



**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 \$ \_\_\_\_\_