

Square Foot Appraisal Form for Manufactured Housing

For Subscribers Using the Marshall & Swift®



Residential Cost Handbook/Residential Estimator 7

Property Owner _____ Date _____
 Address _____ Survey by _____
 City _____ Cost as of _____
 State/Province _____ Zip/Postal Code _____ Appraisal for _____
 Type _____ Quality _____ Total Floor Area _____
 Style _____ Wall Framing _____
 Exterior Walls _____ Interior Wall Height _____ Basement Depth _____
 Age _____ Condition _____ Region: Western Central Eastern

	FACTOR	QUANTITY	COST	EXTENDED COST
1. COMPUTE RESIDENCE BASIC COST				\$
Wall Height Factor x Floor Area x Selected Sq. Ft. Cost				
Square Foot and Lump Sum Adjustments				+ -
2. Wall Framing Adjustments _____ % of Line 1				
3. Roofing				
4. Floor Cover				
5. Drywall Interior				
6. Drywall Ceilings Only				
7. Heating/Cooling				
8. Plumbing Fixtures: _____ Total _____ Base				
9. Plumbing Rough-Ins: _____ Total _____ Base				
10. Dormers				
11. Fireplaces				
12. Built-in Appliances				
13. Miscellaneous Items				
14. Skirting				
15. SUBTOTAL, ADJUSTED RESIDENCE COST: Total of Lines 1 to 14				\$
16. Regional/Local Multipliers: _____ CCM _____ x Local _____ x Other =				
17. SUBTOTAL, RESIDENCE COST: Line 15 x Line 16				\$
18. Foundation Adjustments				
19. Seismic/Wind				
20. Basement				
21. Porches, Decks, Breezeways, etc.				
22. Miscellaneous				
23. Garages/Carports				
24. SUBTOTAL OF ALL BUILDING IMPROVEMENTS: Totals of Lines 18 and 23				\$
25. Regional/Local Multipliers: _____ CCM _____ x Local _____ x Other =				
26. Additional Components				
27. TOTAL BUILDING COST NEW: Line 17 + Lines 24 x Line 25				\$
28. Depreciation: Physical and Functional				
29. External and/or Excessive Functional Obsolescence				
30. Additional Depreciation				
31. TOTAL DEPRECIATED COST: Line 26 - Lines 28 to 30				\$
32. Yard Improvements				
33. Miscellaneous				
34. Land/Site Value				
35. TOTAL INDICATED VALUE: Total of Lines 31 to 34				\$

