
Single Family Residential

Manufactured Structures

Special Instructions

This section contains the cost data for estimating the replacement cost new of manufactured structures through a standard classification system.

Prior to July 1976, manufactured structures had few minimum construction requirements. Manufacturers produced different quality construction levels and features for each model. Few, if any, options were available to individualize the different makes and models. The quality level of the structure depended upon the specific manufacturer and model. Quality classification lists for the structures were developed based upon make and model, and were fairly accurate.

In July 1976, the Government imposed regulations that standardized minimum manufactured structure building codes. Since the basic structure was more standardized, manufacturers began offering more optional features (options) to customize each structure for its particular buyer. Now, emphasis is placed on the overall quality and the option load of the structure, not the brand or model name.

Class Features

The Class Features are intended to provide an overall impression for each classification level of manufactured structure. The Class Features give general guidelines to help you determine the utility and market characteristics of each class.

Base Specifications

The Base Specifications contain a listing of the quality and quantity of construction components found in the typical manufactured structure in each class. These listings are generic in nature, **as they cover all ages of structures.**

Base Factor Descriptions

The Base Factor Descriptions contain a specific listing of the construction components and option loads for **new-construction** manufactured structures in each class. The cost factor tables for manufactured structures are developed directly from these lists. The Base Factor Descriptions are segregated into five sub-areas: exterior/structural, kitchen, bathrooms, other interior, and utility.

Use the Base Factor Descriptions as the prime consideration in selecting the proper class for each of the five sub-areas within the structure. The Base Specifications will help you compare features from older structures to the Base Factor Descriptions of new structures.

Classification

Each of the five sub-areas of the structure must be independently sub-classed. Compare the inventory of each sub-area of the structure to the base factor description list for that sub-area. After establishing the appropriate general classification for that sub-area, determine if it needs a partial class adjustment. If the inventory is greater or less than the straight class description, you must apply an appropriate percentage adjustment. For example, a kitchen may be predominately class 6, but have more options than a straight class 6. You may determine that 6+ is appropriate for this kitchen.

NOTE: When using plus and minus adjustments, the overall adjustment will be determined by the spread between the full classes. Typically, you would divide that spread by three to avoid over-lapping values at the halfway point. For example, if the spread between class 6 and class 7 is 12 percent, class 6+ would be plus 4 percent and class 7- would be minus 4 percent.

After you have properly classed each of the five sub-areas, you must make an overall classification for the structure. Weight approximately 23 percent to each of the major sub-areas (exterior/structural, kitchen, bathrooms, and other interior). Weight the remaining 8 percent to the utility area. The following examples will aid in understanding the overall classing process.

Example #1:	Exterior/Structural	5 +
	Kitchen	5 +
	Bathrooms	5 +
	Other Interior	5
	Utility	5
	Overall Class	5 +

Explanation: In this structure, three of the four major areas are a 5+, with the other major area at 5. This structure is predominately a class 5+ structure.

Example #2:	Exterior/Structural	7 –
	Kitchen	7
	Bathrooms	7
	Other Interior	7
	Utility	7
	Overall Class	7

Explanation: In this example, the structure is a class 7. The exterior/structural accounts for approximately 23 percent of the total value. The adjustment applied to this sub-area only affects the total value by 2.3 percent. This does not warrant an overall adjustment, so the structure is classed as a straight class 7.

Example #3:	Exterior/Structural	5 +
	Kitchen	6
	Bathrooms	4
	Other Interior	5 –
	Utility	5
	Overall Class	5

Explanation: In this structure, the class differences and the plus and minus adjustments cancel each other out, resulting in a class 5 structure.

Base Cost Factors

Manufactured structure dealers' typical selling prices determine the Base Cost Factors. Actual transactions reflect significant variation in buyers' preferences, quality and quantity of components placed in the structures, and between components and prices available from manufactures and dealers. Therefore, this analysis appears to be the most appropriate. The Base Cost Factors include not only a typical allowance for the dealer's overhead and profit, but delivery and set-up charges. Accordingly, they are "on the site" replacement cost factors.

NOTE: Set-up charges do not include water, sewer, electrical, or gas hookup charges from the main supply to the structure stub-outs.

The Base Cost Factors are listed in ten square foot increments for each class. To compute the square footage, square off minor projections and recessions such as walk-a-bays, recessed entries, and small porch entries. Include all tip-out, slide-out, and additional room sections. This requires actual field measuring. Do not rely on the manufacturer's figures or the owner's memory.

Accessory Improvements

Costs for carports and garages are in the conventional single family cost tables. Storage sheds and other accessory improvement costs are in Section 600.

Local Cost Modifier

A carefully developed Local Cost Modifier (LCM) will provide the best assurance of attaining supportable replacement cost estimates for any specific market area. Develop the LCM for this section using local sales of manufactured structures, following the procedure outlined in Section 100 of this book. Because manufactured structure sales typically include some items of personal property, it is important to deduct the value of personal property before you use the local sales to develop the LCM. You may find that the modifier applicable to this section will be different than the modifier for the other building types found in this book.

Example Replacement Cost New

The following example illustrates the proper procedure to use in developing a replacement cost new for a manufactured structure.

Example

The structure is a multi-section doublewide unit, 27 feet wide by 56 feet long by exterior measurement. The structure meets the overall design and quality base specifications of a class 5 unit. The options included in this structure are slightly more than the standard class 5, or 5+. (analysis has determined a class 5+ to be plus 5 percent).

$$27' \times 56' = 1,512 \text{ sq. ft.}$$

$$\text{Class 5 multi-section doublewide base factor for 1,512 sq. ft.} = \$37.50$$

$$\$37.50 \times 1.05 = \$39.38$$

$$\$39.38 \times 1,512 \text{ sq. ft.} = \$59,543 \text{ or } \$59,540 \text{ rounded}$$

$$\text{Total manufactured structure replacement cost new} = \$59,540.$$

Typical Options List

The Typical Options List is a sampling of some of the options seen in today's manufactured structures, along with their associated costs. This list is not all-inclusive, and is based upon new construction doublewide, 56 feet in length structures. Some options will have different costs when applied to single- or triple-wide structures.

The Typical Options List is included in this manual as a reference only. Some construction features are standard for some manufacturers, while other manufacturers will offer them as an option. The quality and the option load will determine the class of the structure. It is not designed to be used as a line item adjustment system, rather, it is intended to be used as a source for you to determine the effect typical options have on their respective sub-areas.

Typical Options List

Double Wide Manufactured Structures

Option	Cost
Exterior/Structural	
Roof:	
Architectural shingles	\$ 600
4/12 roof pitch (any pitch over a 4/12 would be hinged or built on site)	400
6/12 roof pitch	2,400
Hip roof system	3,550
40# roof load	1,000
60# roof load	2,000
80# roof load	3,500
Eaves, up to residential 12" vented	In classification
Siding:	
Fiber cement, lap, all sides	1,700
Cedar bevel	\$31 per lineal foot
Log	\$50 per lineal foot
Brick exterior treatment	In classification
Trim package four sides	In classification
Dormers:	
Roof dormer, 16' to 24'	475
Tower dormer	1,200
Origami dormer	1,200
Recessed entry:	In classification
Windows:	In classification
Doors:	In classification
Skylights, solar tubes:	In classification
Super Good Cents, Energy Star, Natural Choice:	
Ceiling R-38, walls R-21, floor R-33 (requires 2x6 construction)	1,800
HUD:	
Ceiling R-22, walls R-19, floor R-18	Required

Kitchen

Hard wood cabinets, tile counter edges and backsplash, walk-in pantries, kitchen islands, veggie sinks, hot water dispensers, fixtures, and hardware:	In classification
Appliances:	
Built-in range, oven(s), cooktop, self clean and downdraft, microwave hood/fan:	In classification
Stainless steel appliance package	3,300
Upgrade appliance package	1,100
Cooktop with single wall oven	690
Cooktop with double wall oven	1,000
Downdraft cooktop with wall oven	1,400
Ceramic top range	500
Range hood microwave	550
Trash compactor	450

Typical Options List (continued)

Option	Cost
Wine chiller (29 bottle capacity)	\$ 240
Omit personal property appliances:	
Standard refrigerator	(400)
Standard range (free-standing)	(250)
Up-grade refrigerator (side-by-side)	(850)
Up-grade range (free-standing)	(400)
Stainless steel refrigerator (side-by-side)	(1,200)
Stainless steel range (free-standing)	(720)

Bathrooms

Hardwood cabinets, tile counter edges and backsplash, oval and jetted tubs, 60" stall shower (can be tile), fixtures, and hardware:	In classification
60" fiberglass roll-in handicap shower	2,260
60" oval spa tub with jets	750
Half bath (sink and toilet)	1,000
Full bath (sink, toilet, tub w/shower over or stall shower)	1,500

Other Interior

Built-in computer center, entertainment center, china cabinet, buffet, bookcase, desk, wet bar, etc.:	In classification
Rounded corners; plant ledges; arched openings; vaulted, nine foot, and coffered ceiling; bridging; and other architectural features:	In classification
Laminate, hardwood, and tile flooring:	In classification
Fireplace, T&T face and mantel, tile surround and hearth:	
Wood burning w/blower	1,300
Gas w/blower	2,000
Gas, see-through	2,300
Gas, three-sided	2,900
Earth Stove:	
Wood burning w/blower	2,100
Pellet w/blower	2,900

Utility

Laundry tub with cabinet	330
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Class 4

Class Features

The Class 4 manufactured structure is an “entry level” unit with workmanship and materials reflecting the emphasis on economy. This class of structure has a simple design and plain appearance. It is primarily intended for the “budget” market.

The exterior of this class is simple with few, if any, trim features. The siding is lightweight aluminum panel with visible holding screws, T-1-11 or LP hardboard. The roof is economy grade composition shingles or sheet metal. The windows are few and small with aluminum or vinyl frames (dual glazed after April 1992). The entry door is plain and slab-like with no recessed entry, and little or no eaves.

Interior layout is functional but plain with limited storage space. If any area is carpeted, it usually will be in the main living area only.

This class of structure is intended to appeal to the economy market, with maximum shelter at a minimum cost the prime motivation.

Class Illustrations



Class 4

Interior Features



Item	Base Specifications — Class 4 (Pre-1990)
Frame-Foundation	Steel-beam frame with cross members, outriggers and undercarriage; set up on concrete piers.
Exterior Walls	2" × 3" or 2" × 4" wood stud frame 16" or 24" on center. Siding is lightweight enameled aluminum panels with visible holding screws, T-1-11 or LP type hardboard; batt insulation; low cost metal slab-type exterior doors; limited window area with slide-type inexpensive aluminum or vinyl frame windows; few, if any, exterior trim features.
Roof	Flat, slightly arched, or gabled; wood frame; truss-type rafters; batt or blown insulation; lightweight sheet metal or composition cover; little or no eaves.
Floor	2" × 6" wood joists set 16" on center; moisture barrier; batt insulation; particleboard decking; lightweight pad and carpet in main living area; economy grade vinyl floor cover in all other areas.
Partitions	Combination of 1" × 3" and 2" × 3" wood stud frame set minimum 16" on center; lightweight simulated wood-grain finish paneling or 5/16" paper or vinyl-wrapped drywall; light, hollow-core doors with hardware; ceiling cover of plank-type acoustical panels with exposed fasteners or inexpensive textured drywall.
Interior Components	Plain pressboard, simulated wood-grain finish cabinets with laminate countertop in kitchen and bath; hardware; small wardrobes with light bypass doors.
Electrical	Entry service; nonmetallic sheathed cable wiring; limited convenience outlets; economy grade plastic or glass light fixtures.
Plumbing	Single section: one bathroom; five economy grade fixtures of lightweight vinyl or plastic, lavatory, toilet, two-piece bathtub with shower over; kitchen sink; water heater; and laundry hookup. Multi-section: two bathrooms; eight economy grade fixtures of lightweight vinyl or plastic, two lavatories, two toilets, two-piece bathtub with shower over, or stall shower with bathtub; kitchen sink; water heater; and laundry hookup.
Heating	Electric, gas, or oil thermostatically-controlled forced air furnace with minimal duct system; minimum number of registers.

Class 4

Base Factor Descriptions — New Construction (1990-Present)

Exterior/Structural:

Hardboard siding (T-1-11 or LP style)
Composition roof, 3/12 pitch or less
Minimal or no eaves
2" × 4" exterior walls
Insulation: ceiling R-22, walls R-19, floor R-18 (minimum HUD requirement)
Super Good Cents package: ceiling R-38, walls R-21, floor R-33 (Requires 2" × 6" walls)
Minimal or no door/window trim
Economy grade dual pane aluminum or vinyl sliding windows
Economy grade plank front and rear doors

Kitchen:

Minimal economy grade simulated wood-grain finish cabinet frames and doors
Cabinets unbacked but are painted inside
Economy grade laminate counters and backsplash
Economy grade appliances
Economy grade stainless steel or fiberglass kitchen sink
Economy grade hardware
Economy grade light fixtures

Bathrooms:**Primary Bath:**

Economy grade two-piece vinyl tub/shower combination
Economy grade plastic sink
Economy grade hardware
Economy grade laminate counter and backsplash
Minimal economy grade simulated wood-grain finish cabinet frames and doors
Economy grade light fixtures

2nd Bath:

Economy grade two-piece vinyl tub/shower combination
Economy grade plastic sink
Economy grade hardware
Economy grade laminate counter and backsplash
Minimal economy grade simulated wood-grain finish cabinet frames and doors
Economy grade light fixtures

Other Interior:

Paper or vinyl wrapped drywall wall cover
Plank or tape and textured drywall ceiling cover
Economy grade carpet with 3/8" pad and/or economy grade vinyl
Little or no molding and trim
Economy grade light fixtures

Utility:

30 gallon hot water heater
Plumbed for washer/dryer

Cost Factor Tables — Class 4

Single Section

Sq.ft.	400	500	600	700	800	900	1000	1100
0	\$42.56	\$41.81	\$41.06	\$40.31	\$39.56	\$38.81	\$38.06	\$37.31
10	\$42.49	\$41.74	\$40.99	\$40.24	\$39.49	\$38.74	\$37.99	\$37.24
20	\$42.41	\$41.66	\$40.91	\$40.16	\$39.41	\$38.66	\$37.91	\$37.16
30	\$42.34	\$41.59	\$40.84	\$40.09	\$39.34	\$38.59	\$37.84	\$37.09
40	\$42.26	\$41.51	\$40.76	\$40.01	\$39.26	\$38.51	\$37.76	\$37.01
50	\$42.19	\$41.44	\$40.69	\$39.94	\$39.19	\$38.44	\$37.69	\$36.94
60	\$42.11	\$41.36	\$40.61	\$39.86	\$39.11	\$38.36	\$37.61	\$36.86
70	\$42.04	\$41.29	\$40.54	\$39.79	\$39.04	\$38.29	\$37.54	\$36.79
80	\$41.96	\$41.21	\$40.46	\$39.71	\$38.96	\$38.21	\$37.46	\$36.71
90	\$41.89	\$41.14	\$40.39	\$39.64	\$38.89	\$38.14	\$37.39	\$36.64

$$\text{Value } y = 33.635x + 4340.25$$

Multi-Section — Double Wide

Sq.ft.	900	1000	1100	1200	1300	1400	1500	1600	1700	1800
0	\$38.81	\$38.06	\$37.31	\$36.56	\$35.81	\$35.06	\$34.31	\$33.56	\$32.81	\$32.06
10	\$38.74	\$37.99	\$37.24	\$36.49	\$35.74	\$34.99	\$34.24	\$33.49	\$32.74	\$31.99
20	\$38.66	\$37.91	\$37.16	\$36.41	\$35.66	\$34.91	\$34.16	\$33.41	\$32.66	\$31.91
30	\$38.59	\$37.84	\$37.09	\$36.34	\$35.59	\$34.84	\$34.09	\$33.34	\$32.59	\$31.84
40	\$38.51	\$37.76	\$37.01	\$36.26	\$35.51	\$34.76	\$34.01	\$33.26	\$32.51	\$31.76
50	\$38.44	\$37.69	\$36.94	\$36.19	\$35.44	\$34.69	\$33.94	\$33.19	\$32.44	\$31.69
60	\$38.36	\$37.61	\$36.86	\$36.11	\$35.36	\$34.61	\$33.86	\$33.11	\$32.36	\$31.61
70	\$38.29	\$37.54	\$36.79	\$36.04	\$35.29	\$34.54	\$33.79	\$33.04	\$32.29	\$31.54
80	\$38.21	\$37.46	\$36.71	\$35.96	\$35.21	\$34.46	\$33.71	\$32.96	\$32.21	\$31.46
90	\$38.14	\$37.39	\$36.64	\$35.89	\$35.14	\$34.39	\$33.64	\$32.89	\$32.14	\$31.39

$$\text{Value } y = 24.635x + 13970.25$$

Multi-Section — Triple Wide

Sq.ft.	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500
0	\$35.40	\$35.00	\$34.60	\$34.20	\$33.80	\$33.40	\$33.00	\$32.60	\$32.20	\$31.80	\$31.40	\$31.00
10	\$35.36	\$34.96	\$34.56	\$34.16	\$33.76	\$33.36	\$32.96	\$32.56	\$32.16	\$31.76	\$31.36	\$30.96
20	\$35.32	\$34.92	\$34.52	\$34.12	\$33.72	\$33.32	\$32.92	\$32.52	\$32.12	\$31.72	\$31.32	\$30.92
30	\$35.28	\$34.88	\$34.48	\$34.08	\$33.68	\$33.28	\$32.88	\$32.48	\$32.08	\$31.68	\$31.28	\$30.88
40	\$35.24	\$34.84	\$34.44	\$34.04	\$33.64	\$33.24	\$32.84	\$32.44	\$32.04	\$31.64	\$31.24	\$30.84
50	\$35.20	\$34.80	\$34.40	\$34.00	\$33.60	\$33.20	\$32.80	\$32.40	\$32.00	\$31.60	\$31.20	\$30.80
60	\$35.16	\$34.76	\$34.36	\$33.96	\$33.56	\$33.16	\$32.76	\$32.36	\$31.96	\$31.56	\$31.16	\$30.76
70	\$35.12	\$34.72	\$34.32	\$33.92	\$33.52	\$33.12	\$32.72	\$32.32	\$31.92	\$31.52	\$31.12	\$30.72
80	\$35.08	\$34.68	\$34.28	\$33.88	\$33.48	\$33.08	\$32.68	\$32.28	\$31.88	\$31.48	\$31.08	\$30.68
90	\$35.04	\$34.64	\$34.24	\$33.84	\$33.44	\$33.04	\$32.64	\$32.24	\$31.84	\$31.44	\$31.04	\$30.64

$$\text{Value } y = 25.84x + 14030.8$$

y = Value x = Square Feet

Class 5

Class Features

These manufactured structures are designed to provide comfortable living at a moderate cost. The design of this class of structure is still simple, but with moderately more window area than the class 4. May have a recessed entry. Window and door trim is modest and is generally found on the front and entry sides only.

The interior layout is primarily aimed at functional utility but includes some of the features of the better-quality manufactured structures. All but the wet areas are typically carpeted.

The buyers of this class of structure are cost-conscious but are looking for a structure offering some of the amenities of the better quality units.

Class Illustrations



Class 5

Interior Features



Item	Base Specifications — Class 5 (Pre-1990)
Frame-Foundation	Steel-beam frame with cross members, outriggers and undercarriage; set up on concrete piers.
Exterior Walls	2" × 4" wood stud frame set 16" or 24" on center. Siding is enameled aluminum bevel or panels, T-1-11 or LP type hardboard; batt insulation; average quality front and rear doors; average window area with slide-type aluminum or vinyl-frame windows (dual glazed after April 1992); average door and window trim features on front and entry sides.
Roof	Flat, arched, or gabled; wood frame; truss-type rafters; batt or blown insulation; average quality sheet metal or composition shingle cover; may have minimal eaves on front and entry sides only.
Floor	2" × 6" wood joists set 16" on center; moisture barrier; batt insulation; particleboard decking; medium weight carpet and pad in all but wet areas; fair to average quality vinyl floor cover in wet areas.
Partitions	Combination of 1" × 3" through 2" × 4" wood studs set 16" on center; simulated wood grain finish paneling, 5/16" paper or vinyl-wrapped drywall; light hollow-core doors with fair to average quality hardware; fair quality wood or vinyl wrapped molding, if any; ceiling cover of plank-type acoustical panels, or tape and textured dry wall.
Interior Components	Average quality lacquered or simulated wood-grain finish cabinets with average quality laminate countertop in kitchen and bath(s); fair quality appliances; fair quality hardware; adequate wardrobes with bypass doors; may have built-in hutch and buffet.
Electrical	Entry service; nonmetallic sheathed cable wiring; adequate number of outlets; fair quality glass light fixtures.
Plumbing	Single section: one bathroom; five fair quality fixtures of fiberglass or enameled steel, lavatory, toilet, two-piece bathtub with shower over; kitchen sink; water heater; and laundry hookup. Multi-section: two bathrooms; eight fair quality fixtures of fiberglass or enameled steel, two lavatories, two toilets, two-piece bathtub with shower over, or stall shower with bathtub; kitchen sink; hot water heater; and laundry hookup.
Heating	Electric, gas, or oil thermostatically-controlled forced-air furnace with straight-line duct system; heat ducts to each room.

Class 5

Base Factor Descriptions — New Construction (1990-Present)

Exterior/Structural:

Hardboard siding (T-1-11 or LP type) or fiber cement
Composition roof (3/12 pitch)
Front and rear eaves up to 12", can have end wall eaves as well
Insulation: ceiling R-22, walls R-19, floor R-18 (minimum HUD requirement)
Super Good Cents package: ceiling R-38, walls R-21, floor R-33 (requires 2" × 6" walls)
May have recessed entry
Modest door/window trim two to four sides
Vinyl dual glazed windows with vents
Average quality six-panel vinyl or steel front and rear doors

Kitchen:

Simulated wood-grain finish cabinet frames and doors
Cabinets may be unbacked but are painted inside
Average quality laminate counters and backsplash (backsplash may be tile)
Average quality appliances
Average quality stainless steel or fiberglass sink
Fair quality hardware
Fair quality light fixtures

Bathrooms:**Primary Bath:**

Fair quality two-piece 60" fiberglass tub/shower combination
Fair quality fiberglass sink
Fair quality hardware
Average quality laminate counters and backsplash (backsplash may be tile)
Simulated wood-grain finish cabinet frames and doors
Fair quality light fixtures

2nd Bath:

Fair quality two-piece 60" fiberglass tub/shower combination
Fair quality fiberglass sink with overflow
Fair quality hardware
Average quality laminate counters and backsplash (backsplash may be tile)
Simulated wood-grain finish cabinet frames and doors
Fair quality light fixtures

Other Interior:

Walls and ceiling are tape and textured drywall
Closet walls can be vinyl or paper wrapped drywall
First upgrade carpet with 1/2" rebond pad
Fair quality vinyl in wet areas
Fair to average quality hardware
1-1/2" vinyl wrapped wedge door molding
May or may not have base molding
Fair quality glass light fixtures

Utility:

30 gallon hot water heater
Plumbed for washer/dryer

Cost Factor Tables — Class 5

Single Section

Sq.ft.	400	500	600	700	800	900	1000	1100
0	\$46.36	\$45.56	\$44.76	\$43.96	\$43.16	\$42.36	\$41.56	\$40.76
10	\$46.28	\$45.48	\$44.68	\$43.88	\$43.08	\$42.28	\$41.48	\$40.68
20	\$46.20	\$45.40	\$44.60	\$43.80	\$43.00	\$42.20	\$41.40	\$40.60
30	\$46.12	\$45.32	\$44.52	\$43.72	\$42.92	\$42.12	\$41.32	\$40.52
40	\$46.04	\$45.24	\$44.44	\$43.64	\$42.84	\$42.04	\$41.24	\$40.44
50	\$45.96	\$45.16	\$44.36	\$43.56	\$42.76	\$41.96	\$41.16	\$40.36
60	\$45.88	\$45.08	\$44.28	\$43.48	\$42.68	\$41.88	\$41.08	\$40.28
70	\$45.80	\$45.00	\$44.20	\$43.40	\$42.60	\$41.80	\$41.00	\$40.20
80	\$45.72	\$44.92	\$44.12	\$43.32	\$42.52	\$41.72	\$40.92	\$40.12
90	\$45.64	\$44.84	\$44.04	\$43.24	\$42.44	\$41.64	\$40.84	\$40.04

Value Formula $y = 36.84x + 4629.6$

Multi-Section — Double Wide

Sq.ft.	900	1000	1100	1200	1300	1400	1500	1600	1700	1800
0	\$42.36	\$41.56	\$40.76	\$39.96	\$39.16	\$38.36	\$37.56	\$36.76	\$35.96	\$35.16
10	\$42.28	\$41.48	\$40.68	\$39.88	\$39.08	\$38.28	\$37.48	\$36.68	\$35.88	\$35.08
20	\$42.20	\$41.40	\$40.60	\$39.80	\$39.00	\$38.20	\$37.40	\$36.60	\$35.80	\$35.00
30	\$42.12	\$41.32	\$40.52	\$39.72	\$38.92	\$38.12	\$37.32	\$36.52	\$35.72	\$34.92
40	\$42.04	\$41.24	\$40.44	\$39.64	\$38.84	\$38.04	\$37.24	\$36.44	\$35.64	\$34.84
50	\$41.96	\$41.16	\$40.36	\$39.56	\$38.76	\$37.96	\$37.16	\$36.36	\$35.56	\$34.76
60	\$41.88	\$41.08	\$40.28	\$39.48	\$38.68	\$37.88	\$37.08	\$36.28	\$35.48	\$34.68
70	\$41.80	\$41.00	\$40.20	\$39.40	\$38.60	\$37.80	\$37.00	\$36.20	\$35.40	\$34.60
80	\$41.72	\$40.92	\$40.12	\$39.32	\$38.52	\$37.72	\$36.92	\$36.12	\$35.32	\$34.52
90	\$41.64	\$40.84	\$40.04	\$39.24	\$38.44	\$37.64	\$36.84	\$36.04	\$35.24	\$34.44

Value Formula $y = 27.24x + 14902$

Multi-Section — Triple Wide

Sq.ft.	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500
0	\$38.40	\$38.00	\$37.60	\$37.20	\$36.80	\$36.40	\$36.00	\$35.60	\$35.20	\$34.80	\$34.40	\$34.00
10	\$38.36	\$37.96	\$37.56	\$37.16	\$36.76	\$36.36	\$35.96	\$35.56	\$35.16	\$34.76	\$34.36	\$33.96
20	\$38.32	\$37.92	\$37.52	\$37.12	\$36.72	\$36.32	\$35.92	\$35.52	\$35.12	\$34.72	\$34.32	\$33.92
30	\$38.28	\$37.88	\$37.48	\$37.08	\$36.68	\$36.28	\$35.88	\$35.48	\$35.08	\$34.68	\$34.28	\$33.88
40	\$38.24	\$37.84	\$37.44	\$37.04	\$36.64	\$36.24	\$35.84	\$35.44	\$35.04	\$34.64	\$34.24	\$33.84
50	\$38.20	\$37.80	\$37.40	\$37.00	\$36.60	\$36.20	\$35.80	\$35.40	\$35.00	\$34.60	\$34.20	\$33.80
60	\$38.16	\$37.76	\$37.36	\$36.96	\$36.56	\$36.16	\$35.76	\$35.36	\$34.96	\$34.56	\$34.16	\$33.76
70	\$38.12	\$37.72	\$37.32	\$36.92	\$36.52	\$36.12	\$35.72	\$35.32	\$34.92	\$34.52	\$34.12	\$33.72
80	\$38.08	\$37.68	\$37.28	\$36.88	\$36.48	\$36.08	\$35.68	\$35.28	\$34.88	\$34.48	\$34.08	\$33.68
90	\$38.04	\$37.64	\$37.24	\$36.84	\$36.44	\$36.04	\$35.64	\$35.24	\$34.84	\$34.44	\$34.04	\$33.64

Value Formula $y = 28.84x + 14031$

$y = \text{Value}$ $x = \text{Square Feet}$

Class 6

Class Features

The class 6 manufactured structure emphasizes convenience, livability, and appeal. The overall design incorporates many features of a “site-built” structure. Recessed entries, roof dormers, residential-type entry doors and picture or bay windows are common to this class.

The interior layout is well planned with special features such as hutches, bookcases, and dressing tables. Other features often found in this class are cathedral ceilings in the living and dining areas, dropped ceilings with indirect lighting in the kitchen, and special arrangements such as circular kitchens.

This class of structure is designed to appeal to that portion of the market desiring the convenience of manufactured-structure living with the amenities of a “site-built” structure. These buyers purchase manufactured structures by choice rather than for cost savings.

Class Illustrations



Class 6

Interior Features



Item	Base Specifications — Class 6 (Pre-1990)
Frame-Foundation	Steel-beam frame with cross members, outriggers and undercarriage; set up on concrete piers.
Exterior Walls	2" × 4" wood stud frame set 16" or 24" on center. Siding is enameled aluminum horizontal lap, T-1-11 or LP type hardboard siding; batt insulation; residential-type entry doors; large window area with slide-type aluminum frame windows (vinyl dual glazed after April 1992); good door and window trim four sides; styling features such as recessed entries and bay windows.
Roof	Flat, arched, or gable; wood frame; truss-type rafters; batt or blown insulation; good quality sheet metal or composition shingle cover; may have eaves on four sides; dormers.
Floor	2" × 6" or 2" × 8" wood joists set 16" on center; moisture barrier; batt insulation; particleboard or plywood decking; average or better weight carpet and pad all rooms except wet areas; average to good quality vinyl floor cover in wet areas.
Partitions	2" × 3" or 2" × 4" wood-stud frame set 16" on center; natural-finish hardwood paneling or tape and texture wall cover (kitchen, utility, and baths may have vinyl wrapped 5/16" drywall); average to good quality hollow doors and hardware; average to good quality wood or vinyl wrapped molding; ceiling cover of plank-type acoustic panels, wood paneling, or tape and textured drywall.
Interior	Average to good quality veneer or good quality simulated wood-grain finish cabinets with average to good quality laminate countertop and backsplash in kitchen and baths; average to good quality appliances; average to good quality hardware; large wardrobes with ample storage, may be of walk-in design; built-in hutch and buffet.
Electrical	Entry service; nonmetallic sheathed cable wiring; good number of convenience outlets; silent switches; average to good quality glass light fixtures.
Plumbing	Two bathrooms; eight average to good quality fixtures of fiberglass or enameled steel, two lavatories, two toilets, bathtub with shower over, or stall shower with bathtub; kitchen sink and water heater; laundry hookup.
Heating	Electric, gas, or oil thermostatically-controlled forced-air furnace with straight-line duct system; ample heat ducts to each room; adaptable to air conditioning or heat pump.

Class 6

Base Factor Descriptions — New Construction (1990-Present)

Exterior/Structural:

Fiber cement siding
Average quality composition or architectural composition roof, 3/12 pitch or more
Full residential vented eaves
Insulation: ceiling R-22, walls R-19, floor R-18 (minimum HUD requirement)
Super Good Cents package: ceiling R-38, walls R-21, floor R-33 (requires 2" × 6" walls)
Recessed entry
Door/window trim four sides
Vinyl dual glazed residential windows
Dormers and other accents
Residential six panel steel front and rear doors

Kitchen:

Average to good quality simulated wood-grain finish or wood cabinet frames and doors
Cabinets backed and painted inside
Average to good quality laminate counters with ceramic tile bullnose edge and backsplash
Average to good quality appliances
Average to good quality stainless steel, porcelain, or acrylic sink
Average to good quality hardware
Average to good quality light fixtures and indirect lighting
May have walk-in pantry

Bathrooms:**Primary Bath:**

Average to good quality one-piece 60" fiberglass tub/shower combination or stall shower and oval tub
Two average to good quality porcelain or acrylic sinks
Average to good quality hardware
Average to good quality light fixtures
Average to good quality laminate counters with ceramic tile bullnose edge and backsplash
Average to good quality simulated wood grain finish or wood cabinet frames and doors

2nd Bath:

Average to good quality one-piece 60" fiberglass tub/shower combination
Average to good quality porcelain or acrylic sink with overflow
Average to good quality hardware
Average to good quality light fixtures
Average to good quality laminate counters with ceramic tile bullnose edge and backsplash
Average to good quality simulated wood-grain finish or wood cabinet frames and doors

Class 6

Base Factor Descriptions — New Construction (1990-Present) (continued)

Other Interior:

Knock down tape and texture ceilings and walls with rounded corners
May have one or more of these amenities: coffered ceilings, nine-foot ceilings, arched openings, and tower dormer windows
Medium to heavy grade carpet with 1/2" rebond pad throughout (except wet areas)
Average to good quality wood molding
Stained or painted wood door casings throughout
Average to good quality hardware
Built-ins such as entertainment center, computer center, china hutch, or buffet
Average to good quality paddle fan with light
Average to good quality light fixtures
Plant shelves and/or bridging, may have skylights

Utility:

40 to 50 gallon hot water heater
Plumbed for washer/dryer
Average to good quality overhead cabinets
May have laundry tub

Cost Factor Tables — Class 6

Single Section

	400	500	600	700	800	900	1000	1100
0	\$49.50	\$48.75	\$48.00	\$47.25	\$46.50	\$45.75	\$45.00	\$44.25
10	\$49.43	\$48.68	\$47.93	\$47.18	\$46.43	\$45.68	\$44.93	\$44.18
20	\$49.35	\$48.60	\$47.85	\$47.10	\$46.35	\$45.60	\$44.85	\$44.10
30	\$49.28	\$48.53	\$47.78	\$47.03	\$46.28	\$45.53	\$44.78	\$44.03
40	\$49.20	\$48.45	\$47.70	\$46.95	\$46.20	\$45.45	\$44.70	\$43.95
50	\$49.13	\$48.38	\$47.63	\$46.88	\$46.13	\$45.38	\$44.63	\$43.88
60	\$49.05	\$48.30	\$47.55	\$46.80	\$46.05	\$45.30	\$44.55	\$43.80
70	\$48.98	\$48.23	\$47.48	\$46.73	\$45.98	\$45.23	\$44.48	\$43.73
80	\$48.90	\$48.15	\$47.40	\$46.65	\$45.90	\$45.15	\$44.40	\$43.65
90	\$48.83	\$48.08	\$47.33	\$46.58	\$45.83	\$45.08	\$44.33	\$43.58

Value Formula $y = 40.575x + 4340$

Multi-Section — Double Wide

	900	1000	1100	1200	1300	1400	1500	1600	1700	1800
0	\$45.75	\$45.00	\$44.25	\$43.50	\$42.75	\$42.00	\$41.25	\$40.50	\$39.75	\$39.00
10	\$45.68	\$44.93	\$44.18	\$43.43	\$42.68	\$41.93	\$41.18	\$40.43	\$39.68	\$38.93
20	\$45.60	\$44.85	\$44.10	\$43.35	\$42.60	\$41.85	\$41.10	\$40.35	\$39.60	\$38.85
30	\$45.53	\$44.78	\$44.03	\$43.28	\$42.53	\$41.78	\$41.03	\$40.28	\$39.53	\$38.78
40	\$45.45	\$44.70	\$43.95	\$43.20	\$42.45	\$41.70	\$40.95	\$40.20	\$39.45	\$38.70
50	\$45.38	\$44.63	\$43.88	\$43.13	\$42.38	\$41.63	\$40.88	\$40.13	\$39.38	\$38.63
60	\$45.30	\$44.55	\$43.80	\$43.05	\$42.30	\$41.55	\$40.80	\$40.05	\$39.30	\$38.55
70	\$45.23	\$44.48	\$43.73	\$42.98	\$42.23	\$41.48	\$40.73	\$39.98	\$39.23	\$38.48
80	\$45.15	\$44.40	\$43.65	\$42.90	\$42.15	\$41.40	\$40.65	\$39.90	\$39.15	\$38.40
90	\$45.08	\$44.33	\$43.58	\$42.83	\$42.08	\$41.33	\$40.58	\$39.83	\$39.08	\$38.33

Value Formula $y = 31.575x + 13970$

Multi-Section — Triple Wide

	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500
0	\$42.40	\$42.00	\$41.60	\$41.20	\$40.80	\$40.40	\$40.00	\$39.60	\$39.20	\$38.80	\$38.40	\$38.00
10	\$42.36	\$41.96	\$41.56	\$41.16	\$40.76	\$40.36	\$39.96	\$39.56	\$39.16	\$38.76	\$38.36	\$37.96
20	\$42.32	\$41.92	\$41.52	\$41.12	\$40.72	\$40.32	\$39.92	\$39.52	\$39.12	\$38.72	\$38.32	\$37.92
30	\$42.28	\$41.88	\$41.48	\$41.08	\$40.68	\$40.28	\$39.88	\$39.48	\$39.08	\$38.68	\$38.28	\$37.88
40	\$42.24	\$41.84	\$41.44	\$41.04	\$40.64	\$40.24	\$39.84	\$39.44	\$39.04	\$38.64	\$38.24	\$37.84
50	\$42.20	\$41.80	\$41.40	\$41.00	\$40.60	\$40.20	\$39.80	\$39.40	\$39.00	\$38.60	\$38.20	\$37.80
60	\$42.16	\$41.76	\$41.36	\$40.96	\$40.56	\$40.16	\$39.76	\$39.36	\$38.96	\$38.56	\$38.16	\$37.76
70	\$42.12	\$41.72	\$41.32	\$40.92	\$40.52	\$40.12	\$39.72	\$39.32	\$38.92	\$38.52	\$38.12	\$37.72
80	\$42.08	\$41.68	\$41.28	\$40.88	\$40.48	\$40.08	\$39.68	\$39.28	\$38.88	\$38.48	\$38.08	\$37.68
90	\$42.04	\$41.64	\$41.24	\$40.84	\$40.44	\$40.04	\$39.64	\$39.24	\$38.84	\$38.44	\$38.04	\$37.64

Value Formula $y = 32.84x + 14031$

$y = \text{Value}$ $x = \text{Square Feet}$

Class 7

Class Features

This class is comprised of the “high line” units, which emphasize the best in materials and design for manufactured-structure construction. As in the class 6, these structures incorporate many features of a “site-built” structure.

The quality of the class 7 manufactured structure is obvious from the exterior. Noticeable features include large window areas, special trim (such as real or simulated brick, stone, log, or shake), recessed entries with good quality residential entry doors, bay windows, special roof detail, and residential exterior cover.

Interior design is excellent. The special features found in these structures will include entertainment and computer centers, hutches, buffets, bookcases, dressing tables, special kitchen and bath arrangements, vaulted or cathedral ceilings, and indirect lighting. The interior finish is usually tape and texture or high quality natural hardwood paneling with good quality doors and moldings. The overall concept of this class is residential quality.

This class of structure appeals to those who are looking for the best in manufactured-structure living.



Class 7

Interior Features



Item	Base Specifications — Class 7 (Pre-1990)
Frame-Foundation	Steel-beam frame with cross members, outriggers and undercarriage; set up on concrete piers.
Exterior Walls	2" × 4" or 2" × 6" wood stud frame set 16" on center; T-1-11 or LP type hardboard, or other residential type exterior cover; batt insulation; residential entry doors; residential window area with slide-type aluminum frames (vinyl dual glazed after April 1992); decorative shutters, recessed entries, bay windows, and other special trim features incorporated in exterior design.
Roof	Gabled or mansard; wood frame; truss-type rafters; batt or blown insulation; heavy sheet metal or composition shingle cover; prominent eaves on four sides.
Floor	2" × 6" or 2" × 8" wood joists set 16" on center; moisture barrier; batt insulation; particleboard or plywood decking; heavy weight carpet and pad all rooms except wet areas; good quality color-coordinated vinyl floor cover in wet areas.
Partitions	2" × 3" or 2" × 4" wood stud frame; natural-finish hardwood paneling cover or tape and texture walls; good quality hollow-core doors with special hardware and good quality wood molding; ceiling cover of plank-type acoustical panels, wood paneling, or tape and texture drywall, may have decorative beams.
Interior Components	Good quality finished veneer wood cabinets with good quality laminate countertop and backsplash in kitchen and baths; good quality appliances; good quality hardware; large wardrobes with ample storage, may be of walk-in design; separate pantry and broom closets; built-in hutch and buffet with indirect lighting; other special decor features and built-ins such as accent walls, dressing tables, bookcases, and plant shelves.
Electrical	Entry service; nonmetallic sheathed cable wiring; numerous convenience outlets; silent switches; numerous good quality light fixtures.
Plumbing	Two bathrooms; eight good quality fixtures of fiberglass or enameled steel, two lavatories, two toilets, bathtub with shower over or stall shower with bathtub; kitchen sink; heavy duty water heater; laundry hookups.
Heating	Electric, gas, or oil thermostatically-controlled forced-air furnace; ample heat ducts to each room; adaptable to air conditioning or heat pump.

Class 7

Base Factor Descriptions — New Construction (1990-Present)

Exterior/Structural:

Fiber cement siding
Good quality composition or architectural composition roof, 3/12 pitch or more
Full residential vented eaves
Super Good Cents package: ceiling R-38, walls R-21, floor R-33 (requires 2" × 6" walls)
Recessed entry
Good door/window trim four sides
Vinyl dual glazed residential windows
Clerestory dormers, columns, and other accents
Residential six panel steel front and rear doors

Kitchen:

Good quality wood cabinet frames and doors
Good quality hardware
Cabinets backed and painted
Good quality laminate, Surell, or Corian counters with ceramic tile, bullnose edge and backsplash
Good quality appliances
Good quality stainless steel, porcelain, or acrylic sink
Good quality hardware
Good quality light fixtures and indirect lighting
Usually has walk-in pantry with wood shelves or cabinets

Bathrooms:**Primary Bath:**

Good quality one-piece 60" fiberglass tub/shower combination or stall shower and oval tub
Two good quality porcelain sinks
Good quality hardware
Good quality light fixtures
Good quality wood cabinet frames and doors
Good quality laminate counters with ceramic tile bullnose edge and backsplash

2nd Bath:

Good quality one-piece 60" fiberglass tub/shower combination
Good quality porcelain sink
Good quality hardware
Good quality light fixtures
Good quality wood cabinet frames and doors
Good quality laminate counters with ceramic tile bullnose edge and backsplash

Class 7

Base Factor Descriptions — New Construction (1990-Present) (continued)

Other Interior:

Knock down tape and texture ceilings and walls with rounded corners
Coffered ceilings, nine-foot ceilings, arched openings, and tower dormer windows are typical
Heavy grade carpet with 1/2" rebond pad throughout (except wet areas)
Good quality wood moldings
Stained or painted wood door casings throughout
Good quality hardware
Built-ins such as entertainment center, computer center, china hutch, or buffet
Good quality paddle fan with light
Good quality light fixtures
Plant shelves and/or bridging, may have skylights and/or solar tubes

Utility:

50 gallon hot water heater
Plumbed for washer/dryer
Good quality wood cabinets
May have laundry tub

Cost Factor Tables — Class 7

Single Section

Sq.ft.	400	500	600	700	800	900	1000	1100
0	\$53.80	\$53.00	\$52.20	\$51.40	\$50.60	\$49.80	\$49.00	\$48.20
10	\$53.72	\$52.92	\$52.12	\$51.32	\$50.52	\$49.72	\$48.92	\$48.12
20	\$53.64	\$52.84	\$52.04	\$51.24	\$50.44	\$49.64	\$48.84	\$48.04
30	\$53.56	\$52.76	\$51.96	\$51.16	\$50.36	\$49.56	\$48.76	\$47.96
40	\$53.48	\$52.68	\$51.88	\$51.08	\$50.28	\$49.48	\$48.68	\$47.88
50	\$53.40	\$52.60	\$51.80	\$51.00	\$50.20	\$49.40	\$48.60	\$47.80
60	\$53.32	\$52.52	\$51.72	\$50.92	\$50.12	\$49.32	\$48.52	\$47.72
70	\$53.24	\$52.44	\$51.64	\$50.84	\$50.04	\$49.24	\$48.44	\$47.64
80	\$53.16	\$52.36	\$51.56	\$50.76	\$49.96	\$49.16	\$48.36	\$47.56
90	\$53.08	\$52.28	\$51.48	\$50.68	\$49.88	\$49.08	\$48.28	\$47.48

Value Formula $y = 44.28x + 4630$

Multi-Section — Double Wide

Sq.ft.	900	1000	1100	1200	1300	1400	1500	1600	1700	1800
0	\$49.75	\$49.00	\$48.25	\$47.50	\$46.75	\$46.00	\$45.25	\$44.50	\$43.75	\$43.00
10	\$49.68	\$48.93	\$48.18	\$47.43	\$46.68	\$45.93	\$45.18	\$44.43	\$43.68	\$42.93
20	\$49.60	\$48.85	\$48.10	\$47.35	\$46.60	\$45.85	\$45.10	\$44.35	\$43.60	\$42.85
30	\$49.53	\$48.78	\$48.03	\$47.28	\$46.53	\$45.78	\$45.03	\$44.28	\$43.53	\$42.78
40	\$49.45	\$48.70	\$47.95	\$47.20	\$46.45	\$45.70	\$44.95	\$44.20	\$43.45	\$42.70
50	\$49.38	\$48.63	\$47.88	\$47.13	\$46.38	\$45.63	\$44.88	\$44.13	\$43.38	\$42.63
60	\$49.30	\$48.55	\$47.80	\$47.05	\$46.30	\$45.55	\$44.80	\$44.05	\$43.30	\$42.55
70	\$49.23	\$48.48	\$47.73	\$46.98	\$46.23	\$45.48	\$44.73	\$43.98	\$43.23	\$42.48
80	\$49.15	\$48.40	\$47.65	\$46.90	\$46.15	\$45.40	\$44.65	\$43.90	\$43.15	\$42.40
90	\$49.08	\$48.33	\$47.58	\$46.83	\$46.08	\$45.33	\$44.58	\$43.83	\$43.08	\$42.33

Value Formula $y = 35.575x + 13970$

Multi-Section — Triple Wide

Sq.ft.	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500
0	\$46.40	\$46.00	\$45.60	\$45.20	\$44.80	\$44.40	\$44.00	\$43.60	\$43.20	\$42.80	\$42.40	\$42.00
10	\$46.36	\$45.96	\$45.56	\$45.16	\$44.76	\$44.36	\$43.96	\$43.56	\$43.16	\$42.76	\$42.36	\$41.96
20	\$46.32	\$45.92	\$45.52	\$45.12	\$44.72	\$44.32	\$43.92	\$43.52	\$43.12	\$42.72	\$42.32	\$41.92
30	\$46.28	\$45.88	\$45.48	\$45.08	\$44.68	\$44.28	\$43.88	\$43.48	\$43.08	\$42.68	\$42.28	\$41.88
40	\$46.24	\$45.84	\$45.44	\$45.04	\$44.64	\$44.24	\$43.84	\$43.44	\$43.04	\$42.64	\$42.24	\$41.84
50	\$46.20	\$45.80	\$45.40	\$45.00	\$44.60	\$44.20	\$43.80	\$43.40	\$43.00	\$42.60	\$42.20	\$41.80
60	\$46.16	\$45.76	\$45.36	\$44.96	\$44.56	\$44.16	\$43.76	\$43.36	\$42.96	\$42.56	\$42.16	\$41.76
70	\$46.12	\$45.72	\$45.32	\$44.92	\$44.52	\$44.12	\$43.72	\$43.32	\$42.92	\$42.52	\$42.12	\$41.72
80	\$46.08	\$45.68	\$45.28	\$44.88	\$44.48	\$44.08	\$43.68	\$43.28	\$42.88	\$42.48	\$42.08	\$41.68
90	\$46.04	\$45.64	\$45.24	\$44.84	\$44.44	\$44.04	\$43.64	\$43.24	\$42.84	\$42.44	\$42.04	\$41.64

Value Formula $y = 36.84x + 14031$

$y = \text{Value}$ $x = \text{Square Feet}$

Adjustment Factors—All Classes

	SQ. FT.	LIN. FT.	EACH
Permits, SDC's (site development costs)			\$12,000
Concrete Foundation and Stringers and face block stemwall with vents and crawl space		\$43.00	
Pit Set (structure, garage, driveway)			1,200
Gutters and Downspouts		2.50	
Rain drains		3.00	
Refrigerative Cooler; See single family residential section			
Heat Pump; See single family residential section			
Patio Cover; See single family residential section			
Skirting:			
Aluminum rib		5.35	
Wood		11.00	
Vinyl		15.00	
Concrete block		14.00	
Structure covered porch: With finished ceiling and lighting	\$16.00		
Without finished ceiling and lighting	14.00		
Garage, unfinished, attached or detached: See single family residential section			
Garage, finished, attached or detached: See single family residential section			
Carport: See single family residential section			

