

ELECTION TO HAVE A MANUFACTURED OR MOBILE HOME TAXED LIKE REAL PROPERTY

FILE THIS FORM WITH THE COUNTY AUDITOR OF THE COUNTY WHERE THE HOME IS LOCATED.

The undersigned hereby elects to have the manufactured or mobile home described below taxed like real property under Revised Code section 4503.06(D)(2) starting with next tax year. I understand that this election is final and the home will be taxed like real property for all future years, unless this election is withdrawn before January 1 of next year.

This form has fields you can complete on your computer. Click the line next to 1a and use the tab key to move to the next field in sequence.

Please Print or Type All Information

1. Owner Information:

a. Name _____

b. Mailing Address _____
Street

City _____ State _____ Zip _____

c. Phone _____ - _____

2. Manufactured or Mobile Home Information:

a. Address of Home _____
Street

City _____ State _____ Zip _____

b. Taxing District _____

c. Make _____ Model _____ Year Manufactured _____

d. Serial Number _____

e. Certificate of Title Number _____

f. Registration Number _____

3. Application for 2 ½% reduction: Will this home be your principal residence by January 1 of next year.

☐ yes ☐ no

I DECLARE UNDER PENALTIES OF PERJURY THAT THIS STATEMENT HAS BEEN EXAMINED BY ME AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT IS A TRUE, CORRECT, AND COMPLETE STATEMENT.

SIGNATURE OF OWNER

DATE

MANUFACTURED HOMES

Significant changes in the manner in which manufactured and mobile homes are taxed took place on January 1, 2000. Manufactured homes purchased after that date will be taxed like real property. If you purchased your home before January 1, 2000 you now have the option of converting to this new taxation method.

Methods of taxation

There are now two different methods of taxing manufactured homes:

Depreciation Method - This is the method that has previously been used for all manufactured homes. The sale price of the home is reduced to either 80% for a furnished home or 95% for an unfurnished home. A depreciation allowance of 5% per year is then applied to the reduced sales price until a maximum depreciation allowance of 35% for furnished homes or 50% for unfurnished homes is reached. This depreciated amount is then multiplied by 40% to create the assessed or "taxable" value. The assessed value is then multiplied by the full tax rate to determine the amount of annual taxes that are billed semi-annually. Manufactured homes acquired prior to Jan. 1, 2000 may stay on this method or may elect to change to the new Appraisal method.

Appraisal Method - A manufactured home that is purchased after Jan. 1, 2000 will be taxed using the appraisal method. In addition, owners of existing manufactured homes may elect to convert to this method.

Under this method manufactured home owners will pay a manufactured home tax that is like real property tax. The values of these homes will be adjusted every three years to their estimate market value. The estimated market value of the home will be multiplied by 35% to create an assessed or "taxable" value for the property. This value will then be multiplied by the effective tax rate to determine the amount of tax that will be billed semi-annually.

The manufactured home owners that are taxed using this method will also be entitled to a 10% rollback and a 2.5% reduction (for owner occupied homes) of the taxes billed semi-annually.

Converting to the Appraisal Method

Owners of manufactured homes acquired prior to January 1, 2000 may choose to convert to the appraisal method, however, you may only change once. To do so, all taxes must be paid prior to conversion and DTE form 55 must be completed by December 1st to have the appraisal method applied for the following tax year. Transfers after Jan. 1, 2000 will automatically convert to the appraisal method.

Converting to Real Estate

Certain manufactured home owners may be eligible to have their home taxed as real estate. To do so, you must meet a certain criteria, generally speaking the home must be affixed to a permanent foundation and the owner of the home must also own the land. All taxes must be paid, and the title of the manufactured home must be inactivated and surrendered to the Auditor's Office.