



N.A.D.A. APPRAISAL GUIDES

(THIS IS NOT AN APPRAISAL FORM)

VALUE REPORT

Date 08/25/2007

Reference Number SAMPLE-FL-FLEETWOOD Office Location _____ Guide Edition Sep-Dec 2007

Year Mfg'd	Manufacturer	Trade Name	State	Region
2001	FLEETWOOD	CELEBRATION	FL	SA

Floor Areas: Double-Wide Chart: 285

	Width	x	Length	Total Value
Main Floor Area	28	x	60	\$43,002.00
Floor Value				\$43,002.00
Heavy Items Multiplier:				x N/A
1. Base Structure Value				\$43,002.00
2. State Location Adjustment <input checked="" type="checkbox"/>				x 102.00%
3. Total Guide Book Retail Value (in average condition)				\$43,862.04
4. Condition Adjustment Excellent <input type="checkbox"/> Good <input type="checkbox"/> Average <input checked="" type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> N/A <input type="checkbox"/>				x 100.00%
5. Condition Adjusted Value Remaining Physical Life: 46-39 yrs.				\$43,862.04
6. Land-Lease Community Adjustment Unique <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Standard <input type="checkbox"/> Fair <input type="checkbox"/> Poor <input type="checkbox"/> N/A <input type="checkbox"/>				x 116.00%
7. Land-Lease Community Adjusted Value				\$50,879.97
8. Total Adjusted Value of Home				\$50,879.97
9. Total Additional Features				+ \$13,088.84
10. Total Repairs				- \$0.00
11. Total Adjusted (Retail) Value of Home and Optional Equipment				\$63,968.81
12. Wholesale Value Consignment <input type="checkbox"/> Purchase <input type="checkbox"/> Moved For Resale <input type="checkbox"/> N/A <input checked="" type="checkbox"/> x N/A				N/A
13. Additional Adjustments <input type="checkbox"/>				

Completed By: MHplanet.com

Comments:

Sample NADA based value report with improvements considered.

1004C/70B users - cost guide quality converts to: Average. For detailed explanation, see "Construction Quality" under "Help".
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ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
<u>Components</u>					
- BATH FIXTURES					
- Fiberglass Tub - Combo	1	ea.	5+ Years	\$191.00	\$191.00
- Garden Tub	1	ea.	5+ Years	\$226.00	\$226.00
Total BATH FIXTURES					\$417.00
- BUILT-INS					
- Deluxe Buffet/Hutch	1	ea.	5+ Years	\$109.00	\$109.00
Total BUILT-INS					\$109.00
- CARPETING COMPLETE					
- Multi-wide	1	home	5+ Years	\$392.00	\$392.00
Total CARPETING COMPLETE					\$392.00
- DOORS					
- Deluxe House Type Exterior Door	2	ea.	5+ Years	\$88.00	\$176.00
- Sliding Glass Door (6' x 6')	1	ea.	5+ Years	\$145.00	\$145.00
Total DOORS					\$321.00
- ELECTRICAL					
- Electric Home - Total	1	ea.	5+ Years	\$363.00	\$363.00
Total ELECTRICAL					\$363.00
- FAN					
- Bath Exhaust Ceiling Fan	1	ea.	5+ Years	\$24.00	\$24.00
- Ceiling Paddle Fan	4	ea.	5+ Years	\$78.00	\$312.00
Total FAN					\$336.00
- FLOOR COVERING					
- Tiled Entry Way	1	ea.	5+ Years	\$90.00	\$90.00
Total FLOOR COVERING					\$90.00

Value Report Filename: Sampleadbookvalue



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Components

- HOUSE TYPE ROOFING

- Multi-wide	1	home	5+ Years	\$617.00	\$617.00
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Total HOUSE TYPE ROOFING					\$617.00
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- HOUSE TYPE SIDING

- Multi-wide	1	home	5+ Years	\$661.00	\$661.00
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Total HOUSE TYPE SIDING					\$661.00
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- INTERIOR

- Cathedral/Vaulted Ceiling Rooms	3	ea.	5+ Years	\$121.00	\$363.00
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Total INTERIOR					\$363.00
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- KITCHEN APPLIANCES

- 20 CF Refrigerator	1	ea.	5+ Years	\$398.00	\$398.00
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- Dishwasher	1	ea.	5+ Years	\$177.00	\$177.00
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- Garbage Disposal	1	ea.	5+ Years	\$37.00	\$37.00
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- Microwave Oven	1	ea.	5+ Years	\$231.00	\$231.00
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Total KITCHEN APPLIANCES					\$843.00
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- MISCELLANEOUS

- Clothes Dryer	1	ea.	5+ Years	\$145.00	\$145.00
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- Clothes Washer	1	ea.	5+ Years	\$190.00	\$190.00
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- Fireplace (Permanent)	1	ea.	5+ Years	\$762.00	\$762.00
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Total MISCELLANEOUS					\$1,097.00
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- PLUMBING

- Laundry Tub/Sink	1	ea.	5+ Years	\$71.00	\$71.00
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- Plumb for Washer	1	ea.	5+ Years	\$76.00	\$76.00
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- Stainless Steel Sink	1	ea.	5+ Years	\$92.00	\$92.00
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Total PLUMBING					\$239.00
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Components

- WATER HEATER Gas/Electric

- 40 Gal.	1	ea.	2 Years	\$122.00	\$122.00
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Total WATER HEATER Gas/Electric					\$122.00
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- WINDOWS

- Storm Windows (Std or Self-Storing) - Multi-wide	1	all	5+ Years	\$266.00	\$266.00
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Total WINDOWS					\$266.00
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Total Components					\$6,236.00
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Accessories

- AWNINGS (Aluminum w/Metal Roofing)					
- Carport	100	sq. ft.	5+ Years	\$2.05	\$205.00
Total AWNINGS (Aluminum w/Metal Roofing)					\$205.00
- CANOPIES (Fabric) Width x Projections					
- 30" x 30"	1	ea.	5+ Years	\$23.00	\$23.00
Total CANOPIES (Fabric) Width x Projections					\$23.00
- CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton) All Types					
- 4 Ton Electric	1	ea.	1 Year	\$1,594.00	\$1,594.00
Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton) All Types					\$1,594.00
- PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
- Wood w/Rails	140	sq. ft.	5+ Years	\$9.55	\$1,337.00
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					\$1,337.00
- SKIRTING TO 30" HIGH (Measure Around Perimeter)					
- Simulated Stone (Fiberglass)	176	lin. ft.	5+ Years	\$6.59	\$1,159.84
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					\$1,159.84
- STEPS					
- Pre-cast Concrete - 4 Steps	2	ea.	5+ Years	\$416.00	\$832.00
Total STEPS					\$832.00
Total Accessories					\$5,150.84



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Additive Values

- DRIVEWAY

- Asphalt	300	sq. ft.	5+ Years	\$0.34	\$102.00
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Total DRIVEWAY					\$102.00
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- ENERGY

- Water Heater Insulation Blanket	1	ea.	1 Year	\$43.00	\$43.00
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Total ENERGY					\$43.00
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- STORAGE BUILDINGS/SHEDS

- Aluminum (Vertical)	100	sq. ft.	2 Years	\$5.62	\$562.00
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Total STORAGE BUILDINGS/SHEDS					\$562.00
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- WIND ZONE 3 COSTS - 101 to 110 mph (This HUD code effective July 13, 1994)

- Multi Section 51'-60'	1	all	5+ Years	\$995.00	\$995.00
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Total WIND ZONE 3 COSTS - 101 to 110 mph (This HUD code effective July 13, 1994)					\$995.00
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Total Additive Values					\$1,702.00
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Total Additional Features					\$13,088.84
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