



## GRANT K. DAUGHERTY

### Coshocton County Auditor

Courthouse Annex Building

349 Main Street

Coshocton, Ohio 43812

(740) 622-1243

Email: [auditor@coshoctoncounty.net](mailto:auditor@coshoctoncounty.net)



### **CONVERSION OF MOBILE HOMES TO REAL ESTATE**

The mobile home must have a permanent foundation around the entire perimeter, with the home resting on concrete block or brick walls. (Concrete piers or runners with the frame resting on concrete block columns will not qualify as a permanent foundation.)

OR

The mobile home should be secured over at least a 75% basement.

OR

The mobile home should have a permanent addition attached and being affixed in a manner that makes the mobile home an integral part of the addition. The addition must be resting on a permanent foundation.

Determination keys on two factors:

- 1) Is the vehicle permanently attached to the land and both owned by the same person(s)?
- 2) Has the vehicle lost its potential for mobility?

Final determination of whether a mobile home may be listed as 'real estate' will be made by an appraiser after inspection.

The mobile home owner will then be notified by letter as to whether the mobile home qualifies or does not qualify as 'real estate'. Arrangements must be made by the owner with the County Clerk of Courts and any mortgagee for the surrender of the mobile home "Certificate of Title".

Grant K. Daugherty  
Coshocton County Auditor



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**REQUEST FOR MANUFACTURED HOME TO BE CONSIDERED AS REAL ESTATE**  
***(PLEASE FILL OUT AND RETURN TO THE AUDITOR'S OFFICE)***

Taxpayer's Name (Printed) \_\_\_\_\_

Taxpayer's Signature \_\_\_\_\_

Phone Number \_\_\_\_\_

Parcel Number \_\_\_\_\_

Year & Make \_\_\_\_\_

Address of Manufactured Home \_\_\_\_\_

Type of Foundation \_\_\_\_\_

Bedroom / Bathroom Count \_\_\_\_\_

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[FOR OFFICE USE ONLY]

Real Estate Beginning with Tax Year \_\_\_\_\_

Appraiser's Signature \_\_\_\_\_

Date \_\_\_\_\_

Date Title Surrendered \_\_\_\_\_

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**NOTE: Pursuant to ORC 4503.06 (B), the manufactured home will not be considered real estate until the home's title has been surrendered.**