

Appraisal of the manufactured home at: IN

The appraised value of this manufactured home is \$192,485

The cost to replace this home with a new home of like kind and quality would be \$213,873.

Physical and functional depreciation of this home has reduced the value by \$21,387 or 10%.

The estimated value of the prepared building site for this home is \$80,000.

This appraisal of the 1,100 square foot single-family manufactured home at IN was completed after a visual inspection of accessible areas of the property. This is a cost-basis appraisal. The appraised value is the cost of replacing the home with one of like kind and quality but reduced by loss in value due to physical and functional depreciation. The appraised value does not include the cost of land (the prepared building site). Costs are current to September, 2026. Replacement is assumed to be done under competitive conditions without significant labor or material shortages.

Characteristics of this home include the following:

This single-wide manufactured home is 20 feet wide by 30 feet long.

The living area is 1,100 square feet.

The replacement cost of all site improvements (excluding the garage/carport) is estimated at \$191/SF.
A 200 square foot carport.

The replacement cost of the carport is estimated at \$17/SF.

The floor area of the finished basement is 400 square feet.

The number of stories is 1.

I can not confirm how this home is secured on the site.

This manufactured home was first installed in 2015.

The roof of this home was NOT designed for installation where heavy snow or ice loads are common in winter.

This home is in an area that has hot or humid summers.

I can confirm that this home was built for installation in the HUD Thermal Zone 2.

A water well is required to make water available at this address.

I can not confirm that phone/cable hookups are available at this site.

This site is not in a FEMA flood zone.

An all-weather road provides access to this site.

This home is installed on ground that slopes about 6 feet.

The quality of this home could be summarized as "Class 1, Best Quality."

Homes of this quality commonly have the following characteristics:

Class 1 roof. Complex roof line, dormer with windows, textured architectural shingles, roof pitch at least 4" in 12", good overhang on all sides, R-38 insulation, skylight.

Class 1 exterior walls. Good fiber-cement siding, 9' to 10' high, decorative trim, 6" exterior walls, R-22 insulation, 7/16 plywood sheathing, recessed entry.

Class 1 doors and windows. Two 36" wide by 80" high insulated steel 6-panel exterior doors, vinyl wrapped door jambs, solid core wood or paneled 30" x 80" interior doors, good hardware, mortise hinges, large insulated low-E vinyl sash windows, recessed entry.

Class 1 interior. Hardwood paneling or 1/2" gypsum board with good workmanship and trim throughout, coffered/vaulted/beamed ceilings, plank-type acoustical tile, mirrored walls, built-in buffet cabinets, solar

tube skylight, window sills, good drapes with sheers throughout.

Class 1 floors. Hardwood or ceramic tile entry, 30-50 oz. carpet, good vinyl in utility and guest bath. Good vinyl or hardwood in kitchen, 5/8" plywood subfloor.

Class 1 heating. 110,000 BTU upflow air- condition-ready forced air furnace with exterior access door, metal ducting to perimeter vents in all rooms, decorative stone-face metal fireplace, dual-zone heating.

Class 1 kitchen. 18± LF of 25" wide stone or ceramic counter, 6" splash, real wood luxury cabinets, 36" high floor cabinets, 31" high wall cabinets with crown mold, roller drawers, dropped luminous ceiling, chandelier lighting, island work space, walk-in pantry, ice and water dispensing 25 CF refrigerator-freezer, cast iron or stainless sink, wet bar, self-cleaning double wall oven, microwave range hood, stainless or black dishwasher.

Class 1 baths and plumbing. 2 to 2 $\frac{3}{4}$ baths, 8 fixtures, master bath with two porcelain basins, recessed 60" tub, tile shower with glass door, quality medicine cabinets, 6± feet of mirror over 8 feet of cultured marble or ceramic tile lavatory top, decorative faucets, 50-gallon. or tankless water heater, separate commode closet, energy star washer-dryer.

Class 1 bedrooms. 9 to 14 linear foot floor-to-ceiling sliding mirrored wardrobe doors or large walk-in closets, phone and cable TV jacks, 5" colonial baseboard, door casing and crown mold.

The condition of this home could be summarized as "Class 2, Like New."

Homes in this condition commonly have the following characteristics:

Class 2 foundation and floor. Less than ten years old. No physical defects such as deflection, settling, separation or moisture problems. The only cosmetic defects are from age and normal use.

Class 2 exterior walls. Less than ten years old. Minor cosmetic flaws may be present. No physical defects or signs of developing problems.

Class 2 exterior finish. New professional-quality finish applied within the last five years. Minor cosmetic defects. No physical defects or evidence of substandard building materials.

Class 2 windows and doors. Less than ten years old. Minor cosmetic defects. Windows and doors operate smoothly and meet contemporary standards for manufactured housing.

Class 2 roof and soffit. New or newly installed within the last five years. Only minor cosmetic defects. No evidence of recent interior leaks.

Class 2 interior finish. New or newly refinished within the last five years. Any cosmetic defects are the result of normal use and aging.

Class 2 floor finish. New or newly installed in the last five years. Shows minor cosmetic defects as the result of normal use and aging. Any physical defects are insignificant.

Class 2 bathrooms. New or newly remodeled in the last ten years. Minor cosmetic defects. No physical defects. Cabinets, hardware, counters, mirrors and fixtures still in like-new condition.

Class 2 bathrooms. New or newly installed in the last ten years. No defects apparent.

Class 2 kitchen. New or newly remodeled in the last ten years. Minor cosmetic defects. No physical defects. Most cabinets, hardware, counters, fixtures and appliances still in excellent condition.

Replacement Estimate by Cost Category

Direct Cost Items				
Item Name	Materials	Labor	Equipment	Total
Excavation	----	887	290	1,177
Foundation, Piers, Flatwork	4,464	5,746	1,143	11,353
Manufactured Home FOB Plant	116,607	----	----	116,607
Air Conditioning	7,493	3,312	----	10,805
Porch/Deck	21,161	14,548	----	35,709

Steps and Rails	1,608	1,658	----	3,266
Sidewalk, Patio, Driveway	821	564	----	1,385
Garage/Carport/Stor age	1,632	1,346	337	3,315
Finishing on Site, Button-up	3,187	9,634	653	13,474
Subtotal direct job cost	\$156,973	\$37,695	\$2,423	\$197,091

Indirect Cost Items				
Item Name	Materials	Labor	Equipment	Total
Delivery, Fees, Taxes	3,168	----	----	3,168
Permits & Inspections	1,541	----	----	1,541
Subtotal indirect job cost	\$4,709	----	----	\$4,709

Grand Total				
Item Name	Materials	Labor	Equipment	Total
Overhead and Profit	\$12,073	----	----	\$12,073
Total Installed Cost of the Home	\$173,755	\$37,695	\$2,423	\$213,873

This replacement cost estimate is based on the same sources and methods used to compile figures which appear in *National Building Cost Manual* published annually by Craftsman Book Company, 6058 Corte del Cedro, Carlsbad, CA 92011, 1-800-829-8123, <http://www.craftsman-book.com>. The cost of the manufactured home itself is based on an index of manufactured home costs by states. The current index for manufactured homes in Indiana is -3%. Costs for labor, material and equipment required at the installation site have been adjusted by factors in a cost index for the zip/postal area 46001 Alexandria, Indiana. Current index factors for this area are: -4% for material, -1% for labor and -1% for equipment.

September 9, 2026