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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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260-982-0238

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

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REAL ESTATE AUCTION TERMS

Gorgeous, Executive Home with In-Ground Pool on 2 Secluded Acres!

This property will be offered via Online Only Auction on Tuesday, November 26, 2024 -- Bidding begins closing out at 6 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 \$25,000 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. *A 2.5% buyer's premium will be added to the winning invoice.* 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 December 27, 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 \$9,763.64. 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: Tuesday, November 26, 2024

Bidding begins closing out at 6 pm!

2300 S. Main St., Goshen, IN 46526

Elkhart Township • Elkhart County

www.BidMetzger.com



Gorgeous, Executive Home with Pool on 2+/- acres!

2300 S. Main St., Goshen, IN 46526



Stunning & Secluded Brick Home:

- Curb Appeal!! Circular Drive, Fenced, Secluded 2 acres!
- 5 bedrooms; 3 full, 2 half baths
- Custom Eat-In Kitchen, Coppes Cabinets, Built-In Grill
- Extra Large Master Suite with his & her walk-in closets & Mr. Steam tiled shower, secluded retreat!
- Beautiful Woodwork, Moldings, Fireplaces & Built-Ins throughout
- Recreational Room in the finished basement with wet bar featuring stained glass & natural wood cabinets
- Den/Office Area with Beautiful Views & Woodwork
- Storage Running along whole side of house!
- Outdoor Entertaining!
 - 55,000 gallon in-ground pool with new cover, pump & sand Filter
 - Diving Board & Slide
 - Large patio area
 - Plumbed in Grill & Lamp Post
- 2-Car Attached Garage has boiler, utility sink & heated floors
- 2-Car Detached Garage has electricity, heat, & full bath along with the Solar Panels



Updates Include:

- New well + pump out front! 2-4" wells,
 - one for home & one for the pool & irrigation system
- Reverse Osmosis System
- 2 Gas Furnaces, 2 Central Air Units, Whole House Dehumidifier
- Newer solar panels
- New fencing
- New insulation throughout home
- Whole House Dehumidifier
- 3rd floor attic access with 1100+ sf of potentially finish able space



Secluded 5 Bedroom Home with Pool on 2+/- acres!



Beautiful 5 Bedroom Home on Secluded 2 acres!

Selling via Online Auction on

A gorgeous executive brick home nestled on 2 acres of beautifully landscaped grounds. As you approach, you'll be greeted by a tree-lined concrete circular driveway, setting the stage for the elegance that awaits inside. The heart of the home is a large kitchen equipped with custom Cappes cabinets, a built-in grill, cooktop, and a cozy breakfast area, perfect for casual dining. Entertain guests in the formal dining room, parquet flooring, crown molding, charming fireplace & a chandelier! The formal living room just across the hall. Follow the hallway to a great space that leads from the living room to step down into the spacious office featuring built-in bookcases & cabinetry.

Upstairs, you'll find 5 spacious bedrooms and 3 full baths, including a luxurious master suite complete with walk-in closets and a Mr. Steam Tiled Walk-in shower for ultimate relaxation. This master suite is extra large allowing you to create your ultimate relaxation retreat – possible sitting area, reading nook, or sitting area to take in the beautiful backyard views. The other four bedrooms & 2 full bathrooms are spacious, with plenty of room to utilize to your liking. Thoughtful built-ins and a laundry chute in the bathroom to the main floor laundry enhance convenience throughout the home. The third-floor attic access opens to over 1,000 square feet of potential or storage.

Travel down to the basement where you will find the rec room complete with a brick fireplace, gas & wood, and a Stunning Bar Area! This unique bar features Stained Glass Accents, Ball & Stick Fret Work, a Wet Bar, Fridge – Perfect place for gathering with friends & loved ones. Mechanicals are also easily reached in the basement with large rooms for each side of the house.

This property also includes a 2-car attached heated garage with heated floors, as well as a 2-car detached garage equipped with heat, electricity, and a full bath! Step outside to enjoy the 55,000-gallon in-ground pool, complete with a patio, slide, diving board, and a new cover, pump, and sand filter. The pool has its own separate well that it shares with the irrigation system, ensuring your grounds remain lush and vibrant.


Recent upgrades include newer front Anderson windows; a newer roof, well & pump, & furnace updated since 2020; newer fencing and insulation throughout the home, along with solar panels for energy efficiency. This exceptional property combines luxury, comfort, and functionality, making it the perfect place to call home.

Come see all the amenities for yourself! Open House:



Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	0	DOM	0	Auction	Yes	
MLS #	202443094	2300 S Main Street	Goshen			IN	46526	LP \$627,000				
	Area	Elkhart County		Parcel ID	20-11-22-352-047.000-015		Type	Site-Built Home		Waterfront	No	
	Sub	None		Cross Street			Bedrms	5	F Baths	3	H Baths	2
	Township	Elkhart		Style	Two Story		REO	No	Short Sale	No		
	School District	GOSHEN		Elem	Parkside		JrH	Goshen		SrH	Goshen	
	Legal Description	DIXIE PARK LOTS 11 & 12 & 40FT ADJ E LOTS 11 & 12 EX .06A SEC 22										
Directions	On the east side of SR 15 (south Main St.) in Goshen.											

Inside City	Y	City Zoning	Goshen12	County Zoning	Zoning Description
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Remarks Gorgeous, Executive Home selling via Online Only Auction on Tues., November 26, 2024 -- Bidding begins closing out at 6 pm! A gorgeous executive brick home nestled on 2 acres of beautifully landscaped grounds. As you approach, you'll be greeted by a tree-lined concrete circular driveway, setting the stage for the elegance that awaits inside. The heart of the home is a large kitchen equipped with custom Cappes cabinets, a built-in grill, cooktop, and a cozy breakfast area, perfect for casual dining. Entertain guests in the formal dining room, parquet flooring, crown molding, charming fireplace & a chandelier! The formal living room just across the hall. Follow the hallway to a great space that leads from the living room to step down into the spacious office featuring built-in bookcases & cabinetry. Upstairs, you'll find 5 spacious bedrooms and 3 full baths, including a luxurious master suite complete with walk-in closets and a Mr. Steam Tiled Walk-in shower for ultimate relaxation. This master suite is extra large allowing you to create your ultimate relaxation retreat -- possible sitting area,

Agent Remarks Online Auction: Tues. 11.26.24 6pm Open House: Sun. 11.17.24 1-2pm A 2.5% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$450,000 - \$650,000 Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance & follow the rules on the registration form. The client Registration form is on auction at BidMetzger.com The seller has the right to accept offers prior to closing.

Sec	Lot 1112	Lot	2.0300	/ 88,514	/ 177X500	Lot Desc	Level, 0-2.9999							
Above Gd Fin SqFt		4,268	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	1,490	Ttl Fin SqFt	4,268	Year Built	1969
Age	55	New Const	No	Date Complete		Ext	Brick	Bsmt Crawl, Partial Basement				#	13	
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material		Brick, Poured Concrete				
RM DIM		LV	B-Main	0	2	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes			
LR	19 x 15	M	B-Upper	3	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	16 x 13	M	B-Blw	0	0	Fuel /	Forced Air, Hot Water	Dryer Hookup G/E	No	Split Flrpin	No			
FR	17 x 15	M	Laundry Rm	Main	Heating			Disposal	No	Ceiling Fan	No			
KT	14 x 11	M	Laundry L/W	8 x 6	Cooling	Central Air		Water Soft-Owned	Yes	Skylight	No			
BK	13 x 10	M	AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage, Bar, Built-In Bookcase, Built-in Desk, Built-In					Water Soft-Rented	No	ADA Features	No			
DN	x		Entertainment Ct, Ceiling-9+, Ceilings-Beamed, Chair Rail,					Alarm Sys-Sec	No	Fence Privacy, Wood				
1B	21 x 20	U						Alarm Sys-Rent	No	Golf Course	No			
2B	15 x 13	U						Garden Tub	No	Nr Wlkg Trails	No			
3B	15 x 13	U	Garage	2.0	/ Attached	/ 24 x 30	/ 720.00	Jet Tub	No	Garage Y/N	Yes			
4B	15 x 10	U	Outbuilding 1	2nd Detached		31 x 39		Pool	Yes	Off Street Pk	Yes			
5B	17 x 12	U	Outbuilding 2			x		Pool Type	Below Ground					
RR	32 x 15	L	Assn Dues			Frequency	Not Applicable		SALE INCLUDES Dishwasher, Refrigerator, Built-In Gas Grill,					
LF	x		Other Fees	Cooktop-Electric, Dehumidifier, Oven-Built-In, Pool Equipment, Water										
EX	x		Restrictions	Heater Gas, Water Softener-Owned, Basketball Goal, Solar Panels										

Water Access		Wtr Name		Water Frontage		Channel					
Water Features				Water Type		Lake Type					
Auctioneer Name		Chad Metzger	Lic #	AC31300015	Auction Date	11/26/2024	Time	6 pm	Location	Online Only: bidmetzger.com	
Financing:		Existing	Proposed				Excluded Party		None		
Annual Taxes		\$9,763.64	Exemption		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		List Team		
Co-List Office		Co-List Agent									
Showing Instr		Showingtime or Open House									
List Date		11/6/2024	Start Showing Date		Exp Date	1/31/2025	Owner/Seller a Real Estate Licensee		No	Agent/Owner Related	No
Seller Concessions Offer Y/N		Seller Concession Amount \$									
Contract Type		Exclusive Right to Sell							Special List Cond.		None
Virtual Tours:		Lockbox Type		None	Lockbox Location		n/a		Type of Sale		
Pending Date		Closing Date		Selling Price		How Sold					
Ttl Concessions Paid		Sold/Concession Remarks							Conc Paid By		
Sell Office		Sell Agent									
Co-Sell Office		Co-Sell Agent									
Presented		Jen Rice - Cell: 260-982-0238			/		Metzger Property Services, LLC - Off: 260-982-0238				

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.



Legend

- SJC Parcel Dimensions
- SJC Parcels
- ELK Parcels
- SJC Street
- ELK Street
- Building Footprint
- Railroad
- Abandoned Railroad
- Road Centerline
- Railroad Bridge

Michiana Regional GIS Website

Map Generated By: Public

Date Printed: 9/1/2024

1 inch = 75.00 feet

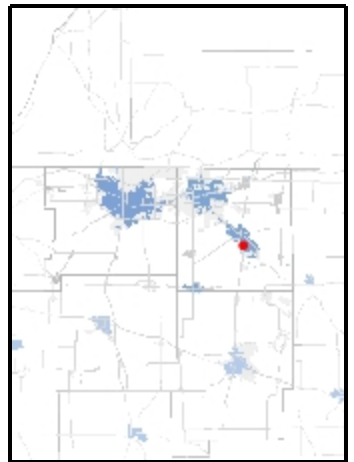
Michiana Area Council of Governments | Geographic Information System
Elkhart and St. Joseph Counties, IN

Miles

0 0.00 0.01 0.01

Coordinate grid is based on Indiana East State Plane Coordinate System 1983 North American Datum.

Information shown on this map is not warranted for accuracy or merchantability.
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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

11/6/24

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)

2300 S. Main St., Goshen, IN 46526

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:				
extra grill			✓	
solar			✓	

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 (Circle 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.

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)
2300 S. Main St., Goshen, IN 46526

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: ____ 4? ____ Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			
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)			
<p>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.</p>			
Signature of Seller <i>Scott & Wendy McKibben</i>	Date (mm/dd/yy) 11/06/24	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)

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?		✓	



Average Utilities

Utility	Company	Average Amount
Gas		\$
Electric	Nipsco	\$45-70/month
Water	New well + pump out front; 2 - 4" wells on property 1 well for house & 1 for pool	\$
Septic/Sewer	City Sewer, non-metered	\$100-110/month
HOA		\$
Other	Solar Panels - owned with a 30 year warranty 80% of panels are only 2 years old	\$
Additional Notes	New Metering Agreement	
	Reverse Osmosis (RO) system	
	2 - GFA furnaces & 2 - central air units (house split in halves)	
	Whole house dehumidifier	
	1 Boiler/hot water heat - for the attached garage	

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**

1/2

Notes

Calculated Acreage	2.03
Actual Frontage	0
Developer Discount	<input type="checkbox"/>

Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.03

Parcel Acreage	2.05
81 Legal Drain NV	0.00

82 IT Towers NV	0.00
-----------------	------

91/92 Acres	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
Homestead(s) Value	\$0

91/92 Value	\$0
Supp. Page 1 and Value	

CAP 1 Value	\$13,200
CAP 2 Value	\$13,400

CAP 3 Value \$0

Total Value	\$26,600
--------------------	-----------------

General Information

Occupancy

Single-Family

Description

Residential Dwelling

Story Height

2

Style

N/A

Finished Area

5380 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☐ Carpet

☐ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Heat Type

Central Warm Air

Plumbing

#

TF

Full Bath

1

3

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

3

5

Accommodations

Bedrooms

5

Living Rooms

0

Dining Rooms

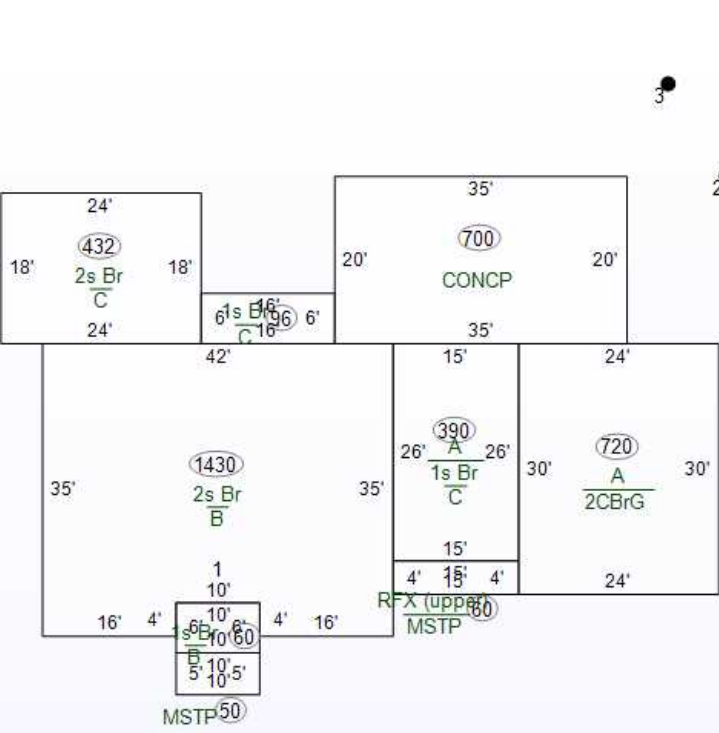
1

Family Rooms

1

Total Rooms

13



Specialty Plumbing		
Description	Count	Value
Steam Bath (2)	1	\$8,700

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	7	2408	2408	\$157,400	
2	7	1862	1862	\$72,900	
3					
4					
1/4					
1/2					
3/4					
Attic		1110	1110	\$18,000	
Bsmt		1490	0	\$34,200	
Crawl		918	0	\$5,600	
Slab					
		Total Base			\$288,100
Adjustments	1 Row Type Adj. x 1.00				\$288,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				3:910	\$11,000
Loft (+)					\$0
Fireplace (+)				MS:2 MO:2	\$9,000
No Heating (-)					\$0
A/C (+)		1:2408	2:1862	A:1110	\$8,600
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$8,700
Elevator (+)					\$0
Sub-Total, One Unit					\$325,400
Sub-Total, 1 Units					
Exterior Features (+)				\$8,000	\$333,400
Garages (+) 720 sqft				\$21,700	\$355,100
Quality and Design Factor (Grade)					1.50
Location Multiplier					0.92
Replacement Cost					\$490,038

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: Residential Dwelling	2	Brick	A-1	1969	1969	55	A		0.92		6,870 sqft	\$490,038	35%	\$318,520	0%	100%	1.580	1.000	100.00	0.00	0.00	\$503,300
2: Detached Garage/Boat H	1	Brick	A	1990	1990	34	A	\$29.49	0.92	\$50.71	31'x39'	\$64,842	24%	\$49,280	0%	100%	1.580	1.000	100.00	0.00	0.00	\$77,900
3: Swimming Pool (R)	1		C	1990	1990	34	A	\$72.70	0.92	\$66.89	1,080 sqft	\$80,835	85%	\$12,130	0%	100%	1.580	1.000	100.00	0.00	0.00	\$19,200

...Generation after Generation



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