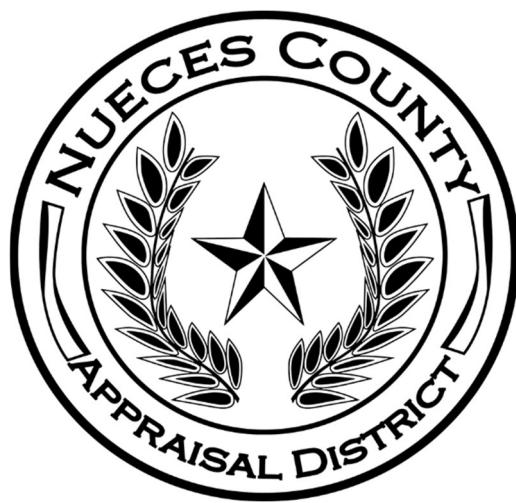


CLASSIFICATION GUIDE FOR MANUFACTURED HOMES



Nueces County Appraisal District – 2026

MANUFACTURED HOMES

Manufactured housing (commonly known as a mobile home) is a type of prefabricated housing that is largely assembled in factories on a permanently attached chassis before transported to a site. The definition of the term in the United States is regulated by federal law (Code of Federal Regulations, 24 CFR 3280): "Manufactured homes are built as dwelling units of at least 400 square feet (20 m²) in size with a permanent chassis to assure the initial and continued transportability of the home."^[1] The requirement to have a wheeled chassis permanently attached differentiates "manufactured housing" from other types of prefabricated homes.

Singlewide manufactured homes are typically less than 1200 square feet in total area. Doublewides range from 1200 to over 2000 square feet in total area. This document also explains the valuation process in appraising manufactured homes as well as a breakdown of the class system that the district uses to aid in the valuation of manufactured homes in Nueces County.

APPRAISAL PROCESS

When appraising manufactured homes there are several factors that must be considered in ensuring we are verifying how the lien is perfected: Real Estate Election or Personal Property Election.

Real Property means the manufactured home and land are on the same property account, the manufactured homeowner has the title in his or her name and is also the landowner. We must ensure communication between Real Estate and Personal Property Departments to avoid double assessment of a property.

Personal Property means that the homeowner elects not to have the manufactured home on the same account as the land, he or she may claim the manufactured home as Personal Property. A separate appraisal notice detailing the manufactured home's market value only. Their appraisal notice will be mailed to the taxpayer by the Personal Property Department.

The best general practice is when a manufactured home has a serial number without an SOL (Statement of Ownership and Location) showing a REAL PROPERTY election, then Personal Property will pick up only the manufactured home. Real Estate will pick up land and any permanent structures over 100 square feet. Any home elected as Real Property or WITHOUT a registration tag will be attached to the land along with any amenities by the Residential Real Estate Department.

THE DISCOVERY PROCESS

In the discovery process, an appraiser must perform necessary steps to appraise a manufactured home. Upon identifying a manufactured home on a property, the Appraiser shall determine if the lien has been perfected as REAL PROPERTY OR PERSONAL PROPERTY. A field inspection is required annually for every manufactured home account in Nueces County.

1. The appraisal team should make contact with the resident, and while exercising safety obtain a picture of the serial tag located on the exterior of the home. The appraisal team must also measure the length and width of the home for verification of information on the certificate of ownership. Note details of any REAL IMPROVEMENTS to ensure accuracy of the property record.

Discovery Methods include the following:

- TDHCA Label Number/ Serial Number
- Current Owner
- Address
- Homestead Exemptions for owner information
- If a Manufactured Homes has a deed, the Record and Exemptions Department will process the ownership change. Do not change ownership.

Note: if a no trespassing sign is posted on the premise, do not trespass! If possible, leave your business card in a mailbox, with a note for the property owner to call you.

Search for contact information in the Property Appraisal and Collection System (PACS). Attempt to schedule an appointment to return with the property owner's permission.

2. Using the Texas Department of Housing and Community Affairs (TDHCA) website, under Manufactured Housing Division, enter the LABEL/SERIAL NUMBER to determine ownership. A tag number usually consist of letters and 7 numbers.

https://mhweb.tdhca.state.tx.us/mhweb/title_view.jsp

Note: if the label/serial number is not legible/ available you can use the various fields to locate a record.



Manufactured Housing Report Options

- [View Ownership Records](#)
- [Download Ownership Records](#)
- [Monthly Billing Report](#)
- [Download Selling Retailer Records](#)
- [View Tax Lien Records](#)
- [View Tax Lien Records Affected by Tax Lien Preservations](#)
- [Download Tax Lien Records](#)
- [View Central Tax Collectors](#)
- [View Homes Previously Titled in Error By The State Review Board](#)
- [View License Records](#)
- [Download License Records](#)
- [View Installation Records](#)
- [Download Installation Records](#)
- [Ownership Records by County Report](#)

Manufactured Home Ownership Records

(For best results, enter label/seal number and select label number as the sort order, or enter certificate number and select certificate number as the sort order.)

Please enter at least one of the following and click "Submit".

Label/Seal Number <input type="text" value="PFS1196303"/>	Address <input type="text"/>	Address Search Help
Serial Number <input type="text"/>	City <input type="text"/>	
First Name or Company Name <input type="text"/>	Install County <input type="text"/>	
Last Name <input type="text"/>	Zip Code <input type="text"/>	
Certificate Number <input type="text"/>		

Sort Order

If you can't find the home you are looking for, try looking in our archived records for ownership and tax lien information before March 1982.

Home ownership data was last updated on 01/19/2022

Questions or comments, please call 1-800-500-2014

- Upon entering the data in the appropriate fields, click submit. The next screen will provide you a list of ownership records.

Current and Cancelled Manufactured Home Certificate Records

1 record found. Displaying records 1 through 1.

This is a list of homes that match your search criteria. Click on the Label/Seal number to show details for that home.

LABEL/SEAL	SERIAL	OWNER	CERTIFICATE #
PFS1196303	FLE240TX1740835A	FRANK J TUTONE XIUYING LI-TUTONE	MH00867054

The search criteria entered was:
Label is PFS1196303

- Click on the record to view the Certificate Detail, and Print Home Detail Information.
- Turn in the property appraisal card, certificate detail and all appraisal work.

RECORD DETAIL CERTIFICATE

The Record Detail Certificate provides vital information:

- Election of Real or Personal Property.
- Manufacture Date and Square Footage.
- The general specifications of the model and size are listed and should be consistent with the information collected in the field.
- The physical location of the manufactured home should match the situs on the property appraisal card
- The ownership information should also match the owner id, name and address on the property appraisal card. See example below.



Texas Department of Housing and Community Affairs
Manufactured Housing Division

RECORD DETAIL

For general information, this is not a Statement of Ownership (SO)

STATEMENT OF OWNERSHIP INFORMATION

Certificate #: MH00105405

Issue Date: 08/04/2005

1. Election: REAL PROPERTY (Perfected)

HOME INFORMATION

Manufacturer: FLEETWOOD HOMES OF TEXAS LP [#86]
1313 INDUSTRIAL PARK RD
BELTON, TX 76513

Model: HERITAGE POINTE

2. Date Manf: 06/10/1999
Square Ftg 1,904

Windzone: 2

License #: MHDMAN00000319

	Label/Seal#	Serial #	Weight	Size
3.	Section 1: RAD1174879	TXFLX86A31499HE21	31,440	14 x 68
	Section 2: RAD1174880	TXFLX86B31499HE21	28,680	14 x 68

Section 3:

Section 4:

PHYSICAL LOCATION INFORMATION

4. Physical Location: 1407 ROSS AVE. PORT ARANSAS TX 78373 NUECES

OWNERSHIP INFORMATION

Seller/Transferor: [REDACTED]

5. Buyer/Transferee: [REDACTED]

Mailing Address: P.O. BOX 2368
PORT ARANSAS, TX 78373

Mailing Address: PO BOX 2367
PORT ARANSAS, TX 78373

Right of Survivorship: No Transfer/Sale Date: 06/10/2005

LIEN INFORMATION

First Lien: N/A

Second Lien: N/A

ACTIVE TAX LIEN INFORMATION

ATTACHED ACTIVE TAX LIEN(S)

Year	Recorded	Tax Unit #	Tax Unit Name	Tax Roll Account #	Amount
------	----------	------------	---------------	--------------------	--------

No Active Tax Liens

UNATTACHED ACTIVE TAX LIEN(S)

Unattached tax liens are liens filed with the department which contain possible discrepancies in the home identification numbers referenced. Because the lien may apply to this home it is being listed so it can be considered. If the lien is from the same county where the home is and/or was installed it may apply to this home.

Year	Recorded	Tax Unit #	Tax Unit Name	Tax Roll Account #	Amount
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No Unattached Active Tax Liens

OWNERSHIP HISTORY

Certificate	Issue Date	Seller/Transferor	Owner/Transferee	County	Purchase Date	Election
01079224	08/06/1999	GULFGATE INCORPORATEI	JOHN W. BLAINE AND	NUECES	6/18/1999	PERSONAL

CLASS DESCRIPTIONS

Manufactured Homes (MH) classing consists of two categories: single and double wide manufactured homes and five classing descriptions for a singlewide MH and four for a doublewide MH.

MANUFACTURED HOME CLASS GUIDE

Category: S: Singlewide
Classes: L: Low F: Fair A: Average G: Good E: Excellent

Category: D: Doublewide:
Classes: F: Fair A: Average G: Good E: Excellent

Physical condition should not be a factor in placing a class on any manufactured home. The manufacture date and your appraisers' skills are the best tools to determine a class. Under the classing system, the class will drive depreciation based on the year built and effective age of the home. Low and Fair denote low to inferior quality of construction. Average and good denote above average to exceptional quality. Excellent will denote the best quality of construction for newer models and amenities.

The class on any manufactured home may fall outside of manufactured dates if it has been upgraded or modified over the years. This may be done to include enhanced features or to maintain its value.

The effective age of a manufactured home can be adjusted to reflect upgrades, additions, and amenities that enhance the manufactured home adding life and value over the original year built.

Two other variables determine cost in addition to quality: SHAPE and SIZE

SHAPES

Manufactured Homes vary widely in construction and quality, typically both single and double wide homes are rectangular in shape. More complex structures have exterior additions, attached garages, enclosed and screened porch. These options are now upgrades that manufacturers can add to any manufactured home. Roofs may have multiple pitches and extensions for covered patios and wood decks.

SIZES

In classifying a manufactured home, you must first determine if the home will fit the definition of a single or double wide. Singlewide homes are between 8-18 feet in width, while a double wide is made of 2 single sections hoisted together with a marriage seam. Doublewide homes can measure between 24 up to 36 feet wide. The first descriptor in the new class system will indicate whether the home is a single or doublewide. Larger buildings cost more than smaller buildings, but generally larger buildings cost less per square foot than smaller buildings.

When measuring exterior walls for a manufactured home exclude any porch, decking, or additions these improvements should be picked up and measured individually as costs will be figured separately based off class and the Main Area.

Additions Add Up:

Additions can be deceiving, a home with an addition in the front or back does not constitute a double wide class. An addition would be built as stick construction, usually sitting on a slab or on piers, the roof line is usually attached and extends out. For manufactured homes this type of improvement is recorded on the property field card as: ADD. The measurements and year built would be documented on the property card as well.

Single wide manufactured home with an addition.



Double wide manufactured home with an addition in the front creating a covered porch. A double wide is double the width along the entire length of the home.



CLASS DESCRIPTIONS FOR SINGLEWIDE HOMES

A single wide manufactured home, or single section home, is a floor plan with one long section rather than multiple sections joined together. These manufactured homes can be highly compact or very spacious, and come in many different widths, lengths, and room configurations.

Singlewide - Low

Manufactured before 1974, these models have exterior metal or aluminum siding, there are very few decorative details around windows and door frames. These homes are boxy in shape and typically measure between 8 and 12 feet in width. Some 1960 models have walls that tilt out slightly or a single window that extends out. Roofs on these models are typically flat across the top or slightly rounded roof. The roof is covered with sheet metal or asphalt coating with no pitches. The roof has no composition shingle cover with a small open soffit on either end of home. The windows are smaller in size and framed in aluminum. These early models usually do not have central air/ heat and typically have a/c window units.





Example of a Single Manufactured Home with graduating step roof and addition



Example of a rounded roof



SINGLEWIDE - FAIR

Manufactured from 1975 through 1989, these homes begin to show features like single pitched roofs, composition shingle cover or rolled steel roofing. Manufactured homes built in this time frame begin to look less boxy in shape and measure between 12-16 feet wide. The fascia is usually metal or aluminum with a larger soffit opening at either end of the home. Some manufactured home models may include a fireplace with a large, round metal vent on the roof. Exterior walls are HardiePlank, vinyl/aluminum siding or wood paneling. These models will be relatively plain in appearance with small window shutters, basic trim and little ornamental detail around windows, doors and exterior panels of the home. A manufactured home in fair construction may have vinyl, lattice or a metal skirting around the bottom of the home.





Fair Manufactured Home with elevated



SINGLEWIDE - AVERAGE

Manufactured between 1990 and 2004 these manufactured homes often have decorative ornamentation detail for example: wood trim and accents around windows, corners and doors, with construction grade HardiePlank used on the exterior walls as opposed to wood panels, vinyl or metal siding. Average MH may have multiple pitched roofs, composite shingles or metal frame roofs with wood frame fascia and trim. Some features may include modern, larger, vinyl clad windows, storm doors and rain gutters. Average homes may have amenities like wood decking, covered patios, small decorative wood trim accents on the corners and rain gutters.





SINGLEWIDE - GOOD

Manufactured between 2005 and 2014 good quality manufactured homes reflect higher quality of construction. Exterior walls are usually made of higher grade Hardie Plank siding and often include Hardie trim corners, columns, ornamental fascia and soffit panels. The windows on a good class MH are often larger, modern, dual paned, higher efficiency and feature decorative trim. Multiple pitched, composite shingle roofs are standard in these models. The homes feature central heating and air, two tone color paint schemes, larger bay windows, decorative trim around the roof line and doors and extended soffits. Manufactured homes in good condition may feature skirting in Hardie Plank, stone veneer or vinyl siding and will often include upgrade ventilation systems throughout the skirting.





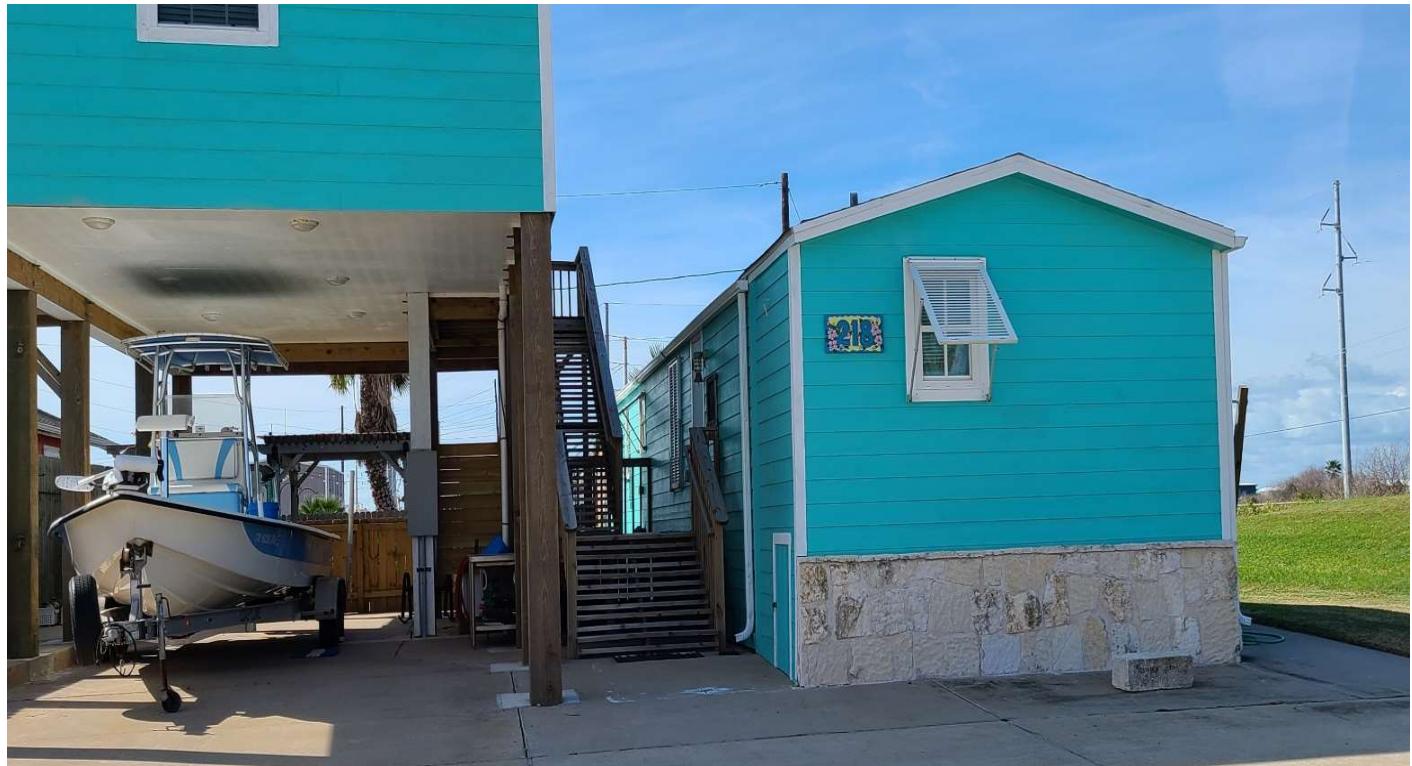
SINGLEWIDE - EXCELLENT

Manufactured Homes built in 2015 to present reflect excellent quality of construction similar in both design and appearance to site-built homes, exterior finishes will be upgraded to include built in covered porches, extensions like attached garages, or additional living space to include screened or enclosed porches. Ceilings maybe 9 feet or higher and include multiple pitches or elevations throughout. The manufactured homes in this class will feature enhanced material like plank lap siding, textured panels which resemble stucco, shingle siding or panel vertical siding. Accents to corners, columns, including stone veneer accents, decorative extended soffit panels, thicker fascia trim, and rain gutters are common. Excellent classed homes often feature multiple color paint schemes, upgraded skirting ventilation systems and upgraded roof materials. These homes are energy efficient and include upgraded windows and storm doors, the overall quality of construction will be apparent.





Excellent Condition home with Addition



DOUBLE WIDE CLASSIFICATIONS

Double wide manufactured homes are two similarly sized sections of a home, each around the size of singlewide, seamlessly joined together to create a larger, rectangular double wide manufactured home. The earliest doublewides have a slight pitch in the roofline, and an overhang in the eave. Doublewides do not have flat roof lines, there is not a low classification for doublewide models.

DOUBLEWIDE - FAIR

Manufactured between 1970 through 1984, these homes show features like single rounded roofs with a slight pitch for better weather proofing. These roofs may be constructed with composition shingle cover or rolled steel roofing. Manufactured homes built in this time frame begin to look less boxy in shape and measure between 24-36 feet wide. The fascia is usually metal or aluminum with a larger soffit opening at either end of the home. Some models may include a fireplace with a large, round metal vent on the roof. Exterior walls are HardiePlank, vinyl siding or wood paneling. These models will be relatively plain in appearance with small window shutters, basic trim and little ornamental detail around windows, doors and exterior panels of the home. A manufactured home in fair construction may have vinyl, lattice or a metal skirting around the bottom.



Example of a 1971 Double Wide Manufactured Home; note the slight pitch and overhang in the eave.





DOUBLEWIDE-AVERAGE

Manufactured between 1985 and 1999 these manufactured homes will often have minor decorative ornamentation detail for example: wood trim and accents around windows, corners and doors, with construction grade HardiePlank used on the exterior walls as opposed to wood panels, vinyl or metal siding. Average manufactured homes may have multiple pitched roofs, composite shingles or metal frame roofs with wood frame fascia and trim. Some features may include modern, larger, vinyl clad windows, storm doors and rain gutters. Average homes may have amenities like wood decking, covered patios, small decorative wood trim accents on the corners and paneling.





DOUBLEWIDE - GOOD

Manufactured between 2000 and 2014, good quality manufactured homes may have features common in site-built houses. Exterior walls are usually made of higher grade HardiePlank siding and often include hardie trim corners, columns, ornamental fascia and soffit panels. The windows on a good class MH are often larger, modern, dual paned, higher efficiency and feature decorative trim. Multiple pitched, composite shingle roofs are standard in these models. The homes feature central heating and air, two tone color paint schemes, larger bay windows, decorative trim around the roof line and doors and extended soffits. Manufactured homes in good condition may feature skirting in HardiePlank, stone veneer, lattice or vinyl siding and will often include upgraded ventilation systems within the skirting.





DOUBLEWIDE - EXCELLENT

Excellent quality manufactured homes were built beginning in 2015. These homes are similar in both design and appearance to site-built homes, exterior finishes will be upgraded to include built in covered porches, and additional living space to include screened or enclosed porches. Ceilings maybe 9 feet or higher and include multiple pitches or elevations throughout. The manufactured homes in this class will feature enhanced material like plank lap siding, textured panels which resemble stucco, shingle siding or panel vertical siding. Accents to corners, columns, including stone veneer accents, decorative extended soffit panels, thicker fascia trim, and rain gutters are common. Excellent classed homes often feature multiple color paint schemes, upgraded skirting ventilation systems and upgraded roof materials. These homes are energy efficient and include upgraded windows and storm doors, the overall quality of construction will be apparent.





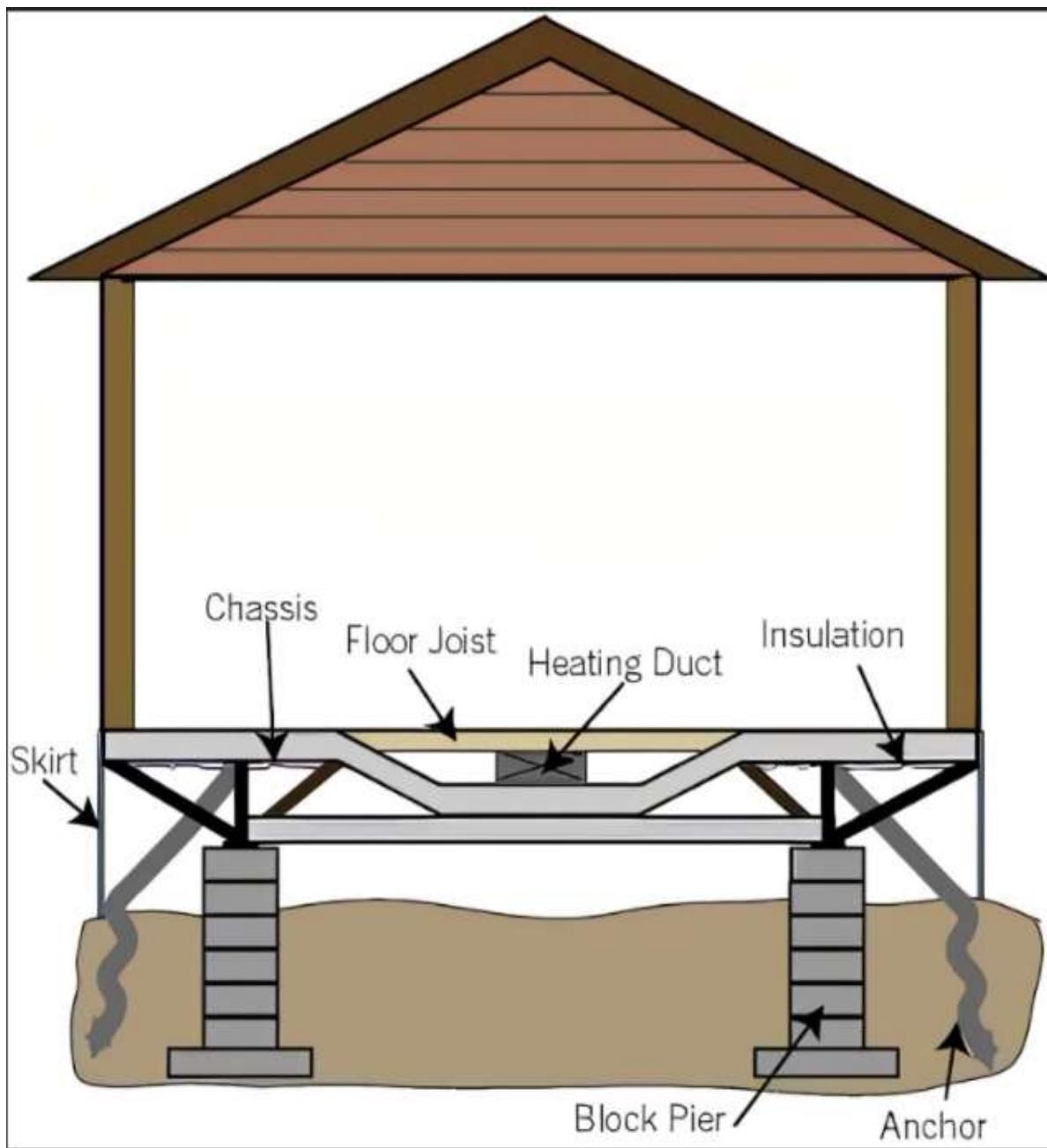


The design and construction of manufactured homes have come a long way from the early aluminum frame and metal roof rectangle boxes of the 70s and 80s. With a multitude of additions and customizations manufacturers offer, amenity packages and floor plans providing up to 3,000 square feet of living space it can be challenging to determine if an improvement is a manufactured home or stick home.

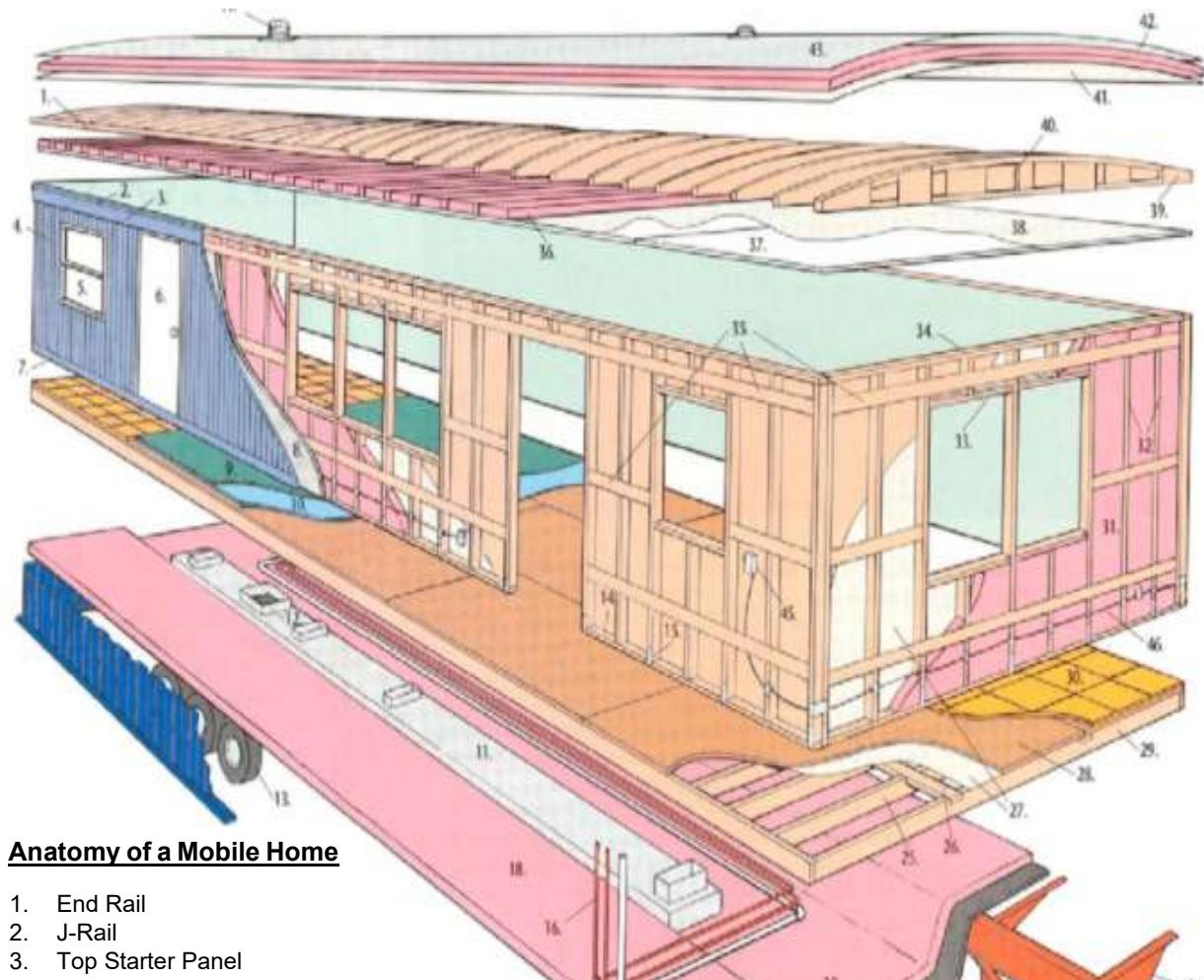
A manufactured home can only be mortgaged if it sits on a pier foundation. Once a home is constructed on site, the wheels and axle are removed, and the home is usually tied down for insurance requirements. The big difference between a pier-beam home and manufactured home: the home sits on a steel L-beam frame designed to carry the weight of the wall framing. Today's newer models are transportable and can be moved more than 1 time throughout the life of the home.



MANUFACTURED HOME FOUNDATIONS



Mobile Home Construction Diagram



Anatomy of a Mobile Home

- 1. End Rail
- 2. J-Rail
- 3. Top Starter Panel
- 4. Exterior Metal Panel
- 5. Double Hung Window
- 6. Exterior Door
- 7. Bottom Starter Panel
- 8. Wall Sheathing
- 9. Carpeting
- 10. Carpet Pad
- 11. Heat Duct System
- 12. Furnace Base
- 13. Running Gear
(Wheels, Tires, Axle)
- 14. Bottom Plate
- 15. Gusset
- 16. Water Supply Lines
- 17. Drain Line/ Sewer Line
- 18. Fiberglass Floor Insulation
- 19. Bottom Barrier
- 20. Junior L-Beam (main rail)
- 21. Outrigger
- 22. A-Frame
- 23. Hitch & Jack
- 24. Front Cross Member
- 25. Floor Joists
- 26. Stringer
- 27. Vapor Barrier
- 28. Floor Underlayment
- 29. Bottom Sill
- 30. Vinyl Floor Covering
- 31. Fiberglass Insulation
- 32. 2"x4" Studs
- 33. Header
- 34. Top Plate
- 35. Belt Rails
- 36. 2nd Roof fiberglass layer
- 37. Ceiling Panels
- 41. First Roof Vapor Barrier
- 42. First Layer of Fiberglass Roof Insulation
- 43. Galvanized Steel Roof
- 44. Furnace Roof Stack
- 45. Electrical Outlet Box
- 46. Electrical Wires

SINGLEWIDE MANUFACTURED HOME TABLE BY CLASS

CLASS	SLMH	SFMH	SAMH	SGMH	SEMH
SQ. FT.	UNIT PRICE				
400	59.25	67.50	78.50	94.00	107.00
< 450	58.50	65.75	77.50	92.00	104.50
< 500	57.50	65.25	76.50	91.00	103.00
< 550	57.00	64.00	75.50	90.00	101.75
< 600	56.00	63.50	74.50	89.00	99.00
< 650	46.75	63.00	74.00	88.00	97.50
< 700	46.25	62.00	73.50	87.00	96.75
< 750	45.50	61.50	72.50	86.00	95.25
< 800	44.75	51.00	62.50	83.50	94.00
< 850	43.75	50.00	61.50	82.50	88.00
< 900	41.50	49.25	61.00	81.00	87.00
< 950	41.00	48.75	60.00	80.50	86.00
< 1000	40.50	48.25	59.50	79.50	83.00
< 1050	40.00	47.50	59.00	78.00	80.75
< 1100	38.00	45.25	56.00	76.50	79.50
< 1150	37.25	44.75	55.50	74.50	77.25
< 1200	36.75	44.25	55.00	72.00	75.00
< 1250	36.25	43.75	54.50	64.00	74.25
< 1300	34.75	40.50	52.00	61.00	71.00
< 1350	34.25	39.00	51.00	60.00	70.75
< 1400	33.75	38.75	50.50	59.50	70.00
< 1450		38.50	48.25	56.50	68.00
< 1500		38.25	47.50	55.50	67.00

SLMH - Singlewide Low Manufactured Homes

SFMH - Singlewide Fair Manufactured Homes

SAMH - Singlewide Average Manufactured Homes

SGMH - Singlewide Good Manufactured Homes

SEMH - Singlewide Excellent Manufactured Homes

*** All unit prices are interpolated**

**** Marshall & Swift Source**

Average cost of construction declines as building size and volume is expanded, smaller sizes are higher price per square foot, and larger sizes are lower price per square foot.

DOUBLEWIDE MANUFACTURED HOME TABLE BY CLASS

CLASS	DFMH	DAMH	DGMH	DEMH
SQ. FT.	UNIT PRICE	UNIT PRICE	UNIT PRICE	UNIT PRICE
< 800	64.00	93.50	108.00	116.00
< 850	62.50	90.50	107.00	115.00
< 900	61.50	88.00	105.00	112.50
< 950	59.50	86.00	103.50	111.50
< 1000	59.00	84.00	100.00	109.50
< 1050	54.50	82.50	99.00	107.50
< 1100	53.00	80.50	91.50	106.50
< 1150	52.50	78.00	90.50	105.50
< 1200	51.50	76.00	89.00	104.00
< 1250	49.00	74.00	87.00	102.50
< 1300	48.50	72.00	85.50	101.25
< 1350	48.00	70.50	84.00	100.50
< 1400	47.50	68.00	83.75	99.50
< 1450	47.00	66.00	80.50	98.50
< 1500	46.75	64.50	79.00	98.00
< 1550	46.50	63.00	77.00	96.75
< 1600	45.25	61.50	75.00	96.00
< 1650	44.00	60.00	73.50	87.50
< 1700	43.00	58.50	72.00	86.50
< 1750	42.00	57.00	70.00	85.50
< 1800	40.50	55.50	69.50	84.25
< 1850	39.25	54.00	69.00	83.50
< 1900	39.00	53.50	68.50	78.00
< 1950	38.50	52.00	68.00	74.00
< 2000		50.50	67.50	72.50
< 2050		49.25	67.00	71.50
< 2100		48.00	66.50	68.00
< 2150		46.00	64.00	65.50

DFMH - Doublewide Fair Manufactured Homes

DAMH - Doublewide Average Manufactured Homes

DGMH - Doublewide Good Manufactured Homes

DEMH - Doublewide Excellent Manufactured Homes

*** All unit prices are interpolated.**

**** Marshall & Swift Source**

MANUFACTURED HOME DEPRECIATION SCHEDULE

Year Life Expectancy for Manufactured Home - Depreciation Table						
Effective Age Years	45 Yrs.	40 Yrs.	35 Yrs.	30 Yrs.	25 Yrs.	20 Yrs.
1	1%	1%	2%	2%	3%	3%
2	2%	3%	4%	4%	6%	7%
3	3%	4%	5%	6%	9%	11%
4	4%	5%	7%	9%	12%	15%
5	6%	7%	9%	12%	15%	20%
6	7%	9%	11%	14%	18%	24%
7	8%	10%	13%	17%	22%	28%
8	10%	12%	15%	19%	25%	33%
9	11%	14%	17%	22%	29%	38%
10	13%	16%	20%	25%	32%	43%
11	14%	18%	22%	28%	36%	48%
12	15%	20%	24%	31%	40%	53%
13	17%	22%	27%	34%	44%	57%
14	19%	24%	29%	37%	48%	61%
15	21%	26%	32%	40%	52%	66%
16	23%	28%	34%	43%	55%	70%
17	25%	30%	37%	47%	59%	73%
18	27%	32%	40%	50%	63%	76%
19	29%	35%	43%	53%	67%	78%
20	30%	37%	45%	56%	71%	79%
21	32%	40%	48%	59%	74%	80%
22	34%	42%	51%	62%	76%	80%
23	36%	45%	54%	65%	78%	
24	38%	47%	57%	68%	79%	
25	41%	50%	60%	71%	80%	
26	43%	52%	62%	74%	80%	
27	45%	55%	65%	76%		
28	47%	57%	68%	77%		
29	50%	60%	70%	78%		
30	52%	62%	71%	79%		
31	54%	65%	73%	80%		
32	56%	67%	74%	80%		
33	58%	69%	76%			
34	60%	71%	77%			
35	63%	73%	78%			
36	65%	74%	79%			
37	67%	76%	80%			
38	69%	77%	80%			
39	71%	78%				
40	72%	79%				
41	74%	80%				
42	75%	80%				
43	76%					
44	77%					
45	78%					
46	79%					
47	80%					
48	80%					

QUALITY	SINGLE-FAMILY (Detached)	
	Site-built or modular:	Mfd. Housing: (mobile homes)
Frame/Masonry	Single Wide / Multi-Wide	
Low	45 / 50	20 / 25
Fair	50 / 55	20 / 25
Average	55 / 60	25 / 30
Good	55 / 60	30 / 35
Very Good	55 / 60	35 / 40
Excellent	60 / 65	40 / 45

SINGLEWIDE & DOUBLEWIDE MANUFACTURED HOME AMMENITIES

35 YEAR LIFE EXPECTANCE USED FOR DEPRECIATION

PORCH AND PATIO

OP-MH	UNIT COST \$11.10
PAT-MH	UNIT COST \$11.10

WOOD DECK

WD-MH	UNIT COST \$39.75
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COVERED PORCH AND COVERED PATIO

CPO- MH	UNIT COST \$21.60
CPAT-MH	UNIT COST \$21.60

CANOPY

CPY-MH	UNIT COST \$15.15
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CARPORT

CP-MH	UNIT COST \$19.05
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COVERED WOOD DECK

CWD-MH	UNIT COST \$45.44
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SCREENED PORCH

SPO-MH	UNIT COST \$48.00
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ENCLOSED PORCH

EPO-MH	UNIT COST \$63.25
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ADDITION

ADD	UNIT COST \$69.86
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DEPRECIATION BASED ON MANUFACTURED HOME CLASSIFICATION

MOBILE HOME AMMENITIES CONTINUED

GARAGE & WORKSHOP

DG-MH	UNIT COST \$81.50
WKSP-MH	UNIT COST \$81.50

STORAGE AND SHED

STG-MH	UNIT COST \$26.50
SH-MH	UNIT COST \$26.50

STABLE

STBL-MH	UNIT COST \$38.75
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BARN

BARN-MH	UNIT COST \$34.50
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METAL UTILITY BUILDING

MTUB-MH	UNIT COST \$62.00
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MANUFACTURED HOME JOB AID

Singlewide Manufactured Home Classes:

Singlewide Low Manufactured Home: SLMH	Manufactured Before 1975
Singlewide Fair Manufactured Homes: SFMH	Manufactured Before 1975-1989
Singlewide Average Manufactured Homes: SAMH	Manufactured Before 1990-2004
Singlewide Good Manufactured Homes: SGMH	Manufactured Before 2005-2014
Singlewide Excellent Manufactured Homes: SEMH	Manufactured Before 2015 & newer

Doublewide Manufactured Home Classes:

Doublewide Fair Manufactured Home: DFMH	Manufactured from 1970-1984
Doublewide Average Manufactured Home: DAMH	Manufactured from 1985-1999
Doublewide Good Manufactured Home: DGMH	Manufactured from 2000-2014
Doublewide Excellent Manufactured Home: DEMH	Manufactured from 2015 & newer

***For doublewides there is no LOW class**

NOTE: The manufactured dates within classes serve as guidelines to determine quality of construction for manufactured homes, your best tools are observation and judgement. An adjustment can be made to the effective age in 5-year increments, ending in either a 0 or 5. Example: an effective age of 1977 can be changed to either 1980 or 1985, 1992 can be changed to 1995 or 2000; etc.

Manufactured Homes Amenity Codes in PACS:

CODE	DESCRIPTION
OP-MH	OPEN PORCH
PAT-MH	PATIO
CPO-MH	COVERED PORCH
CPAT-MH	COVERED PATIO
WD-MH	WOOD DECK
CWD-MH	COVERED WOOD DECK
CPY-MH	CANOPY
CP-MH	CARPORT
SPO-MH	SCREENED PORCH
EPO-MH	ENCLOSED PORCH

CODE	DESCRIPTION
ADD-MH	ADDITION- PER CLASS
STG-MH	STORAGE
SH-MH	SHED
DG-MH	DETACHED GARAGE
WKSP-MH	WORKSHOP
MTUB-MH	METAL UTILITY BUILDING
STBL-MH	STABLE
BARN-MH	BARN

***Classification, Unit Costs and Amenities subject to change every 5 years, upon review or as needed.**