finish, adjust the above costs as follows: ribbed aluminum deduct 3%; cement fiber sheet add 3%; lap siding add 5%; cement fiber lap add 5%.

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, deduct \$2.02; warm and cooled air, add \$2.21; heat pump, add \$2.85.

ROOFING: For other than metal, corrugated or ribbed; composition shingle, deduct \$0.18 per sq. ft. of floor area.

INTERIORS: Drywall interiors add \$1.20 per sq. ft. of floor area

BASEMENT

Basement Costs (Per Square Foot of Floor Area)

Wall Type	200	400	800	1200	1600	2000	2400
Concrete walls, 6"	\$35.29	\$26.89	\$21.66	\$19.21	\$17.96	\$17.46	\$16.87
8"	37.75	28.63	22.92	20.21	18.84	18.29	17.60
12"	42.73	32.15	25.46	22.27	20.64	20.00	19.08
Concrete Block walls, 6"	32.37	24.82	20.17	18.00	16.91	16.47	16.00
8"	34.38	26.23	21.19	18.83	17.63	17.15	16.60
12"	38.93	29.46	23.52	20.71	19.27	18.71	17.95
Add for finish, minimal recreation room partitioned	8.29	7.40	6.86	6.63	6.50	6.45	6.37
	18.59	17.61	14.28	13.27	12.72	12.35	11.91
	34.36	30.28	26.79	26.46	26.29	25.46	25.39

Outside Entrance: Above grade \$1,950 Below grade \$1,390 For radon removal fan & alarm, add \$380

OTHER ADJUSTMENTS

Site-Built Addition Costs (Per Square Foot of Floor Area)

FRAME				MASONRY			
Ground Area	Siding	Brick Veneer	Block Walls	Ground Area	Siding	Brick Veneer	Block Walls
50	\$60.24	\$70.83	\$70.74	800	\$49.96	\$56.59	\$56.59
100	59.64	70.13	70.04	900	49.09	55.35	55.36
200	59.05	69.42	69.35	1000	48.31	54.27	54.28
300	57.90	68.06	67.99	1100	47.63	53.30	53.32
400	55.44	64.48	64.43	1200	47.01	52.44	52.46
500	53.62	61.83	61.79	1300	46.44	51.66	51.68
600	52.17	59.75	59.72	1400	45.93	50.93	50.97
700	50.97	58.03	58.03	1500	45.45	50.28	50.31

Deduct for Slab . . . \$2.99

Additional optional items, see Pages 136 - 137.

PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class C Site-built Residences, Adjustments and Additions, Page 70.



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.

COMPONENT DESCRIPTIONS

EXTERIOR WALLS: 2" x 4" studs. Exterior finish is hardboard lap siding after 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 Square Foot of Floor Area)

	Length (Feet)	Single Wide						Double Wide				
		8	10	12	14	16	18	20	24	28	32	36
LENGTH MEASUREMENT DOES NOT INCLUDE TONGUE	28	\$90.34	\$77.24	\$75.63	\$70.68	\$66.69	\$63.33	\$90.05	\$82.14	\$76.03	\$71.10	\$67.01
	32	88.29	75.21	73.63	68.72	64.75	61.44	86.58	78.53	72.32	67.35	63.24
	36	86.53	73.47	71.92	67.03	63.10	59.80	83.65	75.48	69.21	64.21	60.09
	40	84.98	71.95	70.43	65.57	61.66	58.39	81.12	72.86	66.55	61.54	57.42
	44	83.62	70.61	69.11	64.28	60.39	57.14	78.89	70.57	64.24	59.23	55.12
	48	82.39	69.40	67.92	63.11	59.25	56.03	76.92	68.56	62.21	57.21	53.11
	52	81.26	68.30	66.85	62.06	58.22	55.03	75.15	66.76	60.40	55.41	51.33
	56	80.25	67.30	65.88	61.11	57.29	54.12	73.55	65.12	58.78	53.79	49.74
	60	79.31	66.39	64.99	60.24	56.44	53.29	72.09	63.65	57.30	52.34	48.29
	64	78.44	65.54	64.16	59.43	55.66	52.52	70.75	62.30	55.97	51.02	47.00
	68	77.64	64.76	63.40	58.69	54.93	51.81	69.52	61.06	54.74	49.81	45.81
	72	76.90	64.03	62.69	58.00	54.25	51.16	68.39	59.93	53.61	48.70	44.72
	76	76.19	63.34	62.02	57.36	53.62	50.54	67.33	58.87	52.57	47.68	43.73
80	75.53	62.70	61.39	56.74	53.03	49.96	66.34	57.89	51.59	46.73	42.79	

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

TRIPLE WIDES: Deduct 16% from the single-wide costs for a tagalong section; use full costs for the double-wide portion.

FLOORS: For other than good-quality, medium-weight carpet, and vinyl composition tile, add or deduct per sq. ft. of covered floor area: wood subfloor only, deduct \$4.66; carpet deduct \$0.41; resilient floor cover, deduct \$1.01; parquet/hardboard, add \$9.55.

EXTERIOR FINISH: For other than hardboard lap siding exterior wall finish, adjust the above costs as follows: ribbed aluminum deduct 3%; plywood with batts add 2%; vinyl add 3%; cement fiber sheet add 3%; lap siding add 4%; cement fiber lap add 5%; log siding add 5%.

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, add \$2.47; heat pump, add \$3.19.

ROOFING: For other than composition shingle; metal, corrugated or ribbed; , add \$0.81; wood shingle, add \$1.02 per sq. ft. of floor area.

INTERIORS: Drywall interiors add \$1.26 per sq. ft. of floor area

BASEMENT

Basement Costs (Per Square Foot of Floor Area)

Wall Type	200	400	800	1200	1600	2000	2400
Concrete walls, 6"	\$43.56	\$32.70	\$26.07	\$23.01	\$21.45	\$20.82	\$19.93
8"	46.39	34.71	27.51	24.17	22.47	21.78	20.78
12"	51.95	38.63	30.34	26.45	24.48	23.68	22.43
Concrete Block walls, 6"	40.05	30.22	24.27	21.56	20.19	19.61	18.89
8"	42.38	31.87	25.46	22.53	21.03	20.41	19.58
12"	47.50	35.48	28.07	24.62	22.88	22.16	21.11
Add for finish, minimal recreation room partitioned	12.16	10.94	10.22	9.90	9.73	9.66	9.55
	25.56	24.49	21.15	19.72	18.92	18.80	18.13
	48.65	43.49	40.61	39.43	38.85	38.36	38.09

Outside Entrance: Above grade \$2,755 Below grade \$1,780 For radon removal fan & alarm, add \$445

OTHER ADJUSTMENTS

Site-Built Addition Costs (Per Square Foot of Floor Area)

	FRAME			MASONRY			
	Ground Area	Siding	Brick Veneer	Block Walls	Ground Area	Siding	Brick Veneer
50	\$68.85	\$80.92	\$75.31	800	\$59.32	\$67.40	\$63.77
100	68.17	80.13	74.56	900	58.55	66.26	62.81
200	67.50	79.33	73.83	1000	57.87	65.25	61.96
300	66.17	77.77	72.38	1100	57.25	64.34	61.20
400	64.08	74.57	69.74	1200	56.70	63.53	60.51
500	62.51	72.19	67.76	1300	56.20	62.79	59.89
600	61.25	70.29	66.18	1400	55.73	62.12	59.32
700	60.21	68.72	64.87	1500	55.31	61.49	58.79

Deduct for Slab . . . \$4.28

Additional optional items, see Pages 136 - 137.

PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class BC Site-built Residences, Adjustments and Additions, Page 86.



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.

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 partial paint and textured drywall 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 Square Foot of Floor Area)

	Length (Feet)	Single Wide						Double Wide				
		8	10	12	14	16	18	20	24	28	32	36
LENGTH MEASUREMENT DOES NOT INCLUDE TONGUE	28	\$103.90	\$94.01	\$86.68	\$80.94	\$76.26	\$72.37	\$104.06	\$94.51	\$87.10	\$81.21	\$76.33
	32	101.31	91.52	84.27	78.58	73.97	70.14	100.04	90.34	82.84	76.91	72.00
	36	99.11	89.39	82.21	76.58	72.02	68.23	96.64	86.81	79.27	73.30	68.40
	40	97.19	87.53	80.39	74.83	70.32	66.56	93.70	83.79	76.21	70.24	65.35
	44	95.46	85.87	78.81	73.28	68.81	65.10	91.12	81.15	73.56	67.59	62.72
	48	93.94	84.40	77.37	71.90	67.47	63.80	88.83	78.82	71.22	65.27	60.42
	52	92.54	83.07	76.09	70.66	66.26	62.62	86.77	76.73	69.14	63.21	58.38
	56	91.28	81.85	74.92	69.52	65.17	61.55	84.92	74.85	67.26	61.36	56.56
	60	90.09	80.72	73.85	68.48	64.16	60.58	83.24	73.15	65.58	59.70	54.93
	64	89.01	79.70	72.86	67.53	63.24	59.69	81.69	71.60	64.04	58.18	53.44
	68	88.01	78.74	71.95	66.65	62.38	58.85	80.26	70.17	62.63	56.79	52.09
	72	87.11	77.86	71.09	65.82	61.58	58.09	78.93	68.85	61.33	55.52	50.85
76	86.22	77.02	70.30	65.06	60.84	57.37	77.71	67.64	60.13	54.36	49.70	
80	85.41	76.25	69.55	64.34	60.14	56.69	76.57	66.49	59.02	53.26	48.64	

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

TRIPLE WIDES: Deduct 14% 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 sheets exterior wall finish, adjust the above costs as follows: ribbed aluminum deduct 4%; vinyl add 3%; lap siding add 4%; cement fiber, lap add 5%; log siding add 6%; sandwich panels add 6%; stucco add 7%.

ROOFING: For other than composition shingle; metal, corrugated or ribbed; , add \$1.31; wood shingle add \$0.91; concrete tile add \$3.83; clay tile add \$9.68 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, deduct \$5.40; carpet deduct \$0.34; resilient floor cover, deduct \$1.16; ceramic tile add \$8.32; hardwood, parquet, add \$11.11.

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, add \$2.61; heat pump, add \$3.38.

INTERIORS: Drywall interiors add \$0.41 per sq. ft. of floor area

BASEMENT

Basement Costs (Per Square Foot of Floor Area)

Wall Type	200	800	1200	1600	2000	2400	2800
Concrete walls, 6"	\$36.53	\$28.94	\$25.48	\$23.71	\$22.98	\$21.97	\$21.27
8"	38.69	30.49	26.73	24.82	24.03	22.88	22.11
12"	42.87	33.51	29.16	26.94	26.05	24.63	23.74
Concrete Block walls, 6"	33.78	26.94	23.88	22.32	21.66	20.80	20.18
8"	35.57	28.23	24.92	23.23	22.53	21.56	20.88
12"	39.44	31.03	27.16	25.20	24.39	23.19	22.40
Add for finish, minimal recreation room partitioned	12.45	11.74	11.43	11.27	11.20	11.09	11.04
	27.67	24.13	22.64	21.82	21.70	21.03	20.86
	48.02	44.83	43.51	42.85	42.72	42.20	42.14

Outside Entrance: Above grade \$3,330 Below grade \$2,035 For radon removal fan & alarm, add \$495

OTHER ADJUSTMENTS

Site-Built Addition Costs (Per Square Foot of Floor Area)

FRAME		MASONRY		FRAME		MASONRY	
Ground Area	Siding	Brick Veneer	Block Walls	Ground Area	Siding	Brick Veneer	Block Walls
50	\$76.42	\$87.30	\$81.00	800	\$67.22	\$75.12	\$70.43
100	75.66	86.43	80.20	900	66.50	74.13	69.60
200	74.91	85.57	79.41	1000	65.88	73.25	68.86
300	73.44	83.89	77.85	1100	65.31	72.47	68.18
400	71.56	81.22	75.60	1200	64.79	71.77	67.59
500	70.13	79.21	73.89	1300	64.33	71.12	67.04
600	68.98	77.60	72.53	1400	63.90	70.53	66.53
700	68.03	76.26	71.40	1500	63.50	69.98	66.07

Deduct for Slab . . . \$4.98

Additional optional items, see Pages 136 - 137.

PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class B Site-built Residences, Adjustments and Additions, Page 102.

**EXCELLENT
QUALITY**

MOBILE/MANUFACTURED HOUSING



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.

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 Square Foot of Floor Area)

	Length (Feet)	Single Wide						Double Wide				
		8	10	12	14	16	18	20	24	28	32	36
LENGTH MEASURE- MENT DOES NOT INCLUDE TONGUE	28	120.16	109.15	100.94	94.51	89.25	84.86	121.22	110.08	101.45	94.54	88.84
	32	117.39	106.48	98.36	92.01	86.82	82.49	116.98	105.66	96.93	89.96	84.24
	36	114.97	104.17	96.14	89.87	84.74	80.47	113.38	101.91	93.11	86.13	80.39
	40	112.89	102.16	94.20	87.99	82.92	78.70	110.25	98.68	89.84	82.84	77.11
	44	111.01	100.37	92.49	86.34	81.31	77.14	107.49	95.85	86.99	79.99	74.27
	48	109.33	98.77	90.95	84.86	79.88	75.74	105.05	93.35	84.46	77.48	71.78
	52	107.80	97.32	89.56	83.51	78.57	74.48	102.85	91.10	82.21	75.24	69.56
	56	106.44	96.01	88.29	82.29	77.39	73.34	100.86	89.07	80.18	73.23	67.58
	60	105.14	94.79	87.14	81.17	76.30	72.29	99.04	87.23	78.35	71.42	65.79
	64	104.00	93.67	86.05	80.14	75.31	71.32	97.37	85.55	76.68	69.77	64.16
	68	102.89	92.64	85.07	79.18	74.39	70.42	95.84	83.99	75.13	68.24	62.68
72	101.87	91.66	84.14	78.29	73.52	69.60	94.41	82.56	73.71	66.85	61.31	
76	100.91	90.76	83.28	77.46	72.72	68.81	93.07	81.22	72.39	65.56	60.04	
80	100.03	89.91	82.46	76.68	71.96	68.08	91.83	79.98	71.16	64.36	58.87	

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

TRIPLE WIDES: Deduct 12% 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 sheets exterior wall finish, adjust the above costs as follows: vinyl add 3%; lap siding add 3%; cement fiber, lap add 4%; log siding add 5%; sandwich panels add 5%; stucco add 6%.

ROOFING: For other than composition shingle; wood shingle or shake, add \$0.96; concrete tile add \$4.06; clay tile add \$11.38 per sq. ft. of floor area.

FLOORS: For other than high-quality, medium-weight carpet and pad, and vinyl composition tile, add or deduct per sq. ft. of covered floor area: wood subfloor only, deduct \$6.31; carpet deduct \$0.25; resilient floor cover, deduct \$1.38; ceramic tile add \$8.01; hardwood, parquet, add \$12.89.

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, add \$2.76; heat pump, add \$3.57.

BASEMENT

Basement Costs (Per Square Foot of Floor Area)

Wall Type	600	1200	1600	2000	2400	2800	3200
Concrete walls, 6"	\$35.70	\$28.63	\$26.60	\$25.75	\$24.55	\$23.75	\$23.12
8"	37.64	30.01	27.81	26.89	25.55	24.68	24.00
12"	41.34	32.63	30.11	29.07	27.45	26.46	25.66
Concrete Block walls, 6"	33.16	26.83	25.03	24.26	23.25	22.55	21.99
8"	34.78	27.99	26.03	25.21	24.08	23.32	22.72
12"	38.23	30.42	28.17	27.24	25.85	24.96	24.27
Add for finish, minimal recreation room partitioned	14.72	14.03	13.84	13.75	13.62	13.54	13.48
	29.96	26.98	26.07	25.95	25.20	25.02	24.95
	53.37	52.38	52.13	51.99	51.88	51.81	51.76

Outside Entrance: Above grade \$4,005 Below grade \$2,350 For radon removal fan & alarm, add \$550

OTHER ADJUSTMENTS

Site-Built Addition Costs (Per Square Foot of Floor Area)

Ground Area	FRAME			MASONRY			
	Siding	Brick Veneer	Block Walls	Ground Area	Siding	Brick Veneer	Block Walls
50	\$76.42	\$87.30	\$81.00	800	\$67.22	\$75.12	\$70.43
100	75.66	86.43	80.20	900	66.50	74.13	69.60
200	74.91	85.57	79.41	1000	65.88	73.25	68.86
300	73.44	83.89	77.85	1100	65.31	72.47	68.18
400	71.56	81.22	75.60	1200	64.79	71.77	67.59
500	70.13	79.21	73.89	1300	64.33	71.12	67.04
600	68.98	77.60	72.53	1400	63.90	70.53	66.53
700	68.03	76.26	71.40	1500	63.50	69.98	66.07

Deduct for Slab . . . \$4.98

Additional optional items, see Pages 136 - 137.

PORCHES, DECKS, PATIOS AND OTHER ADJUSTMENTS

Please refer to Class A Site-built Residences, Adjustments and Additions, Page 118.

MOBILE/MANUFACTURED HOUSING

OPTIONAL ITEMS (IN PLACE)

The following costs may be used to adjust items included in the Basic Mobile/Manufactured Residence Cost or to add for those items which have not been included. For other unit-in-place costs and miscellaneous yard and site improvements, see Unit In Place Section.

Square Foot Adjustments

	Low	Fair	Avg.	Good	Very Good	Exc.
Expandos or Tip-outs:						
Additional living space	29.25	32.00	34.00	37.25	38.25	39.50
Indoor-outdoor carpeting	1.71	2.16	2.55	3.21	3.50	3.78
Storm windows	4.53	5.49	6.30	7.64	8.22	8.76
Drapes75	1.06	1.36	1.92	2.20	2.46
Window blinds98	1.23	1.46	1.84	2.01	2.17
Sprinkler system	2.46	2.85	3.16	3.66	3.87	4.06

CARPORT COSTS:

(Includes posts and roof only, per sq. ft.)

Fiberglass	5.80	7.10	8.25	10.15	11.00	11.80
Aluminum	6.85	8.35	9.65	11.75	12.65	13.50
Steel	7.85	9.65	11.15	13.70	14.80	15.85

STORAGE SHED BUILDING COSTS:

(Cost per sq. ft., excluding permanent foundation)

Steel	8.80	10.35	11.60	13.60	14.45	15.20
Aluminum	12.75	15.15	17.10	20.35	21.75	23.00
Wood	16.85	20.65	23.85	29.20	31.60	33.75

Awnings

Metal, fixed	27.25	35.00	42.00	54.00	59.25	64.50
Canvas, fixed	15.80	22.35	28.55	40.40	46.10	51.70
Roll-up	25.20	33.15	40.30	53.00	58.85	64.40

Gutters and downspouts

Aluminum	5.70	6.20	6.55	7.10	7.30	7.50
Galvanized steel	4.70	5.25	5.65	6.30	6.60	6.80
Fiberglass or vinyl	4.80	5.20	5.50	5.95	6.15	6.30

Linear Foot Adjustments

	Low	Fair	Avg.	Good	Very Good	Exc.
Continuous concrete foundation wall 18"	15.20	16.00	16.55	17.40	17.75	18.05
For each 6" variance from base height,	4.06	4.40	4.65	5.04	5.19	5.33
For concrete block foundation, deduct	-.70	-.79	-.87	-.99	-1.04	-1.09
For treated wood foundation, deduct	-1.09	-1.30	-1.48	-1.77	-1.89	-2.01
42" frost-free footings plus foundation wall	36.85	40.30	42.90	46.90	48.50	49.95

Skirting, 28" height

Metal or vinyl, vertical	7.65	8.05	8.35	8.75	8.90	9.05
horizontal lap	8.60	10.45	12.00	14.55	15.70	16.75
simulated stone/brick	9.95	12.00	13.65	16.40	17.60	18.70
Plywood/hardboard	8.30	9.10	9.70	10.60	10.95	11.25
horizontal lap	9.40	11.35	12.95	15.65	16.85	17.90
Brick or stone veneer	21.80	27.10	31.60	39.20	42.55	45.70
Concrete block	12.30	14.35	16.00	18.65	19.75	20.80
Precast concrete pan	17.90	18.60	19.15	19.85	20.15	20.40

MOBILE/MANUFACTURED HOUSING

Lump Sum Adjustments

	Low	Fair	Avg.	Good	Very Good	Exc.
Foundation Piers (each)						
Precast	12.60	18.90	25.30	38.10	44.50	50.90
Formed in place	46.50	53.20	58.60	67.00	70.60	73.80
Steel/concrete buttress	58.20	62.60	66.00	71.00	73.00	74.80
Plumbing						
Average cost per fixture	550	635	710	910	1,040	1,185
Extra bath, three fixture	1,735	1,995	2,235	2,870	3,270	3,740
Two fixture	1,155	1,330	1,490	1,915	2,180	2,495
Water softener, automatic	1,035	1,120	1,215	1,425	1,540	1,670
Manual	940	1,010	1,090	1,270	1,375	1,480
Extra toilet	395	430	470	565	620	675
Extra sink	435	505	585	790	915	1,065
Separate shower	595	675	765	985	1,115	1,265
Bathroom vent	50	55	60	70	80	85
Rough-in	225	230	270	350	390	415
Hot tub, with whirlpool, built-in	2,140	2,295	2,465	2,835	3,045	3,265
Whirlpool tub (Jacuzzi)	3,000	3,215	3,445	3,955	4,235	4,540
Whirlpool tub when it replaces regular bathtub	840	955	1,085	1,395	1,585	1,795
Tub Enclosure	265	280	345	360	425	460
Entry Steps						
Metal, per step	85	100	120	145	155	165
add for landing	370	395	415	440	450	460
Molded fiberglass, per step	110	135	160	200	215	235
add for landing	380	415	440	480	495	510
Wood, per step	71	86	100	122	131	140
Precast concrete, plain finish						
2 steps	700	785	850	955	995	1,035
3 steps	935	1,035	1,110	1,230	1,275	1,320
Add 20% for exposed aggregate finish.						
Windows						
Bay	615	730	820	975	1,040	1,100
Bow	905	1,075	1,220	1,450	1,550	1,640
Garden	460	550	620	735	785	830
Storm Doors						
210	260	305	385	420	450	
Sliding glass doors						
Single glazed	640	685	715	765	785	805
Double glazed	1,030	1,140	1,230	1,360	1,415	1,465
Triple glazed	1,175	1,295	1,385	1,525	1,580	1,630
Anchors, per assembly						
23.20	33.00	42.50	60.60	69.30	77.90	
Window air conditioners						
6,000 BTU	870	910	945	995	1,010	1,030
12,000 BTU	1,350	1,420	1,470	1,545	1,575	1,600
18,000 BTU	1,630	1,725	1,795	1,895	1,940	1,975
Add 25% to 50% for reverse cycle (heat pump) window or wall unit.						

Lump Sum Adjustments (Continuation)

	Low	Fair	Avg.	Good	Very Good	Exc.
Evaporative coolers						
3,000 CFM	800	875	935	1,025	1,060	1,090
4,500 CFM	1,060	1,140	1,195	1,285	1,320	1,350
5,500 CFM	1,270	1,350	1,415	1,510	1,545	1,580
for roof installation with duct, add	545	545	545	545	545	545
Mirrored wardrobe doors (per pair)						
315	380	435	525	560	595	
Built-in hutch						
575	810	1,035	1,460	1,660	1,860	
Wet bar (including cabinetry and plumbing)						
1,240	1,530	1,790	2,220	2,410	2,590	
Appliances						
Appliance Allowance						
(if not itemized)	1,235	1,700	1,980	2,700	2,935	3,160
Range and oven	690	825	930	1,110	1,185	1,255
with self-cleaning oven	740	895	1,020	1,230	1,325	1,410
Microwave combo	1,820	2,005	2,145	2,365	2,455	2,535
Range hood & fan	165	230	290	405	455	510
unvented	110	160	215	325	380	435
Range top	370	480	580	755	840	915
Oven	655	835	995	1,265	1,390	1,505
Microwave combo	985	1,200	1,380	1,680	1,810	1,935
Microwave oven	160	245	330	510	595	685
Dishwasher	380	480	570	725	795	860
Garbage disposer	135	165	190	235	255	270
Bath heater/vent fan	620	690	745	830	865	900
without fan	310	365	410	480	510	540
Trash compactor	540	605	655	730	760	790
Refrigerator, freestanding	565	805	1,030	1,460	1,665	1,870
Freezer	565	805	1,030	1,460	1,665	1,870
Clothes washer	605	690	765	875	925	965
Clothes dryer	535	605	660	745	780	810
Combination Unit	1,165	1,360	1,515	1,770	1,875	1,975
Ceiling fans	140	200	260	375	430	485
Fireplaces or woodburning stoves						
Prefabricated	1,320	1,540	1,720	2,020	2,140	2,250
Pref. w/ imitation stone or brick hearth	1,710	2,060	2,340	2,810	3,010	3,190
Decorative fireplace, electric	535	615	675	775	820	855
Hitches						
90	105	115	135	145	150	

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 minus date of construction

Example: A 2014 assessment is being figured for a building constructed in 1994. The age is 20 years.

Exceptional maintenance, remodeling, replacements and additions must be recognized 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.

Located in Ingham County, Michigan Assessment Year 2014 1 SPACE = 5' Pricing Example

TYPE			Firm & Decoration			12. ELECTRIC			
Single Family	Year Built	Year Remod.	Exc.	Ord.	Min	Wtr Fur.	Fr Fur	100 Amp Service	
<input checked="" type="checkbox"/> Mobile Home						No Heat	1st Fl.	2nd Fl.	No. & Quat. Elec. Fixtures
	2000		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Central Air Cond.	Tera		No. Electric Outlets
			Many	Ord.	Few				
			Doors	Sold	H.C.				
			5. FLOORS			13. PLUMBING			
			Kitchen Fl.	Vinyl		2	No. of Baths	2	810
			Other	Carpet			Extra Lav.		
			6. CEILING			Ceramic Floor			
			Drywall	Plaster			Ceramic Wainscot		
			Tie	Suspended			Tub Above		
			7. EXCAVATION Piers			Separate Shower			
			Basement	S.F.			Water Softener	<input checked="" type="checkbox"/> Owned	
			Brick				Water Heater	Gallons	<input checked="" type="checkbox"/> Gas
			Alum. Skirting	2,181			14" CO. Bates		
			Insulation				WATER	<input checked="" type="checkbox"/> Public	\$11,055
			8. BSMT. WALLS & FLOORS			SEWER			
			Large				Height to Joist	<input checked="" type="checkbox"/> Public	\$3,330
			Avg.				15. BUILT-IN ITEMS		
			Small				Oven		
			Wood Sash				Drop-in Range	1110	235
			Metal Sash				Hood	Vented	405
			Vinyl Sash				Dishwasher	725	510
			Double Hung				Freezer		
			Hot/L Sliding				Free-standing		
			Caseament				Chimney	1 Sty.	2 Sty.
			Double Glass				Cupboard Length	16'	Quality
			Storms & Screens				16. PORCHES		
			3. ROOF			10. FLOOR SUPPORT			
			Gable				Joist 2x6	.16	
			Hip				Unsupported Length		
			Flat				Sill Plate	<input checked="" type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
			Asphalt Shingles				Diag Sub Floor	<input checked="" type="checkbox"/>	
							Pr. Sub Floor		
							Center Support		
							11. HEATING & AIR COND.		
			Front overhang	2'			Gas	Oil	EL
			Other overhang	2'			Wood	Coal	Steam
			4. INTERIOR			17. GARAGE/CARPORT			
			Drywall				Attached		Cars
			Plaster				Wide		Deep
							Finish		Condition:
							Doors		Floors
							SIZE FOR RATES 14' x 16' S.F. CLASS Good		
							Typical class of neighboring houses		
							Neighborhood:	<input type="checkbox"/> Improving	<input type="checkbox"/> Stable
							Condition for age	<input type="checkbox"/> Declining	Effective Age

Mobile Home
66'
924 sq ft
14'

6' x 36'
Wood Deck
6' pine

ITEM	SQ. FT./LIN. FT.	UNIT COSTS	BASE COST	COUNTY MULT.	DEPR. % GOOD	DEPRECIATED COST
Mobile Home	924	59.06	54,571			
#1,13145			20,631			
#16 pine deck		26.60	958			
Lap Siding						
59.06 x 4 =	2,362					
924 x 2.36 =	2,181					
Skirting 1601						
		x 8.75				
		1,400				
TOTAL BASE COST			76,160	1.00	.68	51,789
COUNTY MULTIPLIER			1.00			
COST NEW			76,160			
Price						
Total Dep. Cost						\$
E.C.F.						X
True Cash Value						\$

Base Rate
59.43
58.69
118.12 ÷ 2 = 59.06

