Manufactured Home Value and Price Report FAQ

How can I find the value of my used manufactured home?

Obtaining an accurate value for your used manufactured home from our automated Manufactured Housing Online Request Form is quick and easy. Simply go to the Manufactured Homes Page, and then follow these steps: (1) Click the orange Get Your Report button for either the Basic or Professional Used Home Value Report versions of the form; (2) Enter all of the requested information about the subject home, and then click the orange Continue button; (3) Enter your contact and billing information, read and agree to the disclaimer, and then click the orange Submit button; (4) You will receive a confirmation that the transaction was completed and below, you will see an orange button that reads, “View Your Report”. Click on the View Your Report button to instantly view, save, and/or print your value report.

As an alternative to our Manufactured Housing Online Request Form, you may choose to use the Fax version (also found on our Manufactured Homes Page). This is a printable form you complete and fax back to us, and then we process your value request and send you a value report by the delivery method of your choice.

What is the difference between the Basic Used Home Value Report and the Professional Used Home Value Report versions of the Manufactured Housing Online Request Form?

The Basic Used Home Value Report version is limited to non-complex floor plan configurations, and basic/most common home features. This version is designed to meet the basic needs of the average consumer. Note that non-rectangular floor plans are not supported by this version, and manual adjustments for the SVS Quality Category, land-lease community, and wholesale value are not available. Also note that if you are an appraiser, this version will not provide you with all the information you need to complete the 1004C/70B appraisal form.

The Professional Used Home Value Report is essentially a single-use, pay-per-value version of our subscription-based product, MH CONNECT for Used Homes* (less CONNECT's Repair Section, new subject photos feature, and a few other less-commonly-used features). In comparison with the Basic version, the Professional version allows users to value two-story and non-rectangular floor plans (such as off-sets, tag-a-longs, tee-houses, H-shaped, and L-shaped); to make manual adjustments for the SVS quality category, land-lease community, and wholesale value; and to account for a far more comprehensive list of additional features. Appraisers using the 1004C/70B appraisal form, and professionals and consumers who are looking for more features and adjustments than what the Basic version offers will want to select the Professional version when using our Manufactured Housing Online Request Form.

* MH CONNECT for Used Homes is an approved cost approach for certified/licensed appraisers (approved by HUD FHA Title 1, Fannie Mae, and Freddie Mac, and recognized by VA).

My home has many more features than what are listed on the Basic version of the Manufactured Housing Online Request Form. How do I account for features such as drywall walls, granite countertops, wood/tile floors, room additions, dual pane windows, awnings/carports, garages, etc.?

To account for such features, users should select the Professional version of the Manufactured Housing Online Request Form, or subscribe to MH CONNECT for Used Homes. To subscribe to MH CONNECT for Used Homes, please visit our Product Store.

Why does the Basic version of the Manufactured Housing Online Request Form allow me to enter only one width and one length?

The Basic version of the Manufactured Housing Online Request Form is limited to non-complex, rectangular home floor plan configurations.

To value two-story and non-rectangular floor plans (such as off-sets, tag-a-longs, tee-houses, H-shaped, and L-shaped), users should select the Professional version of the Manufactured Housing Online Request Form, or subscribe to MH CONNECT for Used Homes. To subscribe to MH CONNECT for Used Homes, please visit our Product Store.

What is the book value of a manufactured home?

The book value for a manufactured, mobile, or modular home is considered a depreciated replacement cost in retail dollars. This definition is much different from what most people think a book value is.

Most people looking for the value of their manufactured, mobile, or modular home are searching for something similar to what they would find in an automobile value; the value of what the item would sell for based on comparable sale transactions. This is not what a manufactured home book value represents, and to our knowledge, one like that does not exist.

Note that the values indicated on value reports generated by our Manufactured Housing Online Request Form and MH CONNECT for Used Homes are intended to be used as guidelines only.

What is a depreciated replacement cost in retail dollars?

By definition, "depreciated replacement cost in retail dollars" is the cost to replace an item with one of like quality and utility, less accrued depreciation, and in retail-equivalent dollars. Factory-built homes do not always depreciate; with this knowledge, our methodology allows for either appreciation or depreciation, depending on the current market conditions, etc.

What is Base Structure Value?

Base Structure Value represents an abstraction of sales data from the open marketplace (not from repossession, foreclosure, or auction sales). The data is obtained nationally from a variety of sources and indicators for each of our nine delineated regions, and it is deemed to be reliable. This, and other proprietary data, is used in our analysis, which includes traditional assumptions that were developed as a result of our continuous research (since 1973) in the manufactured housing industry. This analysis produces an estimated value for the structure only, unfurnished, with 300-mile freight, delivered and installed on the home site, according to its initial cost per square foot, and current regional market activity.

Base Structure Value figures represent:

- Depreciated replacement cost
- In current-year, retail dollars
- For a home in average condition
- With traditional retailer mark-up
- With transportation costs
- With installation (set-up) costs

What standard items are included in Base Structure Value?

In addition to the other costs established by our methodology, Base Structure Value includes the cost of the following home components:

1. Bath and kitchen modules
2. Window coverings (drapes, curtains, blinds)
3. Furnace and ductwork
4. Running gear and frame/chassis
5. 3/12 roof pitch (multi-wide homes)
6. Water heater and plumbing system
7. 30" freestanding range
8. 12 CF single-door refrigerator
9. Roofing and siding (standard metal type)
10. Windows and doors (standard type with screens)
11. Average-quality carpeting in the living room, dining room, hallway(s), and bedroom(s), and vinyl floor covering in the kitchen, bathroom(s), and utility room (if applicable)

To the Base Structure Value, you should add for additional features, or subtract for any missing/damaged home components, as listed above.

How are manufactured home book values used?

There are many uses for the book value of a manufactured home. Financial institutions use book values as part of their loan underwriting process, and for portfolio analysis; insurance companies use them during their policy underwriting and claims processes; assessing offices use them for property tax assessment purposes; investors/community owners use them for portfolio analysis; appraisers use them during their property valuation process; attorneys/lawyers use them for estate-related and other legal purposes; tax professionals use them during their appeal processes; and both manufactured home retailers and consumers use them during their buying and selling processes.

Can I use the manufactured home value report information as a consumer?

Definitely! The valuable information contained in one of our manufactured home value reports can be utilized to get a general idea about the value of your used home (or one you are planning to purchase), based on its manufacturer, trade/model name, state location, year manufactured, dimensions, overall condition, and selected additional features.

Keep in mind the local market dictates how much a manufactured, mobile, or modular home will sell for; it may actually sell for higher or lower than what is indicated on the value report. Only a certified/licensed appraiser can estimate what a specific home is worth by physically inspecting the home with its features and upgrades, and then adjusting for the local market, condition, etc.

How can I find the retail price for a new manufactured home?

To obtain the retail price for a new manufactured home from our automated Manufactured Housing Online Request Form, simply go to the Manufactured Homes Page, and then follow these steps: (1) Click the orange Get Your Report button for the New Home Price Report version of the form; (2) Enter your search parameters, select the correct floor plan from the list that appears below, and then click the orange Continue button; (3) Select all of the factory-specific and generic options you would like to account for, and then click the teal Continue button; (4) Review and confirm the accuracy of the floor plan and options you selected, and then click the green Continue button; (5) Enter your contact and billing information, read and agree to the disclaimer, and then click the orange Submit button; (6) You will receive a confirmation that the transaction was completed and below, you will see an orange button that reads, "View Your Report". Click on the View Your Report button to instantly view, save, and/or print your price report.

How and when will I receive my value/price report?

Value and price reports can be instantly viewed, saved, and/or printed by clicking the orange View Your Report button on the Payment Confirmation Page.

An email containing a link to your value or price report will be sent to you from MHOnlineReports@jdpa.com – reports will be accessible via this emailed link for a period of six months. And an additional email containing a receipt for your transaction will be sent as well.

Does JD Power offer a cost-effective solution for Higher-Priced Mortgage Loans (HPML) Appraisal Rule compliance?

Yes, JD Power actually has two products that function as cost-effective solutions for compliance with the Higher-Priced Mortgage Loans (HPML) Appraisal Rule: MH CONNECT for New Homes, and MH CONNECT for Used Homes.

MH CONNECT for New Homes provides access to retail pricing for *new* manufactured homes (as if they are at a retail location). Once a floor plan has been selected from the thousands that are available, users can account for a wide variety of factory options, and then generate an itemized price report that includes home details, a floor plan image (when available), and a list of standard features. Purchase a volume-discounted package of price reports in our Product Store, or a single price report on our Manufactured Homes Page.

MH CONNECT for Used Homes provides access to over 70 years of values for *used* manufactured, modular, and pre-HUD-code mobile homes, with adjustments for state location, age, condition, additional features, and repairs, and guidelines for land-lease community and wholesale adjustments. To subscribe to MH CONNECT for Used Homes, please visit our Product Store.
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