

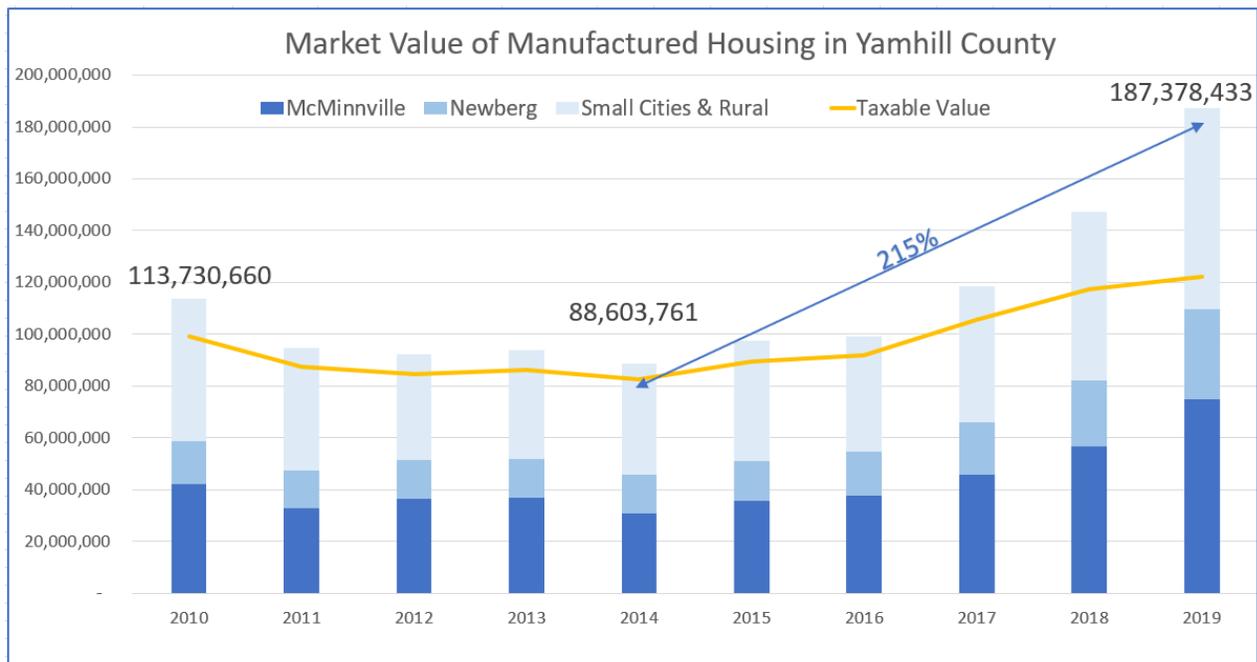


## RE: Manufactured Housing Real Market Value Increases

### General Overview:

Yamhill County has personal property manufactured homes. These homes are primarily situated in small cities and in one of the 18 manufactured home parks throughout the county. Throughout the state of Oregon Manufactured homes sales are showing a significant increase over the last 5 years. The real market value of the Manufactured home tax roll has increase 215% since 2014. Average Home sales in parks have increased nearly 300 percent.

As residential housing market continues to increase with greater demand and a continued supply shortage. Site built homes are becoming increasingly more expensive. Market analysis suggest that Manufactured homes are becoming more of the affordable housing and entry level housing mix. In national studies it is being reported that manufactured homes values are increasing at a rate equal to and often above site built homes.



The significant change in real market value for manufactured homes may have some owners property taxes increasing more than the typical 3%. In short, if the manufactured home was taxed on real market value in prior years and the real market value was more than 3% lower than the Maximum Assessed Value, then the increase in taxable value could be more than 3%.