

Method – (M) Mobile Home

Improvement: (1924372) Property: (130676) Year: (2017)

General Information and Improvement Details *

Classification

Type:

M(MOBILE HOME)

State Code:

DW (DOUBLE WIDE)

Primary Use:

180 (MOBILE HOMES)

Secondary Use:

Homesite

☐ Homesite:

General Characteristics

Actual Year Built:

1999

Effective Year Built:

2008

of Stories:

1.0 ...

Number of Units:

0

Building #/Name: /

New Value

☐ New Value

☒ Improv

☐ Improv Detail

☐ Override

History...

0

Description and Comments

Description:

MOBILE HOME

Comments:

Improvement Details

☐ Display Disassociated Sketches

Move

Create Copy

Update Details

	ID	Ex...	Type	Description	Class	...	Sub Class	M...	Area	Value	Unit Price	...	Act...	Eff...	Rec...	
▶	1	290742	<input checked="" type="checkbox"/>	MW	MULTI-WIDE MAIN A...	MSA	A	2018	M	1144.0	\$48,200	\$47.33	A	1999	2008	No E
	2	301560	<input type="checkbox"/>	ENP	ENCLOSED PORCH	MSA	A	2018	SFR	96.0	\$3,700	\$43.20	A	1999	2008	No E
	3	301561	<input type="checkbox"/>	DECK	DECK	MSA	A	2018	SFR	280.0	\$3,400	\$13.15	A	1999	2008	No E
	4	301562	<input type="checkbox"/>	DGAR	DETACHED GARAGE	MSA	A	2018	SFR	576.0	\$16,000	\$29.79	A	1999	2008	No E

Adjustments and Values *

Adjustment Factors

Base Depr...

Physical...

Functional...

Economic...

% Complete...

100 %

100 %

100 %

100 %

100 %

Values

Total Detail Value:

71,300

☐ Adjusted Value:

71,300

☒ Flat Value...

71,300

Improvement Value:

71,300

BOE Value:

Distribute Value:

0

Mkt Allocation

0

Locked Value:

Adjustments...

Mass Adjustments...

Reason: N/A

Recalculate

Sketches

OK

Apply

Cancel

Method – (M) Mobile Home

Improvement Detail: (290742) Property: (130676) Year: (2017) *

General

Units: 1 Stories: 1 Floor #: 0 ☐ This is the base UP ☐ Use stories as multiplier

Type: MW(MULTI-WIDE MAIN AREA) Replacement Cost New: 57,500

Method: M(MOBILE HOME) Depreciated RCN: 47,150

Class/Sub: MSA(M/S AVERAG... 2018(2018-2020 V... Condition: A(AVERAGE)

Lease Class: Actual Year Built: 1999 ☐ Override

Unit Price: \$46.19 Show Schedule... Actual Age: 18

Adj Factor: 100.00 % ☐ Override Effective Year Built: 2008 ☐ Override

Description: Effective Age: 9

Area

☐ Area (sq. ft.) 0.0 ☐ Override

☒ Sketch Area 1,144.0

Cubic Area: 0.0 ☐ Override

Adjusted Area: 1,144.0

Load Factor: 100 % NRA: 1,144

Dimensions (in ft)

Length: 0.0 Width: 0.0

Height: 0.0

Perimeter: 0.0 ☐ Override

Depreciation / Adjustment Factors

Base Depre Pct: 82.00 % ☐ Override

Physical... 100.00 ☐ Override

Functional... 100.00 ☐ Override

Economic... 100.00 ☐ Override

Size Adjustment: 100.00 % ☐ Override

Other Adj. %: 100.00 Other Adj...

% Complete... 100.00 ☐ Override

Adjusted Pct Good: 82.00%

Other Adj. Amt: 0.00

Detail Features

Show All

Feature Type	Feature	U...	Up...	Value
Foundation	SKIRTING - MTL/VIN (H...	1...	\$0.00	0
Exterior Wall	SIDING	1...	\$0.00	0
Roof Covering	COMP	1...	\$0.00	0
Floor Constr...	MH-SEISMIC/WIND	1...	\$0.00	0
Exterior Comp...	2 x 6	1...	\$0.00	0

Total: = 4,680

New Value

☐ New Value

New Value... 0 ☐ Override

Values

☒ Adjusted Value: \$47,200

☐ Flat Value: \$0

Value: \$47,200

Recalculate M&S Details OK Apply Cancel

- Make sure to add Foundation here with the Skirting Type
- IF Seismic/Wind is still here please remove it, as it is calculated in the new foundation skirting costs.

TYPE:

The “type” is the improvement detail being valued.

This is similar to SFR where MA2, UF1.5F, DGAR, CWP, etc... are selected.

Previous to 2018 cost tables: SW4, SW6, MW4, and MW6

2018 and newer cost tables:

SW (Single-wide main area)

MW (Multi-wide main area)

*You will be adding the 2x4 or 2x6 construction types in the Exterior Component feature discussed later.

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SUBCLASS: 2021 (2021-2023 Valuation Table) – or most current valuation table

IMPROVEMENT DETAIL FEATURES:

Foundation

- Skirting - Conc Block
- Skirting – Wood
- Skirting – Metal/Vinyl (Vert)
- Skirting – Metal/Vinyl (Horz)
- Skirting – Precast Panels
- Skirting – Brk/Stn Veneer
- Skirting – Siding

Exterior Walls

- Metal
- Plywood (Wood or LP sheet)
- Vinyl
- Siding (All types, including wood, LP horizontal lap, and cement fiber)
- Log (Available to MSG or better qualities)

Roof Covering

- Metal (incl BKEN and Galv)
- Comp
- BU (Built-up)
- WS (Wood shake/shingle)

Flooring

- Allowance

Appliances

- APP

Method – (M) Mobile Home

Plumbing This field is descriptive only for public website viewers. Use the bathroom count/definitions like, “MB, FB, HB” etc...

Plumb Fix The actual number of plumbing fixtures in the dwelling, including a standard *rough-in of 3. Example: Plumb fix = 8 for a “FB, HB” plus standard *rough-in. Use the below guide for calculating fixture counts.

MB = 5 fixtures

FB = 3 fixtures

3QB = 3 fixtures

HB = 2 fixtures

Laundry/Utility Sink = 1 fixture

*Rough-in = 3 fixtures (hot water heater, kitchen sink, washing machine)

Heating/Cooling

-EW (Electric Wall Units)

-FA (Forced Air)

-HP (Heat Pump)

-FA/AC (Forced air and air conditioning)

-W/F (Wall Furnace)

Fireplace

-Direct Vent

Interior Finish

-MH–DRYWALL (Wall and ceiling drywall finish; some 1982+, on all manuf. homes after 1986)

Exterior Component

2 x 4

2 x 6 – after 1986

For covers over the entire structure/porches/parking area please use the (SFR) RC – roof cover.

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PARK MODELS – (PM)

Improvement Detail: (290742) Property: (130676) Year: (2017)

General

Units: 1 Stories: 1 Floor #: 0
Type: PM(PARK MODEL)
Method: M(MOBILE HOME)
Class/Sub: MSA(M/S AVERAG... 2018(2018-2020 V...
Lease Class:
Unit Price: \$81.78 Show Schedule...
Adj Factor: 100.00 % Override
Description:

☐ This is the base UP ☐ Use stories as multiplier
Replacement Cost New: 37,100
Depreciated RCN: 37,089
Condition: E(EXCELLENT)
Actual Year Built: 2017 Override
Actual Age: 0
Effective Year Built: 2017 Override
Effective Age: 0

Area

☐ Area (sq. ft.) 0.0 Override
☒ Sketch Area 432.0
Cubic Area: 0.0 Override
Adjusted Area: 432.0
Load Factor: 100 % NRA: 432

Dimensions (in ft)
Length: 0.0 Width: 0.0
Height: 0.0
Perimeter: 0.0 Override

Depreciation / Adjustment Factors

Base Depre Pct: 100.00 Override
Physical... 100.00 Override
Functional... 100.00 Override
Economic... 100.00 Override
Size Adjustment: 100.00 % Override
Other Adj. %: 100.00 Other Adj.
% Complete... 100.00 Override
Adjusted Pct Good: 100.00
Other Adj. Amt: 0.00

Detail Features

Show All

Feature Type	Feature	Units	Up/Adj	Value
Exterior Wall	PLYWOOD	1.00	\$0.00	0
Roof Covering	COMP	1.00	\$0.00	0
Plumbing	FB	1.00	\$0.00	0
Plumb Fix	6	1.00	\$0.00	0
Fireplace	DIRECT VENT	1.00	\$0.00	1,760
Total:				= 1,760

☐ New Value
New Value... 0 Override

Values
☒ Adjusted Value: \$37,100
☐ Flat Value... \$0
Value: \$37,100

Recalculate

M&S Details

OK

Apply

Cancel

Method – (M) Mobile Home

Improvement Detail Features:

-Loft areas are not full height and we rarely know the actual size, for consistency we will not be assessing value to these spaces

-Flooring (Allowance) and Appliances (APP) are in the base

Exterior Walls

- Metal
- Plywood (Wood or LP Sheet)
- Vinyl
- Siding
- Log (MSG & MSVG only)

Roof Covering

- Metal
- Comp
- BU
- WS

Heating/Cooling

- EW (Electric Wall)
- FA (Forced Air)
- HP (Heat Pump)
- FA,AC (Forced Air, Air Cond)
- W/F (Wall Furnace)

Plumbing

- Information only – does not calculate

Plumb Fix

- Actual number of plumbing fixtures in the dwelling

Fireplace

- Direct Vent