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**PROVIDING PROFESSIONAL AUCTION,
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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

MOVE-IN READY HOME WITH DETACHED GARAGE!

This property will be offered via Online Only Auction on Tuesday, May 6, 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. *A 3% 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 June 6, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$951.40. 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, May 6, 2025
Bidding begins closing out at 6 pm

206 N Tucker St, Mentone, IN 46539
Harrison Township • Kosciusko County

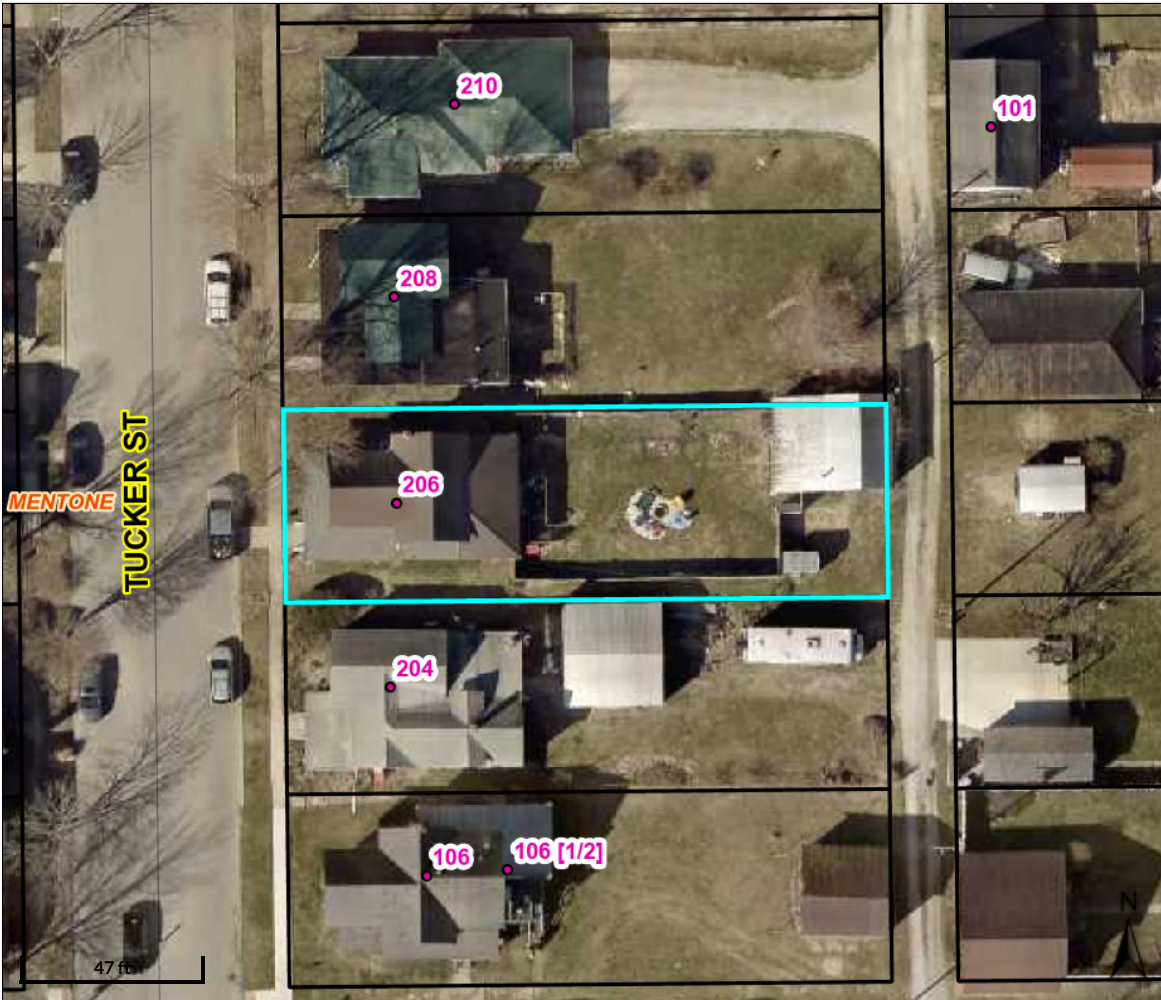
www.BidMetzger.com



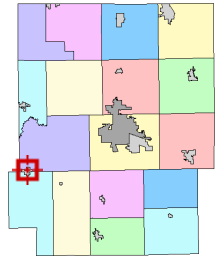


Beacon™

Kosciusko County, IN



Overview



Legend


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

Parcel ID	014-151-133	Alternate ID	014-707000-60
Sec/Twp/Rng	--		
Property Address	206 N TUCKER ST MENTONE	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
		Acreage	n/a
District	Mentone Harrison		
Brief Tax Description	014-151-133 Lot 165 Mentone (Note: Not to be used on legal documents)		

Owner Address	Stavedahl Terry & Sandra TBE 206 N Tucker St Mentone, IN 46539
----------------------	---

Date created: 4/2/2025
Last Data Uploaded: 4/2/2025 8:40:11 AM

Developed by SCHNEIDER
GEOSPATIAL

Property Type		RESIDENTIAL	Status		Active	CDO	0	DOM	0	Auction		Yes
MLS #	202511975	206 N Tucker Street		Mentone		IN	46539		LP \$0			
	Area	Kosciusko County		Parcel ID	43-09-34-200-207.000-035		Type	Site-Built Home		Waterfront	No	
	Sub	Mentone		Cross Street			Bedrms	2	F Baths	1	H Baths	0
	Township	Harrison		Style	One and Half Story		REO	No	Short Sale	No		
	School District	TIP		Elem	Mentone		JrH	Tippe Valley		SrH	Tippe Valley	
	Legal Description	14-151-133 LOT 165 MENTONE										
	Directions	From SR 25 (Main St), head north on Tucker St. Property is on the east side of the road.										

Inside City	City Zoning	County Zoning	Zoning Description
Remarks Move-In Ready Home with Detached Garage selling via Online Only Auction on Tuesday, May 6, 2025 -- Bidding begins closing out at 6 pm! Discover this beautifully updated 2-3 bedroom, 1 bath home that is truly move-in ready! The main floor features an inviting living room, complete with an electric fireplace & hardwood floors that seamlessly connect to the dining room. A bedroom on the main level also has hardwood floors. The kitchen is a chef's delight, boasting a convenient island that enhances both functionality and style. The bathroom is thoughtfully designed with laundry facilities and a modern tiled shower. Upstairs, you'll find a versatile rec room & bedroom along with another room that has the potential to be transformed into a third bedroom, offering flexibility for your needs. This home has been completely renovated, ensuring a fresh and contemporary feel throughout. Step outside to enjoy the fenced yard, ideal for pets or outdoor gatherings, and relax on the rear deck by the fire pit or wrap-around front porch. The detached garage provides additional storage or			

Agent Remarks Online Auction: Tues. 5.6.25 6pm Open House: Tues. 4.29.25 5:30-6pm A 3% buyer's premium will be added to the winning invoice. 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 165	Lot	0.1700	/ 7,200	/ 48X150	Lot Desc	0-2.9999									
Above Gd Fin SqFt		1,721	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		672	Ttl Fin SqFt		1,721	Year Built	1975
Age	50	New Const	No	Date Complete		Ext	Vinyl	Bsmt Full Basement						#	7	
Room Dimensions			Baths	Full	Hal	Water	CITY	Basement Material								
	RM DIM	LV	B-Main	1	0	Well Type		Dryer Hookup Gas	No	Fireplace	Yes					
LR	14 x 14	M	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No					
DR	14 x 16	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No					
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes					
KT	12 x 14	M	Laundry L/W	10 x 12		Cooling	Central Air	Water Soft-Owned	No	Skylight	No					
BK	x		AMENITIES Ceiling Fan(s), Deck Open, Firepit, Kitchen					Water Soft-Rented	No	ADA Features	No					
DN	x		Island, Porch Covered, Range/Oven Hook Up Gas, Stand Up					Alarm Sys-Sec	No	Fence Privacy, Wood						
1B	11 x 13	M	Shower, Main Level Bedroom Suite, Main Floor Laundry,					Alarm Sys-Rent	No	Golf Course	No					
2B	14 x 16	U						Garden Tub	No	Nr Wlkg Trails	No					
3B	x		Garage	2.0	/ Detached	/	28 x 22 / 616.00	Jet Tub	No	Garage Y/N	Yes					
4B	x		Outbuilding 1	None			x	Pool	No	Off Street Pk						
5B	x		Outbuilding 2				x	Pool Type								
RR	14 x 16	U	Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Dishwasher, Refrigerator, Washer, Range-Gas, Water Heater Electric							
LF	x		Other Fees						FIREPLACE	Living/Great Rm, Electric, One						
EX	8 x 12	U	Restrictions													

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name	Chad Metzger	Lic #	AC31300015
Financing:	Existing	Auction Date	4/4/2025
Annual Taxes	\$951.40	Time	6 pm
Possession	at closing	Location	Online Only: bidmetzger.com
List Office	Metzger Property Services, LLC - Off: 260-982-0238	Excluded Party	None
Agent E-mail	chad@metzgerauction.com	Assessed Value	
Co-List Office		List Agent	Chad Metzger - Cell: 260-982-9050
Showing Instr	Showingtime or Open House	List Agent - User Code	UP388053395
List Date	4/9/2025	Co-List Agent	
Start Showing Date		Year Taxes Payable	2025
Exp Date	7/31/2025	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Agent/Owner Related	No
Contract Type	Exclusive Right to Sell	Seller Concession Amount \$	
Virtual Tours:		Special List Cond.	None
Pending Date		Lockbox Type	Mechanical/Combo
Ttl Concessions Paid		Lockbox Location	front door
Sell Office		Type of Sale	
Co-Sell Office		How Sold	
Presented	Jen Rice - Cell: 260-982-0238	Conc Paid By	
		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. © 2025 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

4.2.25

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)

206 N Tucker St. Merton, IN 46539

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:	V			

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)			X	
Generator	X			

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 *[Signature]* Date (mm/dd/yy) 4/2/25

Signature of Seller

Signature of Buyer

Signature of Buyer

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)

Signature of Seller (at closing)

Date (mm/dd/yy)

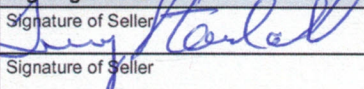
Property address (number and street, city, state, and ZIP code)

200 N Tucker St. Mentone, IN 46539

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2019</u> Years.	<input checked="" type="checkbox"/>		
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes, how many layers? _____			<input checked="" type="checkbox"/>
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?			<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area? <u>Dampness</u>	<input checked="" type="checkbox"/>		
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?		<input checked="" type="checkbox"/>	
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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) <u>4/2/25</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)



Metzger

PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS
- ★ FARM SALES
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- ★ ANTIQUE APPRAISALS
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE SALES

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Tenant Information

Apartment #:

Tenant Name:

Tenant Phone #:

Tenant Email Address:

Current Lease Term:

Monthly Payment:

Deposit Amount:

Who Pays Utilities:

GAS - Co. Name + Avg. \$/Mo.

NipSCO > \$134

ELECTRIC - Co. Name + Avg. \$/Mo.

WATER - Co. Name + Avg. \$/Mo.

\$81 > including trash

SEWER - Co. Name + Avg. \$/Mo.

HOA FEES

OTHER/ADDITIONAL INFO

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**

43-09-34-200-207.000-035

General Information

Parcel Number
43-09-34-200-207.000-035

Local Parcel Number
1470700060

Tax ID:

Routing Number
014-151-133

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
HARRISON

District 035 (Local 035)
MENTONE TOWN-HARRISON TO

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 1401151-035
MENTONE - HARRISON

Section/Plat
34-32-4

Location Address (1)
206 N TUCKER ST
MENTONE, IN 46539

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2023

STAVEDAHL TERRY & SANDRA

Ownership

STAVEDAHL TERRY & SANDRA TBE
206 N TUCKER ST
MENTONE, IN 46539

Legal

14-151-133
LOT 165 MENTONE



206 N TUCKER ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/28/2020	STAVEDAHL TERRY	2020081481	WD	/	\$95,000	V
06/29/2010	MILLER AUSTEN C	2010061011	WD	/	\$65,000	I
09/21/2007	KRUEGER RUTH M &	2007012381	CW	/	\$39,900	I
05/17/2007	FEDERAL HOME LOA	2007006049	SH	/	\$42,082	I
12/11/1996	BURCHETT WOODR		WD	/	\$69,000	I
12/11/1996	MAY BILL J	0	WD	/		I

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$7,200	\$7,200	\$7,200	\$7,200	\$6,500
Land Res (1)	\$7,200	\$7,200	\$7,200	\$7,200	\$6,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$105,400	\$99,500	\$89,600	\$74,600	\$74,100
Imp Res (1)	\$104,600	\$98,700	\$88,900	\$74,000	\$73,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$800	\$800	\$700	\$600	\$500
Total	\$112,600	\$106,700	\$96,800	\$81,800	\$80,600
Total Res (1)	\$111,800	\$105,900	\$96,100	\$81,200	\$80,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$800	\$800	\$700	\$600	\$500

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 48' X 150', CI 48' X 150')

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		48	48x150	1.00	\$150	\$150	\$7,200	0%	1.0000	100.00	0.00	0.00	\$7,200

MENTONE - HARRISON/14 1/2

Notes

10/28/2022 REA: 2023 ADDED A/C PER QUESTIONNAIRE
10/20/2014 REA: 2015 CHANGED GRADE & EFF YR FOR REASSESSMENT

Land Computations

Calculated Acreage	0.17
Actual Frontage	48
Developer Discount	<input type="checkbox"/>
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	\$7,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$7,200

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 1/2

Style

20 1 1/2 story older

Finished Area

1721 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

Porch, Open Frame

342

\$11,700

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

1

Dining Rooms

1

Family Rooms

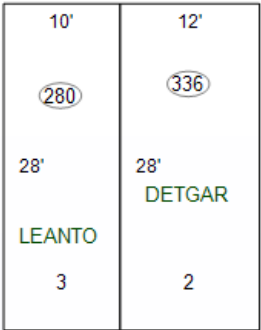
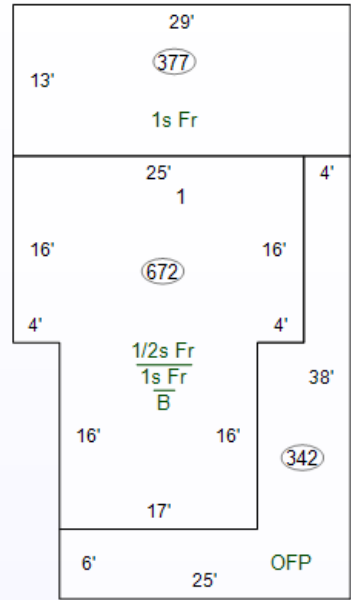
0

Total Rooms

7

Heat Type

Heat Pump



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1049	1049	\$82,800	
2					
3					
4					
1/4					
1/2	1Fr	672	672	\$24,900	
3/4					
Attic					
Bsmt		672	0	\$21,700	
Crawl					
Slab					
				Total Base	\$129,400
Adjustments				1 Row Type Adj. x 1.00	\$129,400
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1049 1/2:672	\$3,600
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$133,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$11,700	\$144,700
Garages (+) 0 sqft				\$0	\$144,700
Quality and Design Factor (Grade)				0.90	
Location Multiplier				0.92	
				Replacement Cost	\$119,812

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 1/2	Wood Fr	D+2	1900	1975	49	A		0.92		2,393 sqft	\$119,812	40%	\$71,890	0%	100%	1.390	1.000	100.00	0.00	0.00	\$99,900
2: Detached Garage	1	Wood Fr	D	1900	1900	124	F	\$39.23	0.92	\$28.87	336 sqft	\$9,701	65%	\$3,400	0%	100%	1.390	1.000	100.00	0.00	0.00	\$4,700
3: Lean-To	1	Concrete	D	1900	1900	124	F	\$9.69	0.92		28'x-10' x 10'	\$1,997	70%	\$600	0%	100%	1.390	1.000	0.00	0.00	100.00	\$800

...Generation after Generation



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