

# MANUFACTURED & MOBILE HOME VALUATION WORKSHEET

NAME OF UNIT OWNER		DATE VIEWED	ASSMT. YEAR
OWNER'S PERMANENT ADDRESS		MUNICIPALITY	COUNTY
NAME OF COMMUNITY		ADDRESS OF UNIT	

UNIT ASSESSED AS REAL PROPERTY
  MONTHLY MUNICIPAL PARKING PERMIT FEE (USE WITH FORM PA-118)
  EXEMPT

## MANUFACTURED OR MOBILE HOME DESCRIPTION

MANUFACTURER'S NAME			MODEL OR POPULAR NAME			
SERIAL NUMBER	YR. OF MANUFACTURE	YR. OF PURCHASE	PURCHASE PRICE	PURCHASED AS: <input type="checkbox"/> NEW <input type="checkbox"/> USED		
WHERE PURCHASED		WEIGHT LBS.	WIDTH FT.	LENGTH FT.	AREA SQ. FT.	COLOR
GRADE OF CONSTRUCTION <input type="checkbox"/> FAIR <input type="checkbox"/> AVERAGE <input type="checkbox"/> GOOD		CONDITION <input type="checkbox"/> FAIR <input type="checkbox"/> AVERAGE <input type="checkbox"/> GOOD <input type="checkbox"/> VERY GOOD		NO. OF ROOMS BDRMS _____ BATHS _____ TOTAL ROOMS _____		
LOT SIZE	LOT IMPROVEMENTS <input type="checkbox"/> CURB & GUTTER <input type="checkbox"/> SIDEWALKS <input type="checkbox"/> STREETS <input type="checkbox"/> PARKING <input type="checkbox"/> _____ <input type="checkbox"/> _____					
UTILITIES <input type="checkbox"/> WATER <input type="checkbox"/> SEWER <input type="checkbox"/> WELL <input type="checkbox"/> SEPTIC <input type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> SOLAR/WIND <input type="checkbox"/> OTHER _____						LOT RENTAL

GROUND FLOOR AREA SKETCH:

ATTACHMENTS			
ATTACHMENTS	RCN	% RESID.	RCNLD
Foundation	\$		\$
Room Addition			
Porch			
Patio			
Skirting			
Carport			
Fireplace			
<b>TOTAL</b>			<b>\$</b>

## VALUATION SUMMARY

Indicated Value By The Cost Approach (From Side B)	\$ _____
Indicated Value By The Market Approach (From Side B)	\$ _____

## FINAL CONCLUSION OF VALUE

NOTE: For assessment purposes final value estimate should be calculated at the local level of assessment. \$

REMARKS:

APPRaiser	APPRAISAL DATE
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**VALUATION**

**COST APPROACH**

1. Replacement Cost of New Unit	\$ _____	(RCN)
2. X % Residual (Depreciation) _____ %	= \$ _____	(RCNLD)
3. + Set up Charge, Transportation, Etc.	\$ _____	
4. + RCNLD of Attachments (from "Attachments," Side A)	\$ _____	
5. INDICATED VALUE BY COST APPROACH (LINES 2+3+4)	\$ _____	

**MARKET APPROACH**

**MANUFACTURED OR MOBILE HOME  
MARKET DATA ANALYSIS**

Subject	Comp No. 1	Comp No. 2	Comp No. 3
Community Name	Community Name	Community Name	Community Name
Address	Address	Address	Address
Size	Size	Size	Size
Rooms	Rooms	Rooms	Rooms
Age	Age	Age	Age
Condition	Condition	Condition	Condition
Quality	Quality	Quality	Quality
Lot Size	Lot Size	Lot Size	Lot Size
Sale Date	Sale Date	Sale Date	Sale Date
Terms	Terms	Terms	Terms
Sale Price	Sale Price	Sale Price	Sale Price
Included Extras	Included Extras	Included Extras	Included Extras
Per S.F. Value	Per S.F. Value	Per S.F. Value	Per S.F. Value

Comments

**MARKET ADJUSTMENTS**

	COMP NO. 1			COMP NO. 2			COMP NO. 3	
	(+)	(-)		(+)	(-)		(+)	(-)
Location	_____	_____	Location	_____	_____	Location	_____	_____
Size	_____	_____	Size	_____	_____	Size	_____	_____
Age	_____	_____	Age	_____	_____	Age	_____	_____
Condition	_____	_____	Condition	_____	_____	Condition	_____	_____
Quality	_____	_____	Quality	_____	_____	Quality	_____	_____
Time	_____	_____	Time	_____	_____	Time	_____	_____
Terms	_____	_____	Terms	_____	_____	Terms	_____	_____
Extras	_____	_____	Extras	_____	_____	Extras	_____	_____
Misc.	_____	_____	Misc.	_____	_____	Misc.	_____	_____
Totals	_____	_____	Totals	_____	_____	Totals	_____	_____
Net Adjust.	_____	_____	Net Adjust.	_____	_____	Net Adjust.	_____	_____
Indict. Value	_____	_____	Indict. Value	_____	_____	Indict. Value	_____	_____

INDICATED VALUE BY THE MARKET APPROACH \$ \_\_\_\_\_