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260-982-0238

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**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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101 S. RIVER RD.
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REAL ESTATE AUCTION TERMS

3 BEDROOM HOME WITH 2-CAR ATTACHED GARAGE!

This property will be offered via Online Only Auction on Wednesday, February 12, 2025 -- 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 \$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 March 14, 2025. 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 \$74.00. 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: Wednesday, February 12, 2025
Bidding begins closing out at 6 pm!

165 E. Half St., Urbana, IN 46990
Lagro Township • Wabash County

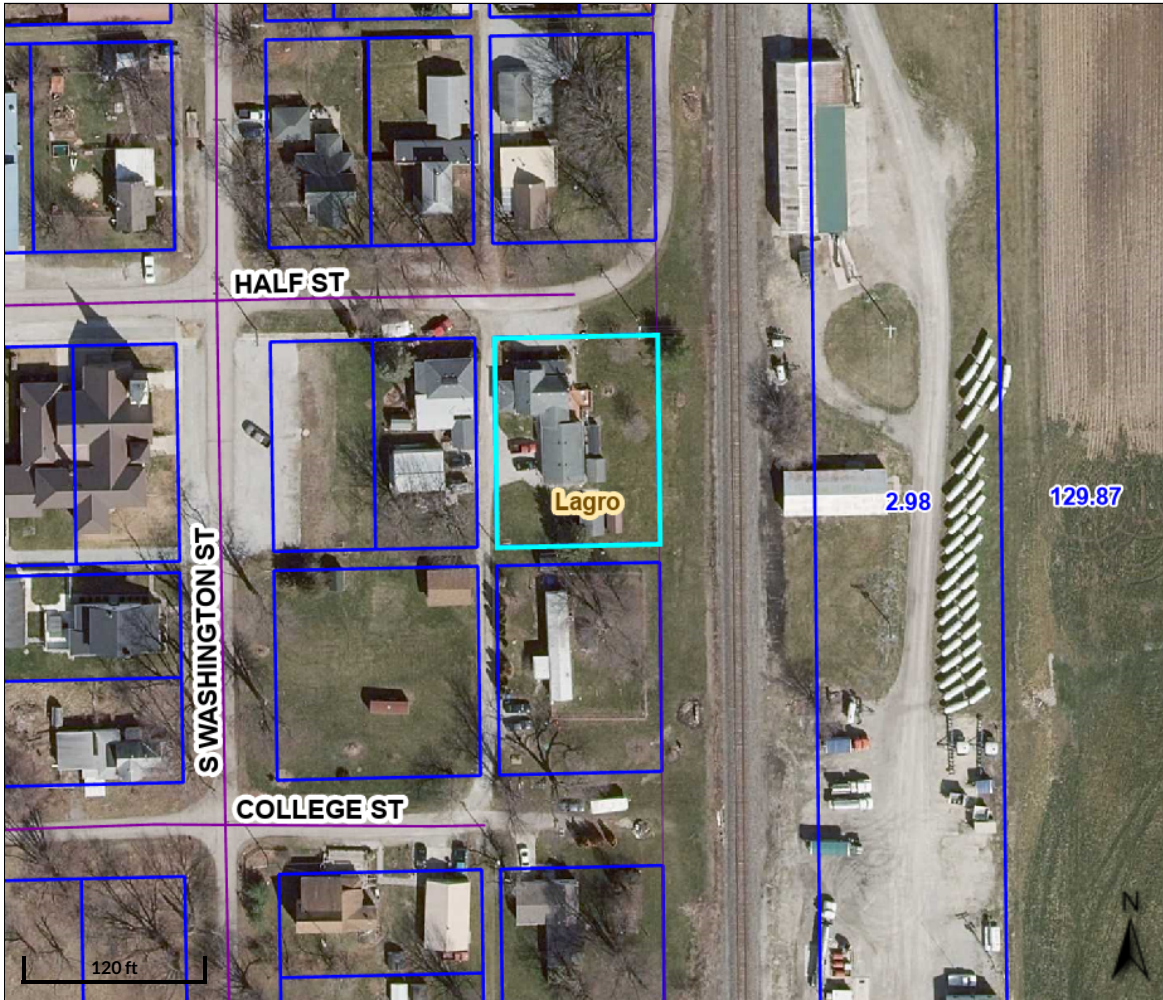
www.BidMetzger.com



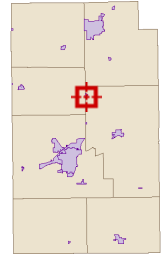


Beacon™

Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-11-07-101-025.000-003	Alternate ID	n/a	Owner Address	SHEPHERD EDWARD & ELSIE L/E THEN DWANE SHEPHERD, DEVON SHEPHERD & DELINDA PINSON
Sec/Twp/Rng	07-28-07	Class	One Family Dwelling Platted		PO BOX 84
Property Address	165 E HALF ST URBANA	Acreage	n/a		URBANA, IN 46990
District	LAGRO TWP				
Brief Tax Description	SPEICHERS (URBANA) LOTS 7 & 8 DITCH 584, 660 & 664				
	(Note: Not to be used on legal documents)				

Date created: 11/7/2024

Last Data Uploaded: 11/7/2024 3:59:14 AM

Developed by  SCHNEIDER
GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL			Status	Active			CDO	0		DOM	0		Auction	Yes		
MLS #	202500919			165 E Half Street			Urbana			IN	46990		LP \$0				
	Area	Wabash County			Parcel ID	85-11-07-101-025.000-003			Type	Site-Built Home			Waterfront	No			
	Sub	None			Cross Street				Bedrms	3		F Baths	1		H Baths	0	
	Township	Lagro			Style	One and Half Story			REO	No		Short Sale	No				
	School District	WAC			Elem	Metro North/Sharp		JrH	Northfield		SrH	Northfield					
	Legal Description	SPEICHERS (URBANA) LOTS 7 & 8 DITCH 584, 660 & 664															
	Directions	Turn east off of SR 13 onto Half St. in Urbana. Property will be on your right.															
Inside City	Y			City Zoning	R1			County Zoning	Zoning Description								

Remarks 3 Bedroom Home with 2-Car Attached Garage selling via Online Only Auction on Wednesday, February 12, 2025 -- Bidding begins closing out at 6 pm! 3-bedroom, 1-bath home that perfectly blends comfort and functionality. There is a large eat-in kitchen that offers convenient access to a lovely deck, making it ideal for outdoor dining and entertaining. A living room & a cozy sitting room, which could easily serve as a formal dining area, provide versatile living options. The master suite connects to the full bath complete with a washer for added convenience, while a small mechanical room nearby houses the dryer. Upstairs, you'll find 2 additional bedrooms along with a generous 14x14 landing area, perfect for a play space or study nook. Completing this property is a 2-car attached garage, offering ample storage and parking. This home is a wonderful opportunity for anyone looking to settle in a welcoming neighborhood! Open House: Saturday, February 8th 1-1:30pm

Agent Remarks Online Auction: Wed. 2.12.25 6pm Open House: Sat. 2.8.25 1-1:30pm 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. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot 0	Lot	0.3100 / 13,464 / 102X132				Lot Desc 0-2.9999													
Above Gd Fin SqFt			1,659	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			0	Ttl Below Gd SqFt		100	Ttl Fin SqFt		1,659	Year Built	1910	
Age	115 <th>New Const</th> <td>No</td> <th colspan="3">Date Complete</th> <td></td> <th>Ext</th> <td colspan="2">Vinyl</td> <td></td> <th colspan="7">Bsmt Crawl, Partial Basement</th> <th>#</th> <td>7</td>	New Const	No	Date Complete				Ext	Vinyl			Bsmt Crawl, Partial Basement							#	7
<u>Room Dimensions</u>			Baths	Full	Hal	Water	WELL		<u>Basement Material</u>											
	RM DIM	LV	B-Main	1	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace		No							
LR	16 x 20	M	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs		No							
DR	12 x 16	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	Yes	Split FlrPln		No							
FR	x		Laundry Rm	Main	Heating															
KT	16 x 20	M	Laundry L/W	x	Cooling	Central Air		Disposal	No	Ceiling Fan	Yes									
BK	x		AMENITIES				1st Bdrm En Suite, Ceiling Fan(s), Deck Open,				Water Soft-Owned	Yes	Skylight	No						
DN	x						Dryer Hook Up Gas/Elec, Garage Door Opener, Porch				Water Soft-Rented	No	ADA Features	No						
1B	15 x 15	M					Covered, Range/Oven Hook Up Elec, Tub/Shower				Alarm Sys-Sec	No	Fence							
2B	12 x 14	U									Alarm Sys-Rent	No	Golf Course	No						
3B	15 x 16	U	Garage	2.0	/ Attached		/ 36 x 24 / 864.00		Garden Tub	No	Nr Wlkg Trails	No								
4B	x		Outbuilding 1	Shed			14 x 16		Jet Tub	No	Garage Y/N	Yes								
5B	x		Outbuilding 2			x				Pool	No	Off Street Pk								
RR	x		Assn Dues			Frequency	Not Applicable													
LF	x		Other Fees																	
EX	14 x 14	U	Restrictions																	

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name Chad Metzger		Lic #	AC31300015	Auction Date	1/17/2025	Time	6 pm
Financing: Existing		Proposed				Location Online Only: bidmetzger.com	
Annual Taxes \$74.00		Exemption	Disabled, Homestead,	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 1/10/2025	Start Showing Date		Exp Date 3/31/2025	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 Mechanical/Combo	Lockbox Location		front door		
Pending Date		Closing Date	Selling Price		Type of Sale		
Ttl Concessions Paid		Sold/Concession Remarks				How Sold	
Sell Office		Sell Agent				Conc Paid By	
Co-Sell Office		Co-Sell Agent				Sell Team	
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. © 2025 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

12.24.24

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)

115 E Half St. Urbana, IN 46990

1. The following are in the conditions indicated:

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

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

105 E Half St. Urbana, IN 46990

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

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) 12.24.24	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)

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**

85-11-07-101-025.000-003

General Information

Parcel Number
85-11-07-101-025.000-003

Local Parcel Number
0020128700

Tax ID:

Routing Number
7A.50

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Wabash

Township
LAGRO TOWNSHIP

District 003 (Local 003)
LAGRO TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8503511-003
URBANA/LAGRO TWP

Section/Plat
07

Location Address (1)
165 E HALF ST
URBANA, IN 46990

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Gas, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, April 10, 2024

Review Group 2022

SHEPHERD EDWARD & ELSIE L/

Ownership

SHEPHERD EDWARD & ELSIE L/E T
& DELINDA PINSON
PO BOX 84
URBANA, IN 46990

Legal

SPEICHERS (URBANA) LOTS 7 & 8 DITCH 584,
660 & 664



Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	GenReval	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	\$12,800	\$12,800	\$11,700	\$11,700	\$11,700
Land Res (1)	\$12,800	\$12,800	\$11,700	\$11,700	\$11,700
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$82,600	\$79,800	\$68,300	\$55,400	\$55,400
Imp Res (1)	\$81,600	\$77,400	\$65,800	\$53,200	\$53,200
Imp Non Res (2)	\$1,000	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$2,400	\$2,500	\$2,200	\$2,200
Total	\$95,400	\$92,600	\$80,000	\$67,100	\$67,100
Total Res (1)	\$94,400	\$90,200	\$77,500	\$64,900	\$64,900
Total Non Res (2)	\$1,000	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$2,400	\$2,500	\$2,200	\$2,200

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		66	66x132	1.00	\$125	\$125	\$8,250	0%	1.0000	100.00	0.00	0.00	\$8,250
F	F		36	36x132	1.00	\$125	\$125	\$4,500	0%	1.0000	100.00	0.00	0.00	\$4,500

Lot

Market Model
N/A

Characteristics

Topography
Level

Public Utilities
Gas, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Wednesday, April 10, 2024

Data Source Estimated

Collector 06/09/2021 JS

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/20/2008	SHEPHERD EDWARD		QC	/		I
11/27/1989	SHEPHERD EDWARD	0	WD	/		I
01/01/1900	SHEPHERD DEVON		WD	/		I

Res

URBANA/LAGRO TWP

Notes

7/14/2021 RP: Reassessment Packet 2022

Land Computations

Calculated Acreage	0.31
Actual Frontage	102
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	\$12,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,800

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style N/A
Finished Area 1659 sqft
Make

Floor Finish

☒Earth

☒Slab

☒Sub & Joist

☒Wood

☐Parquet

☐Tile

☐Carpet

☐Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Porch, Open Frame	192	\$7,600
Porch, Enclosed Frame	160	\$8,900
Wood Deck	192	\$3,500

Plumbing

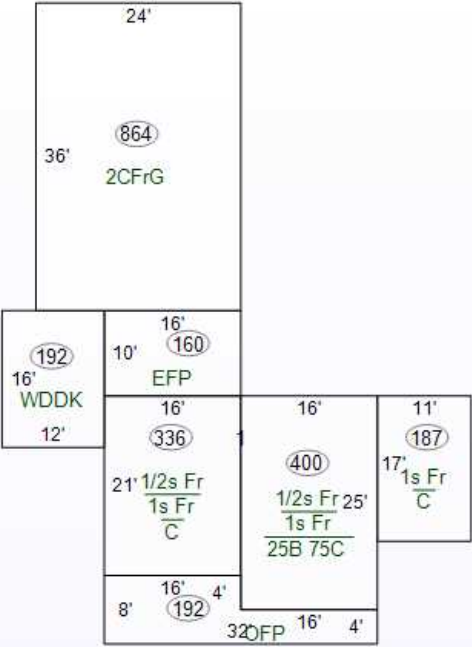
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	923	923	\$75,900	
2					
3					
4					
1/4					
1/2	1Fr	736	736	\$26,100	
3/4					
Attic					
Bsmt		100	0	\$13,200	
Crawl		823	0	\$5,400	
Slab					

Total Base \$120,600

Adjustments 1 Row Type Adj. x 1.00 \$120,600

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:923 1/2:736 \$4,100
No Elec (-)	\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$124,700

Sub-Total, 1 Units

Exterior Features (+)	\$20,000	\$144,700
Garages (+) 864 sqft	\$23,800	\$168,500
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.87	
Replacement Cost	\$131,936	

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 R 01	1 1/2	Wood Fr	D+2	1910	1954	70	G		0.87		1,759 sqft	\$131,936	42%	\$76,520	0%	100%	1.050	1.000	100.00	0.00	0.00	\$80,300
2: Utility Shed	1		D	2015	2015	9	A	\$23.66	0.87	\$16.47	8'x14'	\$1,844	30%	\$1,290	50%	100%	1.000	1.000	100.00	0.00	0.00	\$600
3: Utility Shed 02	1		D	2018	2018	6	F	\$21.97	0.87	\$15.29	7'x18'	\$1,927	25%	\$1,450	50%	100%	1.000	1.000	100.00	0.00	0.00	\$700
4: Utility Shed R 01	1		D	1994	1994	30	A	\$20.44	0.87	\$14.23	14'x16'	\$3,187	60%	\$1,270	50%	100%	1.000	1.000	0.00	100.00	0.00	\$600
5: Utility Shed R 01	1		D	1998	1998	26	A	\$21.97	0.87	\$15.29	10'x12'	\$1,835	55%	\$830	50%	100%	1.000	1.000	0.00	100.00	0.00	\$400

...Generation after Generation



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