NADAguides.com Value Report

Reference Number 375221 Edition Jan-Feb 2016 Date 01/04/2016

Year Mfg'd	Manufacturer	Trade Name	State	Region
2008	CHAMPION	AMERICANA	NV	MO

Floor Areas: Double-Wide

	Width		Length	Total Value
Main Floor Area:	32	x	60	$51,903.00

1.	**Base Structure Value**		**$51,903.00**
2.	State Location Adjustment	x	101 %
3.	Total Guide Book Retail Value (in average condition)		$52,422.03
4.	Condition Adjustment Selected: Excellent	x	114 %
5.	Condition Adjusted Value		$59,761.11
6.	**Total Adjusted Value of Home**		**$59,761.11**
7.	Total Additional Features	+	$9,120.76
8.	**Total Adjusted (Retail) Value of Home and Optional Equipment**		**$68,881.87**

SAMPLE

Comments: This value report was produced by using NADAguides.com's Manufactured Housing Online Request Form. This is an automated valuation tool that generates value reports based on user-selected home criteria.

The value indication of this value report represents the depreciated replacement cost of the home and added features in retail dollars, and does not include adjustments for land, community "in place location value", or local market comparable sales.

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ADDITIONAL FEATURES

Description	Quantity	Unit of Measure	Age	Unit Price	Total Value
Components					
BATH FIXTURES					
Fiberglass Shower Stall	1	ea.	5+ Yrs	$136.00	$136.00
Garden Tub (Skirted)	1	ea.	5+ Yrs	$226.00	$226.00
Fiberglass Tub - Combo	1	ea.	5+ Yrs	$191.00	$191.00
Total BATH FIXTURES					$553.00
BUILT-INS					
Deluxe Buffet/Hutch	1	ea.	5+ Yrs	$109.00	$109.00
Total BUILT-INS					$109.00
CARPETING COMPLETE THROUGHOUT HOME (Including Kitchen and Bathroom)					
Multi-wide	1	home	5+ Yrs	$392.00	$392.00
Total CARPETING COMPLETE THROUGHOUT HOME (Including Kitchen and Bathroom)					$392.00
DOORS					
Storm Doors - Multi-wide	1	all	5+ Yrs	$108.00	$108.00
Sliding Glass Door (6' x 6')	1	ea.	5+ Yrs	$159.00	$159.00
Deluxe House Type Exterior Door	1	ea.	5+ Yrs	$99.00	$99.00
Total DOORS					$366.00
ELECTRICAL					
Electric Home - Total	1	ea.	5+ Yrs	$363.00	$363.00
Total ELECTRICAL					$363.00
EXTERIOR					
Dormer	1	ea.	5+ Yrs	$214.00	$214.00
Total EXTERIOR					$214.00
FAN					
Ceiling Paddle Fan	4	ea.	5+ Yrs	$78.00	$312.00
Total FAN					$312.00

SAMPLE

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FLOORING					
Tiled Entry Way	1	ea.	5+ Yrs	$90.00	$90.00
T & G Plywood Sub-Flooring	1920	sq. ft.	5+ Yrs	$0.25	$480.00
Total FLOORING					$570.00
HOUSE TYPE ROOFING					
Multi-wide	1	home	5+ Yrs	$617.00	$617.00
Total HOUSE TYPE ROOFING					$617.00
HOUSE TYPE SIDING					
Multi-wide	1	home	5+ Yrs	$661.00	$661.00
Total HOUSE TYPE SIDING					$661.00
INTERIOR					
Cathedral/Vaulted Ceiling Rooms	3	ea.	5+ Yrs	$121.00	$363.00
Total INTERIOR					$363.00
KITCHEN APPLIANCES					
18 CF Refrigerator	1	ea.	5+ Yrs	$315.00	$315.00
Dishwasher	1	ea.	5+ Yrs	$177.00	$177.00
Garbage Disposal	1	ea.	5+ Yrs	$37.00	$37.00
Total KITCHEN APPLIANCES					$529.00
MISCELLANEOUS					
Clothes Washer	1	ea.	5+ Yrs	$190.00	$190.00
Clothes Dryer	1	ea.	5+ Yrs	$145.00	$145.00
Fireplace (Permanent)	1	ea.	5+ Yrs	$762.00	$762.00
Total MISCELLANEOUS					$1,097.00
PLUMBING					
Stainless Steel Sink	1	ea.	5+ Yrs	$92.00	$92.00
Total PLUMBING					$92.00

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WINDOWS					
Skylight	1	ea.	5+ Yrs	$133.00	$133.00
Storm Windows (Std or Self-Storing) - Multi-wide	1	all	5+ Yrs	$266.00	$266.00
Total WINDOWS					$399.00
Total Components					**$6,637.00**

Accessories

CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					
3 1/2 Ton Electric	1	ea.	5+ Yrs	$865.00	$865.00
Total CENTRAL AIR CONDITIONING SYSTEM (By Ton, 12,000 BTU = 1 Ton)					$865.00
PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					
Wood w/Rails	100	sq. ft.	5+ Yrs	$9.84	$984.00
Total PORCHES/DECKS (Measure Width x Length Including Carpet & Rails)					$984.00
SKIRTING TO 30" HIGH (Measure Around Perimeter)					
Metal or Vinyl (Vertical)	184	lin. ft.	5+ Yrs	$2.14	$393.76
Total SKIRTING TO 30" HIGH (Measure Around Perimeter)					$393.76
STEPS					
Wood - 3 Steps	1	ea.	5+ Yrs	$241.00	$241.00
Total STEPS					$241.00
Total Accessories					**$2,483.76**

Total Additional Features **$9,120.76**

SAMPLE

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