

Expanding your Horizon...



Metzger
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!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

1.5 Story Home on Corner Lot!

This property will be offered via Online Only Auction on Wednesday, February 5, 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 \$2,000 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 3% buyer's premium will be added to the 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 March 7, 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 \$899.56. 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 5, 2025

Bidding begins closing out at 6 pm!

521 E. Clark St., Warsaw, IN 46580

Wayne Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340

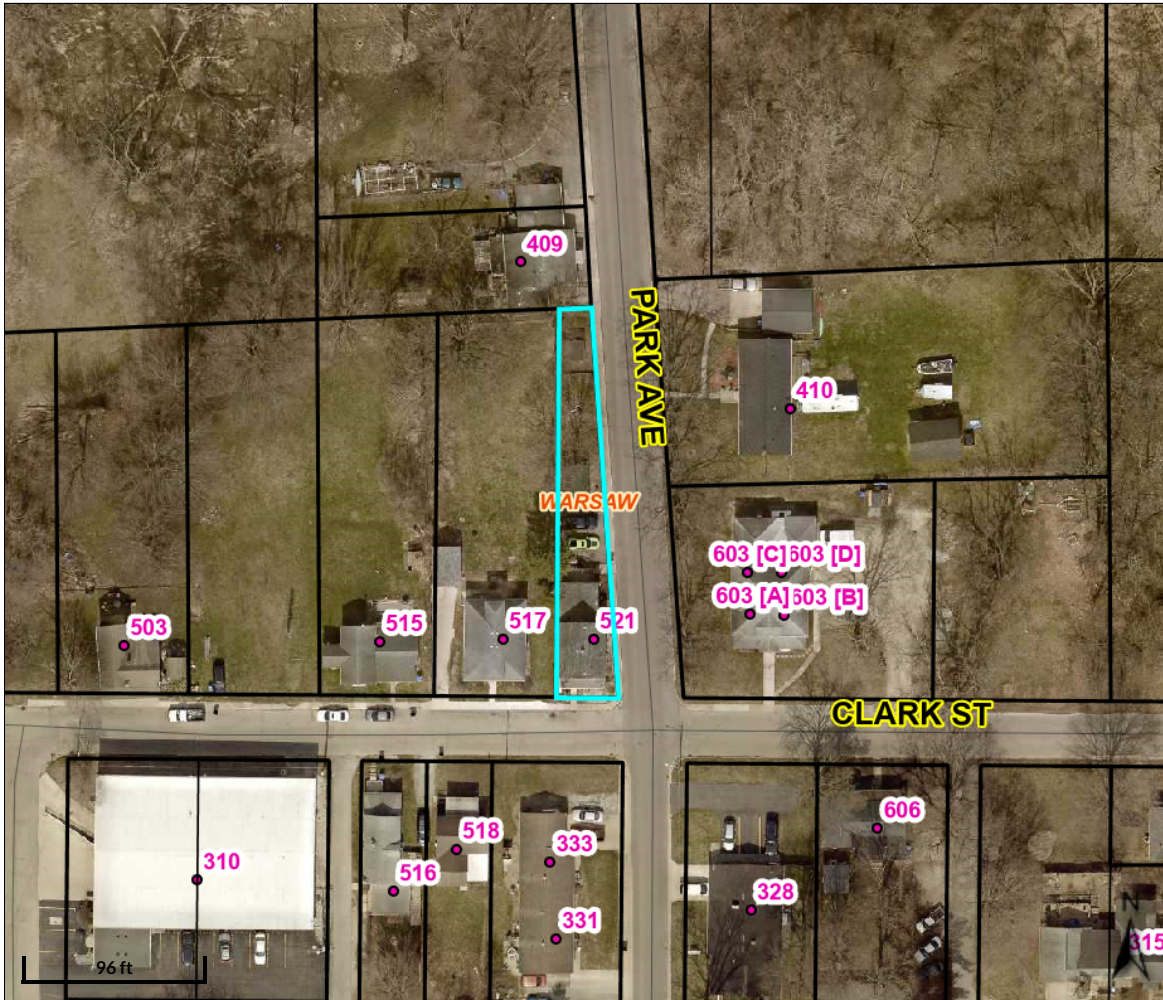
www.BidMetzger.com



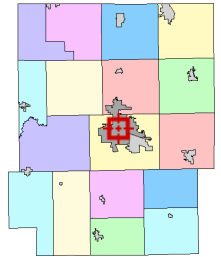


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	004-044-010	Alternate ID	004-713018-21	Owner Address	Rehborg Devonda
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		521 E Clark St
Property Address	521 E CLARK ST	Acreage	n/a		Warsaw, IN 46580
	WARSAW				
District	Warsaw				
Brief Tax Description	004-044-010				
	OL 7 & All W Park Ave				
	Lansdales Add				
	(Note: Not to be used on legal documents)				

Date created: 12/26/2024

Last Data Uploaded: 12/26/2024 3:08:24 AM

Developed by SCHNEIDER
GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	8	DOM	8	Auction	Yes	
MLS #	202500469	521 E Clark Street	Warsaw			IN	46580		LP \$125,500			
	Area	Kosciusko County		Parcel ID	43-11-08-200-485.000-032		Type	Site-Built Home		Waterfront	No	
	Sub	Lansdales		Cross Street			Bedrms	3	F Baths	2	H Baths	0
	Township	Wayne		Style	One and Half Story		REO	No	Short Sale	No		
	School District	WRS		Elem	Lincoln		JrH	Edgewood		SrH	Warsaw	
	Legal Description	4-44-10 OL 7 & ALL W PARK AVE LANSDALES ADD										
	Directions	From SR 15, head east on Fort Wayne St. Then north on Park Ave. Property is on the corner of Park & Clark.										
Inside City	Y	City Zoning	R2	County Zoning	Zoning Description							

Remarks 1.5 Story Home on Corner Lot selling via Online Only Auction on Wednesday, February 5, 2025 -- Bidding begins closing out at 6 pm! 3-bed, 2-bath home situated on a desirable corner lot, offering both comfort and convenience. This 1.5-story residence features a lovely back deck, perfect for outdoor relaxation and entertaining. Step inside to find a galley-style kitchen equipped with modern stainless steel appliances, including a fridge and gas range. Additionally, the property includes a 1-car detached garage & 10x10 shed, providing ample storage and parking options. This home is ready for you to make it your own! Open House: Saturday, February 1st 1-2pm

Agent Remarks Online Auction: Wed. 2.5.25 6pm Open House: Sat. 2.1.25 1-2pm A 3% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$120-150k 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	Lot	0.1200 / 5,346 / 22X198				Lot Desc Corner, 0-2.9999														
Above Gd Fin SqFt 1,524			Above Gd Unfin SqFt 0			Below Gd Fin SqFt 0			Ttl Below Gd SqFt 380		Ttl Fin SqFt 1,524		Year Built	1940							
Age	85	New Const	No	Date Complete			Ext	Vinyl	Bsmt Partial Basement			# 6									
Room Dimensions			Baths	Full	Hal	Water	CITY			Basement Material											
	RM DIM	LV	B-Main	1	0	Well Type				Dryer Hookup Gas	No	Fireplace	No								
LR	12 x 10	M	B-Upper	1	0	Sewer	City				Dryer Hookup Elec	No	Guest Qtrs	No							
DR	x		B-Blw G	0	0	Fuel /	Gas, Hot Water				Dryer Hookup G/E	No	Split FlrPln	No							
FR	x		Laundry Rm	Main		Heating				Disposal	No	Ceiling Fan	Yes								
KT	12 x 8	M	Laundry L/W	x		Cooling	Wall AC, Window				Water Soft-Owned	No	Skylight	No							
BK	x		AMENITIES		Ceiling Fan(s)						Water Soft-Rented	No	ADA Features	No							
DN	x																				
1B	9 x 13	M																			
2B	22 x 9	U																			
3B	13 x 12	U	Garage	1.0	/ Detached	/	20 x 12	/	240.00			Jet Tub	No	Garage Y/N	Yes						
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	Refrigerator, Range-Gas, Water Heater Electric										
LF	x		Other Fees																		
EX	x		Restrictions																		
Water Access			Wtr Name			Water Frontage			Channel												
Water Features						Water Type			Lake Type												
Auctioneer Name			Chad Metzger & John Burnau			Lic #	AC31300015		Auction Date	1/6/2025		Time	6 pm		Location	Online Only: bidmetzger.com					
Financing: Existing			Proposed						Excluded Party												
Annual Taxes			\$899.56			Exemption	Homestead, Supplemental		Year Taxes Payable			2024									
Possession			at closing						Assessed Value												
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			1/6/2025		Start Showing Date			Exp Date	2/28/2025		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.												
Virtual Tours:			Unbranded Virtual Tour			Lockbox Type	Mechanical/Combo		Lockbox Location	front door											
Pending Date						Closing Date			Selling Price												
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)

11-7-2024

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)

521 East Clark 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 (Circle one)				
Generator				

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				

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				

	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?			

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)
<i>[Signature]</i>	11-7-24		
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)

521 E Clark St. Warsaw, IN 46580

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ 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)			

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	11-7-24		
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**

43-11-08-200-485.000-032

General Information

Parcel Number
43-11-08-200-485.000-032

Local Parcel Number
0471301821

Tax ID:

Routing Number
004-044-010

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)
521 E CLARK ST
WARSAW, IN 46580

Zoning
R-2 RESIDENCE DISTRICT (WAR

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

Lot
OL 7

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

REHBORG DEVONDA

Ownership

REHBORG DEVONDA
521 E CLARK ST
WARSAW, IN 46580

Legal

4-44-10
OL 7 & ALL W PARK AVE LANSDALES ADD



521 E CLARK ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/14/2020	REHBORG DEVONDA	2020020948	QC	/	\$1,000	I
03/28/2014	DAUGHERTY DOLIN	2014030835	WD	/	\$30,000	I
04/02/2004	MILLER LEROY F		WD	/	\$30,000	I
02/02/1996	MILLER LEROY F	0	WD	/		I
03/29/1982	MILLER DOROTHY M	0	WD	/		I
01/01/1900	KONKLE,LUCY D		WD	/		I

510, 1 Family Dwell - Platted Lot

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	\$8,100	\$8,100	\$6,800	\$6,800	\$5,300
Land Res (1)	\$8,100	\$8,100	\$6,800	\$6,800	\$5,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$117,400	\$99,800	\$90,000	\$75,400	\$71,400
Imp Res (1)	\$117,400	\$98,500	\$88,800	\$74,400	\$70,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$1,300	\$1,200	\$1,000	\$900
Total	\$125,500	\$107,900	\$96,800	\$82,200	\$76,700
Total Res (1)	\$125,500	\$106,600	\$95,600	\$81,200	\$75,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$1,300	\$1,200	\$1,000	\$900

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		27	22x198	1.14	\$324	\$369	\$8,118	0%	1.0000	100.00	0.00	0.00	\$8,120

WARSAW TOWN - E SIDE/ 1/2

Notes

10/25/2023 REA: 2024 CORRECTED GRADE OF DETGAR FROM D+2 TO C & EFF AGE FROM 1950 TO 1960 FOR SOME UPDATES. CHANGED 1/2 SFR TO 3/4 SFR & CHANGED EFF AGE OF RES FROM 1940 TO 1970 FOR SOME UPDATES PER PICTOMETRY

10/7/2019 REA: 2020 REAS ADDED SMALL SHED ON THE HOUSE AND CHANGED GRADE FROM D TO D+1

Land Computations

Calculated Acreage	0.12
Actual Frontage	27
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	\$8,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,100

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 3/4

Style

20 1 1/2 story older

Finished Area

1524 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Porch, Enclosed Frame

100

\$7,200

Wood Deck

118

\$2,500

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

5

9

Accommodations

Bedrooms

2

Living Rooms

0

Dining Rooms

0

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

11'3'

8'

118

17'

19'

380

1s Fr B

22'

1

572

3/4s Fr 1s Fr C

100

EFP

3'

6'

5'

20'

20'

3'

26'

5'

WDDK

UTLSHED

UTLSHED

12'

2

240

20'

DETGAR

4

8'

80

10'

UTLSHED

Specialty Plumbing

Description

Count

Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	952	952	\$77,400	
2					
3					
4					
1/4					
1/2					
3/4	1Fr	572	572	\$26,000	
Attic					
Bsmt		380	0	\$16,500	
Crawl		572	0	\$4,800	
Slab					
				Total Base	\$124,700
Adjustments		1 Row Type Adj. x 1.00			\$124,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)					\$0
No Elec (-)					\$0
Plumbing (+ / -)			9 – 5 = 4 x \$800		\$3,200
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$127,900
Sub-Total, 1 Units					
Exterior Features (+)				\$9,700	\$137,600
Garages (+) 0 sqft				\$0	\$137,600
Quality and Design Factor (Grade)					0.85
Location Multiplier					0.92
Replacement Cost					\$107,603

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	1 3/4	Wood Fr	D+1	1900	1970	54	A		0.92		1,904 sqft	\$107,603	45%	\$59,180	0%	100%	1.780	1.000	100.00	0.00	0.00	\$105,300
2: Detached Garage	1	Wood Fr	C	1950	1960	64	A	\$45.76	0.92	\$42.10	12'x20'	\$10,104	42%	\$5,860	0%	100%	1.780	1.000	100.00	0.00	0.00	\$10,400
3: Utility Shed	1		C	1960	1960	64	A	\$44.62	0.92	\$41.05	3'x7'	\$862	65%	\$300	0%	100%	1.780	1.000	100.00	0.00	0.00	\$500
4: Utility Shed 2	1		C	1950	1950	74	A	\$26.02	0.92	\$23.94	3'x8'	\$1,915	65%	\$670	0%	100%	1.780	1.000	100.00	0.00	0.00	\$1,200

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM