

MANUFACTURED HOME COST SOLUTION

Virginia-focused manufactured-home cost data and valuation methodology.



A specialized cost model for a specialized housing segment.

Manufactured homes have distinct construction, configuration and cost relationships. Our solution is built around those characteristics rather than treating every manufactured home as a generalized residential structure.

SINGLE-WIDE

Dedicated cost structure

MULTI-SECTION

Separate configuration

LOCALIZED

Virginia market support

KEY SOLUTION FEATURES

- Manufacturer-sourced cost validation
- Single-wide and multi-section base cost rates, depreciation schedules and depreciated rates
- Full Quality schedules for Poor to Excellent quality grade levels
- Cost build-up using material and construction-specific characteristics
- Age, depreciation and condition considerations
- Additions, porches and enclosures
- Leverage a range of residential features, exterior features and outbuildings
- Annual and historical cost models
- Localized and market-correlated costs
- Versioned, point-in-time calculations

FROM MANUFACTURER DATA TO A DEFENSIBLE COST

A current, maintainable cost solution for manufactured-home valuation
The Moore Precision Cost Manufactured Home base costs are derived from Craftsman Construction Costs. Base costs are then validated against regional Manufacturer and Dealer Retail Costs.
Rates are available in full area curves or flat rate by Quality.
Regional depreciation can be further localized with custom data and feedback.

Commissioner of the Revenue • Appraisers • Valuation professionals • CAMA / Valuation Systems



FOR THE VIRGINIA MANUFACTURED HOME MARKET

Research-informed cost tables designed for consistent valuation with room for local knowledge.

A MODERN APPROACH TO A FAMILIAR VALUATION NEED

Virginia Commissioners of the Revenue and other valuation professionals have historically relied on manufactured-home-specific cost resources, including the Virginia Manufactured Housing Appraisal Guide (Wingate Appraisal Guide). Our research with COR's using those materials and the needs of the Virginia market helped identify the cost characteristics that matter most for a current, maintainable solution. The Moore Precision Cost Mobile Home solution uses Manufacturer plans to develop cost models using the Craftsman Cost Book and then validates using Manufacturer and Dealer pricing.

WHAT THE RESEARCH BRINGS FORWARD

PRESERVE THE IMPORTANT COST CHARACTERISTICS

Recognize year, size, quality, configuration, condition and associated improvements. Optionally add interior features and additional exterior improvements.

SEPARATE SINGLE-WIDE & MULTI-SECTION COSTS

Recognize differences in construction, configuration and cost relationships between single-section and multi-section homes for cost rate calculation and age, condition and depreciation.

MANUFACTURER & MODEL RESEARCH

Use manufacturer and model research as context for developing and maintaining the underlying cost tables. Cross reference calculated cost with multiple manufacturer cost sources.

LOCALIZE THE MODEL

Combine a consistent statewide foundation with locally sourced cost information and market-specific factors where appropriate.

DESIGNED FOR THE WAY COST MODELS ARE USED

COMMISSIONER OF THE REVENUE OFFICES

- Consistent manufactured-home cost schedules
- Annual model updates
- Ability to generate localized rates
- Version-controlled models
- Keep it simple – many personal property schedules use a single blended depreciated rate schedule which is part of our solution

APPRAISERS & VALUATION PROFESSIONALS

- Supportable cost approach using square foot rates
- Manufacturer considerations for validating cost model assumptions
- Simplified or detailed physical characteristics
- Current and historical cost support
- Base costs support both personal property and real property

THE MOORE COST SOLUTIONS ADVANTAGE

VERSIONED

Maintain model versions and historical cost levels. Support point in time calculations using the appropriate cost model.

COST CONSISTENCY

Consistent treatment of personal property and real property cost calculations. The build-up of the Cost is the same for both in Moore Precision Cost.

OPEN & LOCALIZABLE

Incorporate local cost information where needed including custom depreciation by age, condition or section type.

A REPUTABLE COST SOLUTION FOR MANUFACTURED HOUSING