

**MANUFACTURED HOUSING APPRAISAL GUIDE**  
**For counties that have yet to move to the Kansas Orion System**

**STATE OF KANSAS**

**KANSAS DEPARTMENT OF REVENUE  
DIVISION OF PROPERTY VALUATION  
DOCKING STATE OFFICE BUILDING  
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**PV-RA-24  
(11/99)**

## PREFACE

This manual will provide a cost new estimate for manufactured housing and a statewide depreciation schedule for older manufactured homes. An expanded listing for construction quality grades for the homes is provided in the grading, along with instructions for calibrating cost tables in KSCAMA.

There are over 100 manufactures of manufactured housing in the Midwest, which produce more than 1,000 models. While these manufacturers, by no means, represent the entire manufactured housing industry, they are the most likely to have homes located in Kansas. The different models have been assigned to construction quality categories through interviews with Kansas brokers and local industry sources and correlated with national cost publications. Virtually all homes located in Kansas may be found in this guide.

The cost new for manufactured homes has been developed by the Division of Property Valuation through current research and assistance of the manufactured home trade within the State of Kansas. These costs were in part contributed by members of the Kansas Manufactured Housing Association who also contributed sales of previously owned manufactured homes which was necessary in determining depreciation of manufactured homes in Kansas. Sales from all Kansas counties were applied for the updated depreciation study of manufactured homes over the past 25 years.

The Division of Property Valuation would like to thank the Kansas Manufactured Housing Association and its members for their assistance and review of this guide.

A schedule to assist the counties in measuring the depreciation for manufactured housing, which is based upon sales that have occurred throughout the state, is provided annually. This schedule is intended to be utilized as a supplement to the depreciation analysis already completed by each county.

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## INTRODUCTION

The *Manufactured Housing Appraisal Guide* allows for manual appraising of manufactured homes but is also designed to be applied through KSCAMA. To utilize the guide accurately, the county appraiser will need the manufacturer and the corresponding model. Also, the year manufactured in conjunction with the width and length will be necessary. (The length does not include the hitch.) Additionally, the residential cost tables in the KSCAMA system must first be calibrated with the respective county's index before manufactured homes listed as real property can be valued.

With the manufacturer and model identified, the appraiser should consult the "Manufacturer's List For 2000," to find the construction quality grade as to the year of manufacture. All manufactured housing built before 1977 was constructed without the benefit of a National Uniform Code. With the enactment of H.U.D. construction standards in late 1976, a minimum code of manufactured housing production was established. Consequently, for use of this guide, all homes built prior to 1977 will be placed in the (E) grade category.

One of the requirements for a manufactured home to be considered real property is that the title of the home must be vested in the same person (or spouse) who holds title to the land. (Ref K.S.A. 79-340. *Mobile Homes as personal property.* See page 31). It is therefore necessary to include the land value in addition to Replacement Cost New Less Depreciation (RCNLD) value in the appraisal of manufactured homes listed as real property.

The Replacement Cost New (RCN) per square foot includes the following standard features for all construction quality grades: central air, skirting, adequate steps, and carpeting. The term "manufactured home" means a factory built structure(s) more than 8 feet in width or more than 36 feet in length, equipped with the recognized features for its particular quality grade. NOT included as standard features are personal furnishings such as couches, dining and bedroom suites, etc. If the parcel includes detached buildings, such as a shed or garage in addition to the home itself, these structures should be listed as other building and yard improvements.

Manufactured housing data is carried in the "Other Building and Yard Improvements" (OB&Y) Section of the Residential\Agricultural Data Collection Card. The KSCAMA Characteristic Summary is Outlined below.

- Type Code	Enter OB&Y Code
- Quantity	Enter number of identical units
- Year	Enter the year of manufacture
- Size	Enter width and length (do not include hitch in length measurement)
- Grade	Enter the construction quality grade from the grade assignment pages of the guide
- Condition	Enter the condition code
- Rate	Not Used
- County Index	Not used

- MA Used to override the system generated % good if necessary
- Mod Code Enter all applicable modification codes.

Consult the Kansas Real Property Reappraisal Manual for a full explanation of the data collection specifications.

Once installed on a foundation, it is sometimes difficult to tell the difference between a mobile home and a modular home. In an effort to provide some guidelines to distinguish these two types of dwellings an amendment to the Federal Mobile Home Regulations was published which defines a MODULAR HOME as a structure:

Designed only for installation on a site built, permanent foundation.

Designed and built to comply with model building codes.

Not designed to be moved once placed on a permanent foundation.

Not intended, to the manufacture's knowledge, to be used for any placement other than on a permanent foundation.

If it is determined that a subject dwelling is a modular rather than a manufactured home, it should be listed on the Data Collection Card as a site built dwelling in the usual manner.

The following costs and percent good factors are for KSCAMA applications as well as manually computed appraisals. All manufactured home values and related modification code values currently loaded in your computer system must be updated through "On-Line Parameter Maintenance". See the instructions beginning on page 7 for updating the residential cost tables.

**NOTE:** If the year built, construction quality or condition of an attached structure differs significantly from the manufactured housing unit, consider listing the improvement as a residential OB&Y or use Field 800 to carry a description and manually calculated Replacement Cost New Less Depreciation (RCNLD).

**MANUFACTURED HOUSING REPLACEMENT COST NEW**

**SQUARE FOOT COST**

CAMA CODES	MOD CODES		08-09	05-07	01-04	2000	96-99
RM1		Single Wide	\$33.00	\$31.00	\$29.00	\$28.00	\$25.00
RM2		Double Wide	\$36.00	\$34.00	\$32.00	\$31.00	\$28.00
RM3		Triple Wide	\$36.00	\$34.00	\$32.00	\$31.00	\$28.00
RM4		Upper Floor Addition	\$22.10	\$22.10	\$22.10	\$22.10	\$22.10
RM5		Basement	\$8.50	\$8.50	\$8.50	\$8.50	\$8.50
RM5	1	Finished Basement - Rec Area	\$7.30	\$7.30	\$7.30	\$7.30	\$7.30
RM5	2	Finished Basement - Living Area	\$17.50	\$17.50	\$17.50	\$17.50	\$17.50

CAMA CODE	MOD CODES		UNIT COST				
	1	No Central Air	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)	(\$1,500)
	2	Wood Burning Fireplace	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
	3	Slideout/Rollout Room	\$800	\$800	\$800	\$800	\$800
	4	Tipout/Expando Room	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
	5	Bay Window	\$450	\$450	\$450	\$450	\$450
	6	No Steps	(\$300)	(\$300)	(\$300)	(\$300)	(\$300)

CAMA CODE		Unit	UNIT COST				
SM1	Unfinished Screen Porch	SF	\$16.10	\$16.10	\$16.10	\$16.10	\$16.10
SM2	Enclosed Unfin. WD/MTL/GLS Porch	SF	\$18.90	\$18.90	\$18.90	\$18.90	\$18.90
SM3	Carport/ Patio	SF	\$5.90	\$5.90	\$5.90	\$5.90	\$5.90
SM5	Wood Deck		*****	*****	*****	*****	*****
SM6	Enclosed Finished Wood Porch	SF	\$25.20	\$25.20	\$25.20	\$25.20	\$25.20
SM7	Open Porch	SF	\$16.10	\$16.10	\$16.10	\$16.10	\$16.10
SM8	Carport, No Slab	SF	\$3.20	\$3.20	\$3.20	\$3.20	\$3.20
SM9	Cont. Wall Foundation with Skirting	LF	\$16.50	\$16.50	\$16.50	\$16.50	\$16.50

CAMA CODE	MOD CODES		SM4 MOD CODES (per Linear Foot)				
SM4	1	No Skirting, Enameled Metal or Vinyl					
SM4	2	Wood Shiplap Skirting	\$3.00	\$3.00	\$3.00	\$3.00	\$3.00
SM4	3	Masonite Skirting	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
SM4	4	Simulated Stone Skirting	\$6.50	\$6.50	\$6.50	\$6.50	\$6.50
SM4	5	Continuous Wall Foundation w/o Skirting	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00

## INSTRUCTIONS FOR VALUING MANUFACTURED HOMES AS PERSONAL PROPERTY

As previously mentioned, the Manufactured Housing Appraisal Guide will allow for manual appraising of manufactured homes. The square foot values and the quality factors used for replacement cost new values for manufactured homes will also serve in arriving at a value for a home which is not listed in the grading section and whose dimensions are not in the Replacement Cost New (RCN) tables.

The square foot value for a new, single wide, C-grade, manufactured home is \$33.00 and the square foot value for a new, double or triple wide, C-grade, manufactured home is \$36.00. For the purpose of this guide, any manufactured home which has a width of 18 feet or less is to be considered a single wide home. Any home with a width greater than 18 feet will be designated as a double or triple wide.

If the appraiser cannot find a manufactured home in the grading section, the Kansas Real Property Reappraisal Manual should be consulted to determine the typical standard items found in the various construction qualities of manufactured homes. Through a comparison of the subject's construction characteristics with the guide specifications, the appraiser can select the most appropriate quality grade.

A manufactured home that does not meet the criteria for real property shall be considered personal property for the purpose of taxation. This distinction is only applicable to the listing of the home as personal property and is therefore not entered in the KSCAMA database. Whether the home is valued through KSCAMA or manually appraised, the Replacement Cost New (RCN) of any specific manufactured home should be the same.

The percent good factors measure the depreciation of the manufactured home in respect to its age and condition. These factors must be applied to all manufactured homes built prior to January 1 of the appraisal year. With the age and condition known, the appraiser will multiply the adjusted RCN value by the percent good factor.

A work sheet has been provided (see sample on the following page) to assist the appraiser in computing the RCNLD of personal property manufactured homes. Completion of the work sheet is demonstrated on page 6.

**MANUFACTURED HOUSING WORKSHEET  
(PERSONAL PROPERTY)**

*FOR USE WITH COST SHEET ON PAGE 3*

MANUFACTURER \_\_\_\_\_ MODEL \_\_\_\_\_

LENGTH \_\_\_\_\_ X WIDTH \_\_\_\_\_ X COST\$ \_\_\_\_\_ = \$ \_\_\_\_\_

*OPTIONAL FEATURES*

DESC.	SQ.FT./LIN.FT.	COST
_____	_____	X _____ = \$ _____
_____	_____	X _____ = \$ _____
_____	_____	X _____ = \$ _____
_____	_____	X _____ = \$ _____
_____	_____	X _____ = \$ _____
_____	_____	X _____ = \$ _____
_____	_____	X _____ = \$ _____
_____	_____	X _____ = \$ _____

**SUBTOTAL** = \$ \_\_\_\_\_

GRADE \_\_\_\_\_ GRADE FACTOR **X** \_\_\_\_\_  
 A = 1.32  
 B = 1.16  
 C = 1.00  
 D = .84  
 E = .68

**ADJUSTED RCN** = \$ \_\_\_\_\_

YEAR MFG. \_\_\_\_\_ CONDITION \_\_\_\_\_

**PERCENT GOOD FACTOR** **X** \_\_\_\_\_  
 (as determined by the local depreciation tables)

**RCNLD** = \$ \_\_\_\_\_

EXAMPLE

The manufacturer is identified as Apeco  
The model is identified as La Grande Royal  
The home was constructed 10 years ago  
The dimensions are 28' x 50'.  
The grade found in the Construction Quality Section is D.  
The home is judged to be in fair condition.  
The width indicates the home is a double wide  
The home has optional features, bay window and a  
12' x 20' carport with no concrete slab.

**MANUFACTURED HOUSING WORKSHEET  
(PERSONAL PROPERTY)**

MANUFACTURER     Apeco     MODEL     La Grande Royal      
LENGTH     50     X WIDTH     28     X COST\$     36.00     = \$     50,400    

*OPTIONAL FEATURES*

DESC.	SQ.FT./LIN.FT.	UNIT/ COST		
<u>Bay Window</u>	<u>    1    </u>	<u>    X    </u>	<u>    450    </u>	<u>=\$    450    </u>
<u>Carport N/S</u>	<u>    12 X 20    </u>	<u>    X    </u>	<u>    3.20    </u>	<u>=\$    768    </u>
<u>                    </u>	<u>                    </u>	<u>    X    </u>	<u>                    </u>	<u>=\$                    </u>
<u>                    </u>	<u>                    </u>	<u>    X    </u>	<u>                    </u>	<u>=\$                    </u>
<u>                    </u>	<u>                    </u>	<u>    X    </u>	<u>                    </u>	<u>=\$                    </u>
<u>                    </u>	<u>                    </u>	<u>    X    </u>	<u>                    </u>	<u>=\$                    </u>
<u>                    </u>	<u>                    </u>	<u>    X    </u>	<u>                    </u>	<u>=\$                    </u>
<u>                    </u>	<u>                    </u>	<u>    X    </u>	<u>                    </u>	<u>=\$                    </u>

**SUBTOTAL** = \$     51,618    

GRADE                      GRADE FACTOR **X**     .84      
A = 1.32  
B = 1.16  
C = 1.00  
D = .84  
E = .68

**ADJUSTED RCN** = \$     43,359    

YEAR MFG.     10 yrs. ago     CONDITION     Fair    


**PERCENT GOOD FACTOR** **X**     .60      
(as determined by the local depreciation tables)

**RCNLD** = \$     26,015

## UPDATING KSCAMA RESIDENTIAL COST SCHEDULES

In order for the KSCAMA system to produce the correct mobile home RCN and RCNLD estimates, the residential cost schedule parameters are contained in OLPM Program XXX245 Version RES. The parameter lines for codes RM1, RM2, RM3, RM4, RM5, SM2, SM3, SM4, SM5, SM6, SM7, SM8, and SM9 will need to be modified.

NOTE: You must have the final residential cost index developed before these changes can be made to the cost tables. Manufactured housing RCN's must first be divided by your residential cost index. This result is then entered into KSCAMA.

Each line will be shown in detail on the following pages (pgs. 9-28). The data should be entered into your system exactly as it appears, with the exceptions of those fields marked with . Data in those fields marked with an arrow will have to be adjusted (see worksheet on next page). Fields which are blank in these instructions need to be blank in your system. \*\*\*\* The value of an **SM5** will be figured utilizing a formula contained in KSCAMA; therefore, no adjustment to the cost new (for the county index) is required. Make the changes to the cost table exactly as they appear on the corresponding page. This applies to SM5's only.

After the calibrating worksheet is completed on the next page, the changes should be provided to the data processing person responsible for updating OLPM on your computer system.

COST CALIBRATION WORKSHEET  
TO UPDATE THE ON-LINE PARAMETER MAINTENANCE (OLPM) SUBSYSTEM

OB&YI STRUCTURE CODES	UNADJ. \$ PER UNIT OR SQ FT	DIVIDED BY	RESIDENTIAL COUNTY INDEX	OLPM DATA	REF #
RM1	33.00	/		= 000 __. ____	1
RM2	36.00	/		= 000 __. ____	2
RM3	36.00	/		= 000 __. ____	3
RM4	22.10	/	NA	= 000 __. ____	4
<b>MODIFICATION CODES</b> (RM1 RM2, RM3, RM4)				ROUNDED TO NEAREST \$10.00	
1	(1,500)	/		= - 0 ___ {0}	5
2	1,500	/		= 0 ___ {0}	6
3	800	/		= 0 ___ {0}	7
4	1,200	/		= 0 ___ {0}	8
5	450	/		= 0 ___ {0}	9
6	(300)	/		= - 0 ___ {0}	10
<b>OB&amp;YI STRUCTURE CODE</b>				The 0's in brackets are not entered in OLPM	
RM5	8.50	/		= 000 __. ____	11
MOD CODE 1	7.30	/	NA	= 000 __. ____	12
MOD CODE 2	17.50	/	NA	= 000 __. ____	13
<b>ATTACHMENTS</b>					
SM1	16.10	/	NA	= 000 __. ____	14
SM2	18.90	/	NA	= 000 __. ____	15
SM3	5.90	/		= 000 __. ____	16
SM4	0.00	/		= 000 0 0 . 0 0 0	17
MOD CODE 1	(3.50)	/		= _____	18
MOD CODE 2	3.00	/		= _____	19
MOD CODE 3	5.00	/		= _____	20
MOD CODE 4	6.50	/		= _____	21
MOD CODE 5	13.00	/		= _____	22
SM5	****	/	NA	= *****	23a-c
SM6	25.20	/	NA	= 000 __. ____	24
SM7	16.10	/	NA	= 000 __. ____	25
SM8	3.20	/		= 000 __. ____	26
SM9	16.50	/		= 000 __. ____	27

FMT064

AS400 ON-LINE PARAMETER MAINTENANCE  
\*\*\*\*\* DATA FIELD DISPLAY/UPDATE PROGRAM \*\*\*\*\*

02/02/00  
07:05:29

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03050000      CARD TYPE - 12

10RG22 1-02652+10203+16904+1900

...+...1...+...2...+...3...+...4...+...5...+...6...+...7...+...

10RM111MH SINGLE000000000000000000000000033000T86050403020051321160840680001800016006

DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
RM1	OBJ CODE	02
1	SEQ NUMBER	03
1	UNITS	04
MH SINGLE	DESCRIPTN	05
00000000	CONSTANT 1	06
00000000	CONSTANT 2	07
00033000	CONSTANT 3	08
T8	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
132	A-GRD ADJ	16
116	B-GRD ADJ	17
084	D-GRD ADJ	18
068	E-GRD ADJ	19
000180	MIN SIZE	20
001600	MAX SIZE	21
6	MAX MOD CD	22



ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

















FMT064

AS400 ON-LINE PARAMETER MAINTENANCE  
\*\*\*\*\* DATA FIELD DISPLAY/UPDATE PROGRAM \*\*\*\*\*

02/02/00  
07:24:26

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03140000      CARD TYPE - 13

10RM511MH UNFBMT0000000000000000000000008500T86050403020051001001001000001800040002  
...+....1....+....2....+....3....+....4....+....5....+....6....+....7....+....  
10RM52 1+07302+1750

12

13

DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
RM5	OBJ CODE	02
2	SEQ NUMBER	03
1	CODE 1	04
+	SIGN 1	05
0730	RATE 1	06
2	CODE 2	07
+	SIGN 2	08
1750	RATE 2	09
	CODE 3	10
	SIGN 3	11
	RATE 3	12
	CODE 4	13
	SIGN 4	14
	RATE 4	15
	CODE 5	16
	SIGN 5	17
	RATE 5	18
	CODE 6	19
	SIGN 6	20
	RATE 6	21
	FL CODE 1	22
	FL SIGN 1	23
	FL COST 1	24
	FL CODE 2	25
	FL SIGN 2	26
	FL COST 2	27
	FL CODE 3	28
	FL SIGN 3	29
	FL COST 3	30
	FL CODE 4	31
	FL SIGN 4	32
	FL COST 4	33
	FL CODE 5	34
	FL SIGN 5	35
	FL COST 5	36
	FL CODE 6	37
	FL SIGN 6	38
	FL COST 6	39

ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_\_\_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

FMT064

AS400 ON-LINE PARAMETER MAINTENANCE  
\*\*\*\*\* DATA FIELD DISPLAY/UPDATE PROGRAM \*\*\*\*\*

02/02/00  
08:20:16

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03320000      CARD TYPE - 12

10RZ111GAZEBO    000000000000000000001230020302520151005100100100100000050000500  
...+...1...+...2...+...3...+...4...+...5...+...6...+...7...+...  
10SM111MH SFP    000000000000000000001610025605040302005100100100100000010000500

DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM1	OBY CODE	02
1	SEQ NUMBER	03
1	UNITS	04
MH SFP	DESCRIPTN	05
00000000	CONSTANT 1	06
00000000	CONSTANT 2	07
00016100	CONSTANT 3	08
25	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
100	A-GRD ADJ	16
100	B-GRD ADJ	17
100	D-GRD ADJ	18
100	E-GRD ADJ	19
000010	MIN SIZE	20
000500	MAX SIZE	21
	MAX MOD CD	22



ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

FMT064

AS400 ON-LINE PARAMETER MAINTENANCE  
\*\*\*\*\* DATA FIELD DISPLAY/UPDATE PROGRAM \*\*\*\*\*

02/02/00  
08:22:26

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03330000      CARD TYPE - 12

10SM111MH SFP    000000000000000000001610025605040302005100100100100000010000500  
...+...1...+...2...+...3...+...4...+...5...+...6...+...7...+...  
10SM211MH EFPU    000000000000000000001890025605040302005100100100100000010000500



DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM2	OBV CODE	02
1	SEQ NUMBER	03
1	UNITS	04
MH EFPU	DESCRIPTN	05
00000000	CONSTANT 1	06
00000000	CONSTANT 2	07
00018900	CONSTANT 3	08
25	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
100	A-GRD ADJ	16
100	B-GRD ADJ	17
100	D-GRD ADJ	18
100	E-GRD ADJ	19
000010	MIN SIZE	20
000500	MAX SIZE	21
	MAX MOD CD	22

ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

FMT064

AS400 ON-LINE PARAMETER MAINTENANCE  
\*\*\*\*\* DATA FIELD DISPLAY/UPDATE PROGRAM \*\*\*\*\*

02/02/00  
08:23:36

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03340000      CARD TYPE - 12

10SM211MH EFPU 000000000000000000001890025605040302005100100100100000010000500  
...+....1....+....2....+....3....+....4....+....5....+....6....+....7....+....  
10SM311MH CP/CON000000000000000000000590025605040302005100100100100000010000500

DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM3	OBV CODE	02
1	SEQ NUMBER	03
1	UNITS	04
MH CP/CON	DESCRIPTN	05
00000000	CONSTANT 1	06
00000000	CONSTANT 2	07
00005900	CONSTANT 3	08
25	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
100	A-GRD ADJ	16
100	B-GRD ADJ	17
100	D-GRD ADJ	18
100	E-GRD ADJ	19
000010	MIN SIZE	20
000500	MAX SIZE	21
	MAX MOD CD	22



ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

FMT064

AS400 ON-LINE PARAMETER MAINTENANCE  
\*\*\*\*\* DATA FIELD DISPLAY/UPDATE PROGRAM \*\*\*\*\*

02/02/00  
08:26:07

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03350000      CARD TYPE - 12

10SM311MH CP/CON000000000000000000000000590025605040302005100100100100000010000500  
...+....1....+....2....+....3....+....4....+....5....+....6....+....7....+....  
10SM412MH SKIRT 000000000000000000000000025605040302005100100100100000060000400

DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM4	OBJ CODE	02
1	SEQ NUMBER	03
2	UNITS	04
MH SKIRT	DESCRIPTN	05
00000000	CONSTANT 1	06
00000000	CONSTANT 2	07
00000000	CONSTANT 3	08
25	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
100	A-GRD ADJ	16
100	B-GRD ADJ	17
100	D-GRD ADJ	18
100	E-GRD ADJ	19
000060	MIN SIZE	20
000400	MAX SIZE	21
5	MAX MOD CD	22



ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_\_\_\_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03360000      CARD TYPE - 13

10SM412MH SKIRT 00000000000000000000000025605040302005100100100100000060000400  
...+....1....+....2....+....3....+....4....+....5....+....6....+....7....+....  
10SM42 1-03502+03003+05004+06505+1300

DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM4	OBJ CODE	02
2	SEQ NUMBER	03
1	CODE 1	04
-	SIGN 1	05
18 → 0350	RATE 1	06
2	CODE 2	07
+	SIGN 2	08
19 → 0300	RATE 2	09
3	CODE 3	10
+	SIGN 3	11
20 → 0500	RATE 3	12
4	CODE 4	13
+	SIGN 4	14
21 → 0650	RATE 4	15
5	CODE 5	16
+	SIGN 5	17
22 → 1300	RATE 5	18
	CODE 6	19
	SIGN 6	20
	RATE 6	21
	FL CODE 1	22
	FL SIGN 1	23
	FL COST 1	24
	FL CODE 2	25
	FL SIGN 2	26
	FL COST 2	27
	FL CODE 3	28
	FL SIGN 3	29
	FL COST 3	30
	FL CODE 4	31
	FL SIGN 4	32
	FL COST 4	33
	FL CODE 5	34
	FL SIGN 5	35
	FL COST 5	36
	FL CODE 6	37
	FL SIGN 6	38
	FL COST 6	39

ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_\_\_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

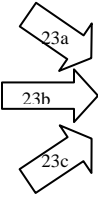
PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03370000      CARD TYPE - 12

10SM42 1-03502+03003+05004+06505+1300

...+....1....+....2....+....3....+....4....+....5....+....6....+....7....+....

10SM511MH WDDECK00275000000200000000340025605040302005100100100100000010000500

DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM5	OBV CODE	02
1	SEQ NUMBER	03
1	UNITS	04
MH WDDECK	DESCRIPTN	05
00275000	CONSTANT 1	06
00020000	CONSTANT 2	07
00003400	CONSTANT 3	08
25	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
100	A-GRD ADJ	16
100	B-GRD ADJ	17
100	D-GRD ADJ	18
100	E-GRD ADJ	19
000010	MIN SIZE	20
000500	MAX SIZE	21
	MAX MOD CD	22



ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

FMT064

AS400 ON-LINE PARAMETER MAINTENANCE  
\*\*\*\*\* DATA FIELD DISPLAY/UPDATE PROGRAM \*\*\*\*\*

02/02/00  
08:30:06

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03380000      CARD TYPE - 12

10SM511MH WDDECK00275000000200000000340025605040302005100100100100000010000500  
...+....1....+....2....+....3....+....4....+....5....+....6....+....7....+....  
10SM611MH EFP    0000000000000000002520025605040302005100100100100000010001500



DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM6	OBV CODE	02
1	SEQ NUMBER	03
1	UNITS	04
MH EFP	DESCRIPTN	05
00000000	CONSTANT 1	06
00000000	CONSTANT 2	07
00025200	CONSTANT 3	08
25	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
100	A-GRD ADJ	16
100	B-GRD ADJ	17
100	D-GRD ADJ	18
100	E-GRD ADJ	19
000010	MIN SIZE	20
000500	MAX SIZE	21
	MAX MOD CD	22

ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

FMT064

AS400 ON-LINE PARAMETER MAINTENANCE  
\*\*\*\*\* DATA FIELD DISPLAY/UPDATE PROGRAM \*\*\*\*\*

02/02/00  
08:30:55

PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03390000      CARD TYPE - 12

10SM611MH EFP    00000000000000000000002520025605040302005100100100100000010001500  
...+....1....+....2....+....3....+....4....+....5....+....6....+....7....+....  
10SM711MH OFP    00000000000000000000001610025605040302005100100100100000010000500



DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM7	OBV CODE	02
1	SEQ NUMBER	03
1	UNITS	04
MH OFP	DESCRIPTN	05
00000000	CONSTANT 1	06
00000000	CONSTANT 2	07
00016100	CONSTANT 3	08
25	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
100	A-GRD ADJ	16
100	B-GRD ADJ	17
100	D-GRD ADJ	18
100	E-GRD ADJ	19
000010	MIN SIZE	20
000500	MAX SIZE	21
	MAX MOD CD	22

ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM



PROGRAM-ID - **XXX245**      VERSION - **RES**      SEQ # - 03410000      CARD TYPE - 12

10SM811MH CP UNF0000000000000000000000000320025605040302005100100100100000240003000  
...+....1....+....2....+....3....+....4....+....5....+....6....+....7....+....  
10SM912MH CNWALL000165000000000000000000025605040302005100100100100000050000250



DATA FIELD	FIELD NAME	FIELD #
10	TABLE NO	01
SM9	OBV CODE	02
1	SEQ NUMBER	03
2	UNITS	04
MH CNWALL	DESCRIPTN	05
00016500	CONSTANT 1	06
00000000	CONSTANT 2	07
00000000	CONSTANT 3	08
25	EXPTD LIFE	09
60	EX PCT GD	10
50	GD PCT GD	11
40	AV PCT GD	12
30	FR PCT GD	13
20	PR PCT GD	14
05	UN PCT GD	15
100	A-GRD ADJ	16
100	B-GRD ADJ	17
100	D-GRD ADJ	18
100	E-GRD ADJ	19
000050	MIN SIZE	20
000250	MAX SIZE	21
	MAX MOD CD	22

ENTER: EDIT COMMAND \_ ; FIELD # ( HELP ONLY ) \_  
EDIT COMMANDS - F = FORWARD, B = BACKWARD, U = UPDATE, H = HELP, C = CANCEL  
PRESS COMMAND KEY 7 TO EXIT THIS PROGRAM

NOTE: After making these changes in OLPM, it is necessary to update the residential cost schedules to load the changes. Be sure the update documentation contains the information shown on the following pages. After the changes have been verified on your printout, recost the residential and sale history files (the rates shown in the preceding examples have not been adjusted by a county index; therefor, your entries will differ).

After the values in OLPM have been modified, the residential cost tables must be updated. From the valuation subsystem menu, go to the cost table maintenance menu and select option 2 to update the residential cost tables. Review the printout thoroughly to verify that all changes were entered properly and accepted during the update.

```

OB&Y OB&Y IMPROVEMENT FACTORS  -----RATE FORMULA-----  -----GRADE ADJ-----  -----% GOOD-----
CARD# CODE      DESCRIPTION          UNIT RATE1  RATE2  RATE3    A  B  C  D  E  YR  --CONDITION--
10      RM1      MH SINGLE              1  00000.000 00000.000 00033.000 1.32 1.16 1.00 0.84 0.68 T8.60 .50 .40 .30 .20 .05
-----MOD 1-----  -----MOD 2-----  -----MOD 3-----  -----MOD 4-----  -----MOD 5-----  -----MOD 6-----
RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT
1 - 1500      2 + 1500      3 + 800      4 + 1200      5 + 450      6 - 300
--- S I Z E ---  --MODS-
MINIMUM  MAXIMUM  MAX MOD
000180    001600    6

```

```

OB&Y OB&Y IMPROVEMENT FACTORS  -----RATE FORMULA-----  -----GRADE ADJ-----  -----% GOOD-----
CARD# CODE      DESCRIPTION          UNIT RATE1  RATE2  RATE3    A  B  C  D  E  YR  --CONDITION--
10      RM2      MH DOUBLE              1  00000.000 00000.000 00036.000 1.32 1.16 1.00 0.84 0.68 T9.70 .60 .50 .40 .20 .10
-----MOD 1-----  -----MOD 2-----  -----MOD 3-----  -----MOD 4-----  -----MOD 5-----  -----MOD 6-----
RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT
1 - 1500      2 + 1500      3 + 800      4 + 1200      5 + 450      6 - 300
--- S I Z E ---  --MODS-
MINIMUM  MAXIMUM  MAX MOD
000480    002100    6

```

```

OB&Y OB&Y IMPROVEMENT FACTORS  -----RATE FORMULA-----  -----GRADE ADJ-----  -----% GOOD-----
CARD# CODE      DESCRIPTION          UNIT RATE1  RATE2  RATE3    A  B  C  D  E  YR  --CONDITION--
10      RM3      MH TRIPLE              1  00000.000 00000.000 00036.000 1.32 1.16 1.00 0.84 0.68 T9.70 .60 .50 .40 .20 .10
-----MOD 1-----  -----MOD 2-----  -----MOD 3-----  -----MOD 4-----  -----MOD 5-----  -----MOD 6-----
RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT
1 - 1500      2 + 1500      3 + 800      4 + 1200      5 + 450      6 - 300
--- S I Z E ---  --MODS-
MINIMUM  MAXIMUM  MAX MOD
000720    002500    6

```

```

OB&Y OB&Y IMPROVEMENT FACTORS  -----RATE FORMULA-----  -----GRADE ADJ-----  -----% GOOD-----
CARD# CODE      DESCRIPTION          UNIT RATE1  RATE2  RATE3    A  B  C  D  E  YR  --CONDITION--
10      RM4      MH UP FLR              1  00000.000 00000.000 00022.100 1.32 1.16 1.00 0.84 0.68 T8.60 .50 .40 .30 .20 .05
-----MOD 1-----  -----MOD 2-----  -----MOD 3-----  -----MOD 4-----  -----MOD 5-----  -----MOD 6-----
RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT
1 - 1500      2 + 1500      3 + 800      4 + 1200      5 + 450      6 - 300
--- S I Z E ---  --MODS-
MINIMUM  MAXIMUM  MAX MOD
000200    004000    6

```

```

OB&Y OB&Y IMPROVEMENT FACTORS  -----RATE FORMULA-----  -----GRADE ADJ-----  -----% GOOD-----
CARD# CODE      DESCRIPTION          UNIT RATE1  RATE2  RATE3    A  B  C  D  E  YR  --CONDITION--
10      RM5      MH UNFBMT              1  00000.000 00000.000 00008.500 1.00 1.00 1.00 1.00 T8.60 .50 .40 .30 .20 .05
-----MOD 1-----  -----MOD 2-----  -----MOD 3-----  -----MOD 4-----  -----MOD 5-----  -----MOD 6-----
RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT  RATE C FLAT
+ 7.30 1      + 17.50 2
--- S I Z E ---  --MODS-
MINIMUM  MAXIMUM  MAX MOD

```

```

OB&Y OB&Y IMPROVEMENT FACTORS -----R A T E F O R M U L A----- -----GRADE ADJ----- -----% GOOD-----
CARD# CODE DESCRIPTION UNIT RATE1 RATE2 RATE3 A B C D E YR --CONDITION--
10 SM1 MH SFP 1 00000.000 00000.000 00016.100 1.00 1.00 1.00 1.00 1.00 T8 .60 .50 .40 .30 .20 .05
-----S I Z E----- --MODS-
MINIMUM MAXIMUM MAX MOD
000010 000500
    
```

```

OB&Y OB&Y IMPROVEMENT FACTORS -----R A T E F O R M U L A----- -----GRADE ADJ----- -----% GOOD-----
CARD# CODE DESCRIPTION UNIT RATE1 RATE2 RATE3 A B C D E YR --CONDITION--
10 SM2 MH EFP 1 00000.000 00000.000 00018.900 1.00 1.00 1.00 1.00 1.00 T8 .60 .50 .40 .30 .20 .05
-----S I Z E----- --MODS-
MINIMUM MAXIMUM MAX MOD
000010 000500
    
```

```

OB&Y OB&Y IMPROVEMENT FACTORS -----R A T E F O R M U L A----- -----GRADE ADJ----- -----% GOOD-----
CARD# CODE DESCRIPTION UNIT RATE1 RATE2 RATE3 A B C D E YR --CONDITION--
10 SM3 MH CP/CON 1 00000.000 00000.000 00005.900 1.00 1.00 1.00 1.00 1.00 T8 .60 .50 .40 .30 .20 .05
-----S I Z E----- --MODS-
MINIMUM MAXIMUM MAX MOD
000010 000500
    
```

```

OB&Y OB&Y IMPROVEMENT FACTORS -----R A T E F O R M U L A----- -----GRADE ADJ----- -----% GOOD-----
CARD# CODE DESCRIPTION UNIT RATE1 RATE2 RATE3 A B C D E YR --CONDITION--
10 SM4 MH SKIRT 2 00000.000 00000.000 00000.000 1.00 1.00 1.00 1.00 1.00 T8 .60 .50 .40 .30 .20 .05
-----MOD 1----- --MOD 2----- --MOD 3----- --MOD 4----- --MOD 5----- --MOD 6-----
RATE C FLAT RATE C FLAT RATE C FLAT RATE C FLAT RATE C FLAT RATE C FLAT
- 3.50 1 + 3.00 2 + 5.00 3 + 6.50 4 +13.00 5
-----S I Z E----- --MODS-
MINIMUM MAXIMUM MAX MOD
000060 000400 5
    
```

```

OB&Y OB&Y IMPROVEMENT FACTORS -----R A T E F O R M U L A----- -----GRADE ADJ----- -----% GOOD-----
CARD# CODE DESCRIPTION UNIT RATE1 RATE2 RATE3 A B C D E YR --CONDITION--
10 SM5 MH WDDECK 1 00275.000 00020.000 00003.400 1.00 1.00 1.00 1.00 1.00 T8 .60 .50 .40 .30 .20 .05
-----S I Z E----- --MODS-
MINIMUM MAXIMUM MAX MOD
000010 000500
    
```

```

OB&Y OB&Y IMPROVEMENT FACTORS -----R A T E F O R M U L A----- -----GRADE ADJ----- -----% GOOD-----
CARD# CODE DESCRIPTION UNIT RATE1 RATE2 RATE3 A B C D E YR --CONDITION--
10 SM6 MH EFP 1 00000.000 00000.000 00025.200 1.00 1.00 1.00 1.00 1.00 T8 .60 .50 .40 .30 .20 .05
-----S I Z E----- --MODS-
MINIMUM MAXIMUM MAX MOD
000010 000500
    
```

OB&Y OB&Y IMPROVEMENT FACTORS -----R A T E F O R M U L A----- -----GRADE ADJ----- -----% GOOD-----

CARD#	CODE	DESCRIPTION	UNIT	RATE1	RATE2	RATE3	A	B	C	D	E	YR	---CONDITION---					
													EX	GD	AV	FR	PR	UN
10	SM7	MH OFP	1	00000.000	00000.000	00016.100	1.00	1.00	1.00	1.00	1.00	T8	.60	.50	.40	.30	.20	.05
				--- SIZE ---		--MODS--												
				MINIMUM	MAXIMUM	MAX MOD												
				000010	000500													

OB&Y	OB&Y	IMPROVEMENT	FACTORS	----RATE FORMULA----			-----GRADE ADJ-----			-----% GOOD-----								
CARD#	CODE	DESCRIPTION	UNIT	RATE1	RATE2	RATE3	A	B	C	D	E	YR	---CONDITION---					
													EX	GD	AV	FR	PR	UN
10	SM8	MH CP UNF	1	00000.000	00000.000	00003.200	1.00	1.00	1.00	1.00	1.00	T8	.60	.50	.40	.30	.20	.05
				--- SIZE ---		--MODS--												
				MINIMUM	MAXIMUM	MAX MOD												
				000240	003000													

OB&Y	OB&Y	IMPROVEMENT	FACTORS	----RATE FORMULA----			-----GRADE ADJ-----			-----% GOOD-----								
CARD#	CODE	DESCRIPTION	UNIT	RATE1	RATE2	RATE3	A	B	C	D	E	YR	---CONDITION---					
													EX	GD	AV	FR	PR	UN
10	SM9	MH CNWALL	2	00016.500	00000.000	00000.000	1.00	1.00	1.00	1.00	1.00	T8	.60	.50	.40	.30	.20	.05
				--- SIZE ---		--MODS--												
				MINIMUM	MAXIMUM	MAX MOD												
				000050	000250													

**K.S.A. 79-340. MOBILE AND MANUFACTURED HOMES AS PERSONAL PROPERTY; EXCEPTION.** Exception as otherwise provided in this section, a mobile home or manufactured home, for purposes of taxation, shall be considered to be personal property, unless title to the mobile home or manufactured home is vested in the same person or the spouse of such person who holds title to the real property upon which such mobile home or manufactured home is located and such mobile home or manufactured home has a permanent foundation, such foundation being of a type not removable intact from such real property. Any mobile home or manufactured home used as a dwelling or residence shall be appraised for ad valorem tax purposes in the same manner as real property. For the purposes of this section and K.S.A. 79-335, 79-336 and 79-337, and amendments thereto, the terms "mobile home" and "manufactured home" shall have the meanings respectively ascribed to such terms by K.S.A. 58-4202.

**HISTORY:** L. 1975, ch 493, § 1; L. 1976, ch. 422, § L. 1982, ch 393, § 1; L. 1991, ch. 33, § 41; July 1

**K.S.A. 58-4202.** Same; definition. As used in the Kansas manufactured housing act:

(a) "Manufactured home" means a structure which:

(1) Is transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width or 40 feet or more in length or, when erected on site, is 320 or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; and

(2) is subject to the federal manufactured home construction and safety standards established pursuant to 42 U.S.C. § 5403.

(b) "Mobile home" means a structure which:

(1) Is transportable in one or more sections which, in the traveling mode, is 8 body feet or more in width and 36 body feet or more in length and is built on a permanent foundation, when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; and

(2) is not subject to the federal manufactured home construction and safety standards established pursuant to 42 U.S.C. § 5403.

(c) "Modular home" means a structure which is: (1) Transportable in one or more sections; (2) not constructed a permanent chassis; (3) designed to be used as a dwelling on a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning, and electrical systems contained therein; and (4) certified by its manufacturer as being constructed in accordance with a nationally recognized building code.

(d) "Factory built home" means a mobile home, manufactured home or modular home.

(e)....