

**Nada used mobile home price guide for sale used**

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Used Mobile Home home Values will can be broken up into two categories: Market value vs. NADA value Market Value is the value based on an appraisal of the home installed on a leased space, or on land owned. This appraisal will list comparable homes, hopefully in the same park, that have sold in the last 3 to 6 months. NADA (National Automobile Dealers Association) has a guide "blue book" you can purchase from them that lists the value of the price of the a manufactured and mobile home. This guide covers mobile homes built from 1970 to 2011, and adjusts for depreciation and condition. Used mobile home values can vary from literally \$0.00 (pay to haul it away to the dump) to well over \$1,000,000.00. There are some mobile homes going for over \$2,000,000.00 in Malibu and Pacific Palisades, CA. Obviously these are the extremes. So mostly you will find used mobile home prices located in a park (leased space) for \$20,000 to \$100,000 across the country. In some areas, such as much of California, used mobile home values are above \$50,000, and most properties near the coast are well over \$100,000. For more information about your area we recommend contacting a Real Estate Agent that lists and sells Mobile and Manufactured Homes regularly. A list of them can be found by going to our Agent page. When it comes to an installed home on private land or in a nice park, the location is the biggest factor (the Real Estate market in general), then is the size, age, then condition. You can easily find two very similar homes in terms of age, size, and condition - but in different Mobile Home Parks - with values that are \$100,000 or more different. Most of the time this is unexplainable. Used Mobile Home Values will vary based on condition, size, and location Compare this home to the next home Age is a big factor in determining the value. Used mobile home values will be less if the home is not installed on land or on a space. A newer home will depreciate like a car, losing half it's value in the first two to three years based on just the value of the unit. However, if installed in a nice location (on private land or in a nice park) then the market value will go up and down like other Real Estate. Here is an example of a newer home vs. an older home price: 1973 double wide in a nice family park might fetch \$120,000 in Carpinteria, near the beach in California. In the same park a newer home of the same size will go for \$250,000 or more. Market Value The market value of a mobile home is found by comparing like-kind (comparable) homes that have sold in the last 3 to 6 months within a certain distance from the home being appraised. The appraiser considers: time, condition, number of bedrooms and bathrooms, size, and of course location of each property. He will then come up with a value adjusting up and down for each factor. In this way, used Mobile Home values are determined using actual closed sales as comparables. A market value is not the same as exactly what the home WILL sell for, but rather an approximate sales price. Quite a few homeowners see their appraisal and get upset at the low value. Getting financing for your Manufactured or Mobile Home will require an appraisal, and it may even require a home inspection too. An appraisal of the home will get you the best idea of what your home is actually worth. For our appraiser page, click here. NADA guide The NADA guide will give you a value just based on the year, make, model, size, and condition of your home...that's it. Some lenders will just go off of this to come up with a maximum amount to lend on, but most will want a market value based on an appraisal. For all transactions, we suggest getting a market value based on an appraisal of the home assuming it is or will be located on a certain spot. Only in the case of buying a used mobile home that is going to be moved to a space would you need the NADA value - but it is still nice to know and have. By Will Cunningham Here are some related topics, click on the underlined words for more information. Return from Used Mobile Home Values to the Home page Pricing a mobile home is a bit different from pricing more conventional types of housing. That's because these homes are moveable, although the majority are sold on their current lot. This real estate mantra holds as true for mobile homes as any other type of dwelling. When pricing mobile homes, much depends upon whether the homeowner owns the land beneath the home. When that's the case, selling a mobile home, or manufactured home, as the industry prefers to call them, isn't much different from selling a stick-built house. For example, if a homeowner owns the lot on which his mobile home sits in the San Francisco area, the lot alone will greatly affect the price since real estate market prices are so high. The same mobile home on a lot in a less desirable area isn't worth as much. It's when the homeowner doesn't own the land that things get tricky. It changes the designation of the mobile home from "real estate" to "chattel." If a potential buyer is interested in a chattel home, financing is more akin to buying an automobile than a house. Obviously, a mobile home in good condition will fetch a higher price than one that hasn't been kept up. Minor repairs and a good paint job can up a mobile home's value. Even if a mobile home is in good shape, if the neighbors aren't taking care of their mobile homes, that will affect that home's value. The type of mobile home plays a big role in pricing. Basically, mobile homes fall into three categories: Single-wide, double-wide and multi-wide. The latter is also known as triple-wide. The single-wide generally contains two bedrooms and one bathroom, along with a living room and eat-in kitchen. New, a single-wide costs about \$40,000, according to Mobile Home Pros. A used single-wide usually runs between \$10 and \$25,000. A double-wide, the most common mobile home, contains three bedrooms, two or three bathrooms and a kitchen, dining room and living room. New models cost about \$75,000, and used ones run between \$20,000 and \$50,000. The multi-wide is not as popular as the smaller versions, but they are gaining market share. The multi-wide may contain up to five bedrooms and four bathrooms, along with several other rooms for which the resident may decide the best use. New multi-wides sell for between \$100,000 and \$250,000, and used models start at about \$50,000. Conventional homes often appreciate in value, but that's not the case with mobile homes considered chattel. They depreciate, much the way cars do. That's why it's crucial to find out the age of the mobile home when figuring pricing. You can figure out the depreciation on a particular model of manufactured home by consulting the National Appraisal Guides for manufactured homes. The fees for such an online appraisal are modest, generally running between \$25 and \$50. Another option is spending a few hundred dollars and having the mobile home professionally appraised. Free Mobile and Manufactured Home Book Value [CF Lending is pleased to offer a Free Mobile Home Value, to any of our existing mortgage customers, who can receive a maximum of 3 free mobile or manufactured book values in any calendar year. Non-customers may be required to pay a small service fee. The Mobile Home Book Value you will receive reflects the value that [CF Lending Group would give on the information provided, in conjunction with N.A.D.A. evaluation software. You may also find it useful to print the NADA XII Advanced Version Worksheet, which will allow you to inspect the home personally with the items you will find on the actual online form and obtain a more accurate value report. Once your information has been submitted changes may not be made. The Advanced Book Value Requires Detailed Knowledge of the Mobile or Manufactured Home.Accurate Value With All Options. The Basic Book Value Requires Minimal Knowledge of the Mobile or Manufactured Home.Approximate Value Without Options. MH BOOK VALUE FAQ's 1. What is the difference between the Advanced Value Report and The Basic Value Report? 2. How Soon Will I Receive My Book Value Report? 3. I Did Not Receive My Report, Now What? 4. Is an Advanced Book Value the same as an Appraisal? 5. Why Should a Consumer know the Book Value of their Home? 6. How do I Determine the Make and Model of the Home? 7. How do I Determine the Size of The Home? 8. Can I get a Value Report from a Different Time Period? 9. The Information on my Value Report is different from what I submitted? 10. What does the Book Value for a Manufactured Home Represent? 11. Is the Book Value the Price I Should Pay or Sell my Home for? Q: What is the difference between the Advanced Value Report and The Basic Value Report? The Basic Book Value is for consumers with limited knowledge of the mobile or manufactured home, giving a snap shot and/or a general idea of the homes possible value. Depending on the type of report requested, most reports include an industry formula for possible value options that may be present in the home. The Basic Book Value should never be solely relied on for a large financial decision. The best use for the Basic Book Value would be for Base Value, Bankruptcy, IRS reasons, Medicare, Medicaid or other cases were the minimal value would be applicable or needed. The Basic Value Report is prepared by MH Services Personnel, using years of knowledge to provide an accurate report and/or value. MH Value Reports should be considered an opinion in conjunction with NADA Value Software. If the Basic Book Value is used for the buying, selling, refinance, insurance or estate settlement purposes, it will include a second page that will represent the Average Industry Adjustment. This value represents how lenders and other industry professionals ball park the value of a mobile and/or manufactured home when the homes value options are unknown. Normally, but not always, this figure will be less than then the Advanced Value Report with complete value options included. The Advanced Book Value is for consumers who have a good knowledge of the mobile or manufactured home in question. This report will provide an insight into the true value of the home, not considering land, location value or comparable sales. The Advanced Value Report offers over 1,000 value combinations, with added value formulas, making getting an accurate value easy. The Advanced Book Value Report is strongly recommended any time an accurate maximum retail value is needed, to include purchase, refinance, insurance, estate settlement and tax assessment purposes. Unlike other value report services, the Advanced Value Report is prepared by trained personnel, using years of knowledge to provide an accurate report and/or value. Very different from other online automated value report services, the information provided is verified with State & County databases, combined with satellite views to ensure accurate measurements, when possible. Q: How Soon Will I Receive My Book Value Report? MH Services in conjunction with [CF Lending Group will attempt to complete all book value reports within 1 hour during normal business hours. However, this is not a guarantee, some requests take longer to prepare as we attempt to check outside sources for accurate information. All book value reports are emailed in PDF format. We do not use the United States Postal Service for delivery. Below you will find our business hours for your part of the Country. Current Las Vegas time is: Monday - Friday Eastern Central Mountain Pacific 10:00 AM - 1:00 AM 9:00 AM - 12:00 PM 8:00 AM - 10:00 PM 7:00 AM - 9:00 PM Saturday 11:00 AM - 1:00 AM 10:00 AM - 12:00 PM 9:00 AM - 10:00 PM 8:00 AM - 9:00 PM Q: I Did Not Receive My Report, Now What? As mentioned previously, all book value reports are emailed. Due to internet spam, many mail servers will place your book value report in the junk and/or spam folder. Please check here prior to contacting us. To check on your report status, simply click below for our online operator. You may also call, (866) 967-0143, press Zero (0) for the operator. Please allow at least one hour prior to contacting us. Q: Is an Advanced Book Value the same as an Appraisal? No, they are completely different. An Advanced Book Value gives the standard value of the base model home, then adds the value of extras found in each home. Value options are broken into three sections Components, Accessories and Additive Values. The book value also considers State Location, Home Life Span, Condition, Quality and items in need of repair. The book value also adds for additional items such as garages, septic tanks, decks, water wells, etc. It does not consider the value of the land or supply and demand for the home. If the home must or will be moved, the Wholesale Value is also given which adjusts the value for tear down, transport, lot set-up, redelivery, re-set-up and retailer profit, where a home is purchased by a dealer and is offering the home for sale at a sales location or other site location. An appraisal is based on comparable home sales in a neighborhood, park or community of the home in question. This gives the consumer an idea of the supply and demand of homes in the area. An appraisal is an excellent choice when the home is in an upscale or high demand area, when the community location value far exceeds the homes actual value. A good example of this would be a manufactured home located in a resort area, where the home might have an actual book value of say, \$50,000.00. Supply and demand for said such home might drive the value in that location to \$150,000.00 or more. The book value would give you the home's actual value and the appraisal would give the community value, in this case the location cost and/or value would be \$100,000.00. Q: Why Should a Consumer know the Book Value of their Home? Currently the NADA Book Value is to manufactured homes, what the Kelly Blue Book is to automobiles. As the book value is used and/or considered by appraisers, banks, lenders, insurance companies, underwriters, federal & state courts, along with county tax assessors. It should be noted that NADA Guides provides the software (no longer books), which is used by 3rd party appraisers and/or trained individuals to produce a printed report, which if done correctly, produces a worthy value opinion in conjunction with NADA Software Calculations. Here are the facts; 1. Currently there are only two true ways to determine the value of a mobile, manufactured or modular home. The book value or a comparable sales appraisal. Both can change over time, however a comparable sales appraisal is subjective and the original value can be quickly diminished due to a repossession, shortsale or quick sale at a reduced price in the immediate area. As comparable sales appraisals do reflect "current" market, caution should be used when there is large disparity between the book value and that of an appraisal of a home. 2. The book value reflects the manufacturers overall quality and construction standards, which will eventually determine if your home will appreciate or depreciate, yes I said appreciate. Below is an example that will highlight the importance of knowing the book value, prior to investment: Selling Price: \$60,000 > 1999 Liberty by Liberty Homes 28' x 66', Condition Good = \$37,756.38 Selling Price: \$60,000 > 1999 Palm Harbor by Palm Harbor Homes 28' x 66', Condition Good = \$54,628.40 Selling Price: \$60,000 > 1999 Clayton by Clayton Homes 28' x 66', Condition Good = \$65,696.16 Q: How do I Determine the Make and Model of the Home? This is not always an easy answer, but so important. Assuming you do not have a copy of the title or the title was eliminated. We will step through the most common ways below; 1. If you have a serial number for home, also referred to as a Vin#, you can get online help by clicking on the operator below. It should be noted that many States have replaced the factory serial number with a State Assigned number, making the identification process via serial number and/or Vin# not possible. 2. Find the homes Data Plate (see below), all homes built to HUD Codes, after June 15, 1976, have this form affixed inside the home, normally near the electrical breaker box, it is also commonly found behind the washer & dryer, on the back of a kitchen cabinet, inside the master bedroom closet. This document will provide the manufacturer's name, trade/model name, year of manufacture and serial number. Note: If the homes is missing the Data Plate, also called the Construction Code Label, the home cannot be offered for sale or occupied. This Data Plate is the same as a local building and safety department's permit and/or certificate of occupancy, to assure safety and livability. You can get a duplicate from IBTS, either by calling (703) 481-2000 or by visiting their website at www.ibts.org. The website indicates that Data Plates can be obtained from 1 - 3 days. 3. Your next best choice is contacting the county that the home is located in, start with the county tax assessor. Many counties have merged information with their States DMV and/or Department of Revenue, this should provide you with the registered owner, size, make and model. At the county level, your last stand would be to contact the county building department, who issues permits for the placement of manufactured homes, they as well should have the all important information needed. Q: How do I Determine the Size of The Home? Always measure the home to ensure accuracy. Never guess! This is the single most important factor when considering the value determination of a manufactured home. If the home has different section lengths or widths, list all. Most manufacturers paperwork list the length of home with removable hitch, which is 3' to 4' feet. Never include the hitch length with that of the home. Another easy way to get the right dimensions is with google maps, find the home using the address, then click on "Earth", zoom in on the overhead of the home, put your pointer on the corner of the roof, right click your mouse, scroll down to measure distance, then left click on the other end of the house. As previously stated, you can also check with the county assessor who should have the accurate measurement of the home. Below are examples of the correct way to list the sections of your manufactured home. Q: Can I get a Value Report from a Different Time Period? Yes, currently you may request a value report from as far back as September 2006, you must indicate your needs on the section marked, "Specific Reason/Goal" found on both the Advanced or Basic Book Value Request form. It is important to point out that you may only receive one value report at one time and/or time period.Q: The Information on my Value Report is different from what I submitted? It is important to point out that our value reports are prepared by trained staff, who's job it is, to verify the information provided. When possible the information is compared with State and County Databases, along with aerial views of the home in question. Changes are only made, when the appraiser and/or staff feels there is little doubt as to the accuracy of the new information. Q: What does the Book Value for a Manufactured Home Represent? The book value for a manufactured, mobile, or modular home is considered a depreciated replacement cost in retail dollars. By definition, depreciated replacement cost is the cost to replace an item, less accrued depreciation. Factory-built homes do not always depreciate; with this knowledge, the NADA Guides Software allows for either appreciation or depreciation, depending on the current market conditions. It is also important to point out that the report you receive is an opinion, based on information provided by you, in conjunction with NADA Guides Software, along with trained staff. Q: Is the Book Value the Price I Should Pay or Sell my Home for? As every purchase transaction is different, there is no easy answer to that question. When selling or buying a manufactured home there are many factors to consider. The book value should be used as a tool by either the buyer or seller, either to support a lower purchase price or support a higher selling price. HOME | CALCULATOR | ABOUT US | PRIVACY POLICY | CUSTOMER COMMENTS | MORTGAGE TERMS | MOBILE HOME LOANS MOBILE HOME LENDER | MOBILE HOME FINANCING | MOBILE HOME REFINANCING | MOBILE HOME MORTGAGE MH APPRAISERS | MH DEALERS | MH COMMUNITIES | MH TITLING | RESOURCE LINKS | SITE MAP 1



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