MHISC
Manufactured Housing
Institute of South Carolina, Inc.

Counties Can Increase Tax Revenue from Manufactured Homes

A study done by researchers in the Department of Planning at East Carolina University has shown that **manufactured homes that are taxed as real property show appreciation in value**, and thus provide **greater tax revenue**.

However, when counties use outdated methods that assess the value of a manufactured home as personal property (like a car), the value of the home depreciates. Counties that use modern methods for assessment can realize increased tax revenue.

While the old method of assessing manufactured homes may have worked thirty years ago, it does not reflect the reality of modern manufactured homes. Today's manufactured home is built to a strict federal construction code, and is often indistinguishable from a site-built home to the general public. The home will often appreciate in market value, particularly when a home is combined with land and assessed as a single piece of real estate.

The East Carolina University study shows that local governments that are not taxing manufactured homes as real property are losing money that could be put to good use. If you have questions about this issue, or would like a copy of the North Carolina study, contact MHISC.

For additional Information about MHISC or assessing manufactured homes, please contact MHISC by E-mail at mhisc@mhisc.com or call (803) 771-9046.