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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

3 Bedroom Home with Wrap-Around Porch!

This property will be offered via an Online Only Auction on Thursday, September 12, 2024 -- Bidding begins closing out at 6:30 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within 24 hours via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 18, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$170.24. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available upon request.

Online Auction: Thursday, September 12, 2024

Bidding begins closing out at 6:30 pm!

707 E. Fort Wayne St., Warsaw, IN 46580

Wayne Township • Kosciusko County

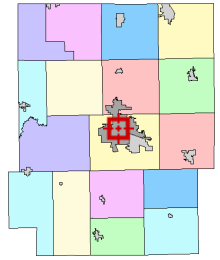
Auction Manager: Dustin Dillon 574.265.9215

www.BidMetzger.com



**Beacon™**

Kosciusko County, IN

**Overview****Legend**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	004-044-049	Alternate ID	004-708034-30	Owner Address	Hodges Charles H & Irene T
Sec/Twp/Rng	--				
Property Address	707 E FORT WAYNE ST	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		707 E Fort Wayne St
	WARSAW	Acreage	n/a		Warsaw, IN 46580
District	Warsaw				
Brief Tax Description	004-044-049 Less W 16ft Lot 245 & Pt Vac Alley Lansdales Add (Note: Not to be used on legal documents)				

Date created: 7/22/2024

Last Data Uploaded: 7/22/2024 3:38:38 AM

Developed by Schneider
GEOSPATIAL

Property Type		RESIDENTIAL		Status		Active		CDO		0		DOM		0		Auction		Yes			
MLS #		202430639		707 E Fort Wayne Street		Warsaw		IN		46580		LP		\$139,500							
		Area		Kosciusko County		Parcel ID		43-11-08-200-646.000-032		Type		Site-Built Home		Waterfront		No					
		Sub		Lansdales		Cross Street				Bedrms		3		F Baths		2		H Baths		0	
		Township		Wayne		Style		Two Story		REO		No		Short Sale		No					
		School District		WRS		Elem		Lincoln		JrH		Lakeview		SrH		Warsaw					
		Legal Description		4-44-49 LESS W 16' LOT 245 & PT VAC ALLEY LANSDALES ADD																	
Directions		From Lake City Hwy, head west on Center St. Turn north on Tamarack St. & east on Fort Wayne Rd. Property is on the north side																			
Inside City		Y		City Zoning		R2		County Zoning		Zoning Description											

Remarks 3 Bedroom Home with Wrap-Around Porch selling via Online Only Auction on Thursday, September 12, 2024 -- Bidding begins closing out at 6:30 pm! This home features 3 bedrooms & 1 bathroom upstairs that has a stand-up shower, and a full bath with a clawfoot tub on the main floor, offering convenience and comfort for everyday living. The large eat-in kitchen and formal dining room provide ample space for entertaining and everyday dining, while the natural woodwork throughout the home adds a touch of warmth and character. Outside, a welcoming wrap-around porch invites you to relax and enjoy the surrounding scenery. The unfinished basement has a workshop area providing a space for hobbies and projects. Additionally, a 10x10 shed offers additional storage and potential for various uses. This home is brimming with character, offering a blend of classic features and modern conveniences. Open House: Monday, September 9th 5:30-6pm

Agent Remarks Online Auction: Thurs. 9.12.24 6:30 pm Open House: Mon. 9.9.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$130-230k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot 245	Lot	0.1800 / 7,656			/ 58X132			Lot Desc	Level, 0-2.9999							
Above Gd Fin SqFt		1,776	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		672	Ttl Fin SqFt		1,776	Year Built	1914	
Age	110	New Const	No	Date Complete			Ext	Aluminum, Shingle, Bsmt				Crawl, Partial Basement, Unfinished				#	11
Room Dimensions			Baths	Full	Hal	Water	CITY				Basement Material		Poured Concrete				
RM DIM		LV	B-Main	1	0	Well Type				Dryer Hookup Gas		No	Fireplace		No		
LR	12 x 14		B-Upper	1	0	Sewer		City		Dryer Hookup Elec		No	Guest Qtrs		No		
DR	12 x 12		B-Blw	0	0	Fuel /		Gas, Forced Air		Dryer Hookup G/E		Yes	Split FlrPln		No		
FR	8 x 12		Laundry Rm		Main	Heating				Disposal		No	Ceiling Fan		No		
KT	10 x 12		Laundry L/W		8 x 10	Cooling		Attic Fan, Window		Water Soft-Owned		No	Skylight		No		
BK	x		AMENITIES			Attic Storage, Deck Open, Dryer Hook Up Gas				Water Soft-Rented		No	ADA Features		No		
DN	12 x 12		/Elec, Natural Woodwork, Range/Oven Hook Up Gas, Main						Alarm Sys-Sec		No	Fence					
1B	10 x 12	U	Floor Laundry						Alarm Sys-Rent		No	Golf Course		No			
2B	10 x 12	U							Garden Tub		No	Nr Wlkg Trails		No			
3B	10 x 12	U	Garage		/	/		x	/	Jet Tub		No	Garage Y/N		No		
4B	x		Outbuilding 1		Shed	10 x 10				Pool		No	Off Street Pk				
5B	x		Outbuilding 2		x				Pool Type								
RR	x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES								
LF	x		Other Fees					Microwave, Refrigerator, Washer, Dryer-Gas, Freezer, Oven-Gas, Range-Gas, Water Heater Gas									
EX	x		Restrictions														

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name		Chad Metzger & Dustin Dillon	Lic #	AC31300015	Auction Date	9/12/2024	Time 6:30
Financing: Existing		Proposed				Location Online Only: bidmetzger.com	
Annual Taxes		\$170.24	Exemption	Homestead, Over 65,	Year Taxes Payable	2024	Assessed Value
Possession		at closing					
List Office		Metzger Property Services, LLC - Off: 260-982-0238		List Agent		Chad Metzger - Cell: 260-982-9050	
Agent E-mail		chad@metzgerauction.com		List Agent - User Code		UP388053395	
Co-List Office				Co-List Agent		List Team	
Showing Instr		Showingtime or Open House					
List Date		8/13/2024	Start Showing Date		Exp Date	11/30/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N				Seller Concession Amount \$			
Contract Type		Exclusive Right to Sell				Special List Cond. None	
Virtual Tours:				Lockbox Type	Mechanical/Combo	Lockbox Location	back door
Pending Date				Closing Date		Selling Price	
Ttl Concessions Paid				Sold/Concession Remarks		Type of Sale	
Sell Office				Sell Agent		How Sold	
Co-Sell Office				Co-Sell Agent		Conc Paid By	
Presented		Jen Rice - Cell: 260-982-0238				Sell Team	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

Aug 3, 2024

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (number and street, city, state, and ZIP code)

707 E. Fort Wayne St, Warsaw, IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	☒			
Clothes Dryer			☒	
Clothes Washer		☒	☒	
Dishwasher		☒		
Disposal	☒			
Freezer			☒	
Gas Grill	☒			
Hood			☒	
Microwave Oven			☒	
Oven			☒	
Range			☒	
Refrigerator			☒	
Room Air Conditioner(s)			☒	
Trash Compactor	☒			
TV Antenna / Dish	☒			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	☒			
Burglar Alarm	☒			
Ceiling Fan(s)	☒			
Garage Door Opener / Controls	☒			
Inside Telephone Wiring and Blocks / Jacks	☒			
Intercom	☒			
Light Fixtures			☒	
Sauna	☒			
Smoke / Fire Alarm(s)			☒	
Switches and Outlets			☒	
Vent Fan(s)	☒			
60 / 100 / 200 Amp Service (Check one)				
Generator	☒			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	☒			
Septic Field / Bed	☒			
Hot Tub	☒			
Plumbing			☒	
Aerator System	☒			
Sump Pump	☒			
Irrigation Systems	☒			
Water Heater / Electric			☒	
Water Heater / Gas			☒	
Water Heater / Solar				
Water Purifier				
Water Softener	☒			
Well	☒			
Septic & Holding Tank/Septic Mound	☒			
Geothermal and Heat Pump	☒			
Other Sewer System (Explain)	☒			
Swimming Pool & Pool Equipment	☒			

	Yes	No	Do Not Know
Are the structures connected to a public water system?	☒	☒	
Are the structures connected to a public sewer system?	☒	☒	
Are there any additions that may require improvements to the sewage disposal system?			☒
If yes, have the improvements been completed on the sewage disposal system?			☒
Are the improvements connected to a private/community water system?			☒
Are the improvements connected to a private/community sewer system?			☒

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	☒		☒	
Central Air Conditioning	☒			
Hot Water Heat			☒	
Furnace Heat / Gas			☒	
Furnace Heat / Electric				
Solar House-Heating	☒			
Woodburning Stove	☒			
Fireplace	☒			
Fireplace Insert	☒			
Air Cleaner	☒			
Humidifier	☒			
Propane Tank	☒			
Other Heating Source	☒			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)

707 E. Fort Wayne St., Warsaw, IN 46580

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>35, 20</u> Years.			
Does the roof leak?			
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?		<u>1 section</u>	
If yes, how many layers? <u>2</u>			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			
Are there any foundation problems with the structures?			
Are there any encroachments?			
Are there any violations of zoning, building codes, or restrictive covenants?			
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?			
Is the access to your property via a public road?			
Is the access to your property via an easement?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Are there any structural problems with the building?			
Have any substantial additions or alterations been made without a required building permit?			
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Is there any damage due to wind, flood, termites or rodents?			
Have any structures been treated for wood destroying insects?			
Are the furnace/woodstove/chimney/flue all in working order?			
Is the property in a flood plain?			
Do you currently pay flood insurance?			
Does the property contain underground storage tank(s)?			
Is the homeowner a licensed real estate salesperson or broker?			
Is there any threatened or existing litigation regarding the property?			
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
Is the property located within one (1) mile of an airport?			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <u>Charles H. Fort</u>	Date (mm/dd/yy) <u>8.3.2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



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Average Utilities

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

43-11-08-200-646.000-032

General Information

Parcel Number
43-11-08-200-646.000-032

Local Parcel Number
0470803430

Tax ID:

Routing Number
004-044-049

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 404100-032
WARSAW TOWN - E SIDE

Section/Plat
8-32-6

Location Address (1)
707 E FORT WAYNE ST
WARSAW, IN 46580

Zoning
R-2 RESIDENCE DISTRICT (WAR

Subdivision
Lansdales Add a/k/a OP of the Tow

Lot
245

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2024

HODGES CHARLES H & IRENE T

Ownership

HODGES CHARLES H & IRENE T
707 E FORT WAYNE ST
WARSAW, IN 46580-3342

Legal

4-44-49
LESS W 16' LOT 245 & PT VAC ALLEY
LANSDALES ADD



707 E FORT WAYNE ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	HODGES CHARLES		WD	/		I

510, 1 Family Dwell - Platted Lot

WARSAW TOWN - E SIDE/ 1/2

Notes

10/30/2023 REA: 2024 CHANGED EFF AGE OF RES FROM 1951 TO 1970 FOR UPDATES PER PICTOMETRY

5/21/2019 REA: 2020 REAS PER QUESTIONNAIRE NEW ROOF (2004), SIDING (1976), CHANGED HB TO FB--2 FB TOTAL, ORIGINAL DRAFT FURNACE/GRAVITY HEAT SO REMOVED HEATING, BRR AREA IS SHOP, CORRECTED SHED SIZE PER PHONE CALL BTW BOBBI AND OWNER TODAY/KC CHANGED SIZE OF OFP PER PICT.

12/1/2015 REA: 2016 CORRECTED EFYR DUE TO UPDATE

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☒	☐	☐	☐	☐
Land	\$18,800	\$18,800	\$15,700	\$15,700	\$12,200
Land Res (1)	\$18,800	\$18,800	\$15,700	\$15,700	\$12,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$120,700	\$106,700	\$96,200	\$84,800	\$80,100
Imp Res (1)	\$120,700	\$106,600	\$96,100	\$84,700	\$80,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$100	\$100	\$100	\$100
Total	\$139,500	\$125,500	\$111,900	\$100,500	\$92,300
Total Res (1)	\$139,500	\$125,400	\$111,800	\$100,400	\$92,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$100	\$100	\$100	\$100

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		58	58x132	1.00	\$324	\$324	\$18,792	0%	1.0000	100.00	0.00	0.00	\$18,790

Land Computations

Calculated Acreage	0.18
Actual Frontage	58
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$18,800

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

2

Style

30 Older 2/2+ story 1

Finished Area

1776 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☐ Slab

☐ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	84	\$500
Porch, Open Frame	245	\$9,000

Plumbing

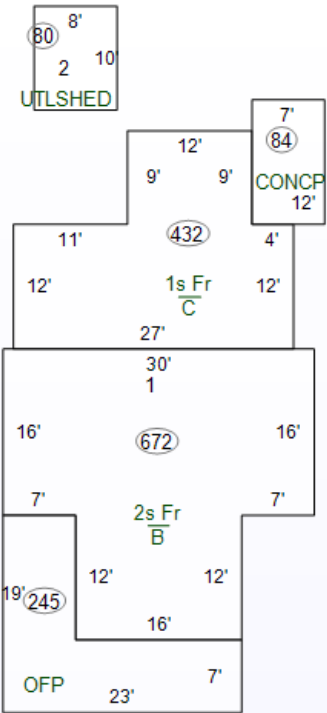
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Other



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1104	1104	\$85,100	
2	1Fr	672	672	\$32,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		672	0	\$21,700	
Crawl		432	0	\$4,100	
Slab					

Total Base \$143,100

Adjustments 1 Row Type Adj. x 1.00 \$143,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	1:120	\$800
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:1104 2:672	(\$7,000)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$139,300

Sub-Total, 1 Units

Exterior Features (+)	\$9,500	\$148,800
Garages (+) 0 sqft	\$0	\$148,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.92	

Replacement Cost \$123,206

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	2	Wood Fr	D+2	1914	1970	54 A		0.92		2,448 sqft	\$123,206	45%	\$67,760	0%	100%	1.780	1.000	100.00	0.00	0.00	\$120,600
2: Utility Shed	1	SV	C	1978	1978	46 A		0.92		10'x10'	\$200	65%	\$70	0%	100%	1.780	1.000	100.00	0.00	0.00	\$100

...Generation after Generation



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