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**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
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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

## ***RANCH HOME WITH POLE BARN ON OVER HALF AN ACRE!***

This property will be offered via Online Only ABSOLUTE Auction on Thursday, May 29, 2025 - Bidding begins closing out at 6 pm! *Selling Regardless of Price!!* 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 10% 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 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 July 3, 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 \$485.66. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available upon request.

**Online Auction: Thursday, May 29, 2025**

**Bidding begins closing out at 6 pm**

***Selling Regardless of Price!!***

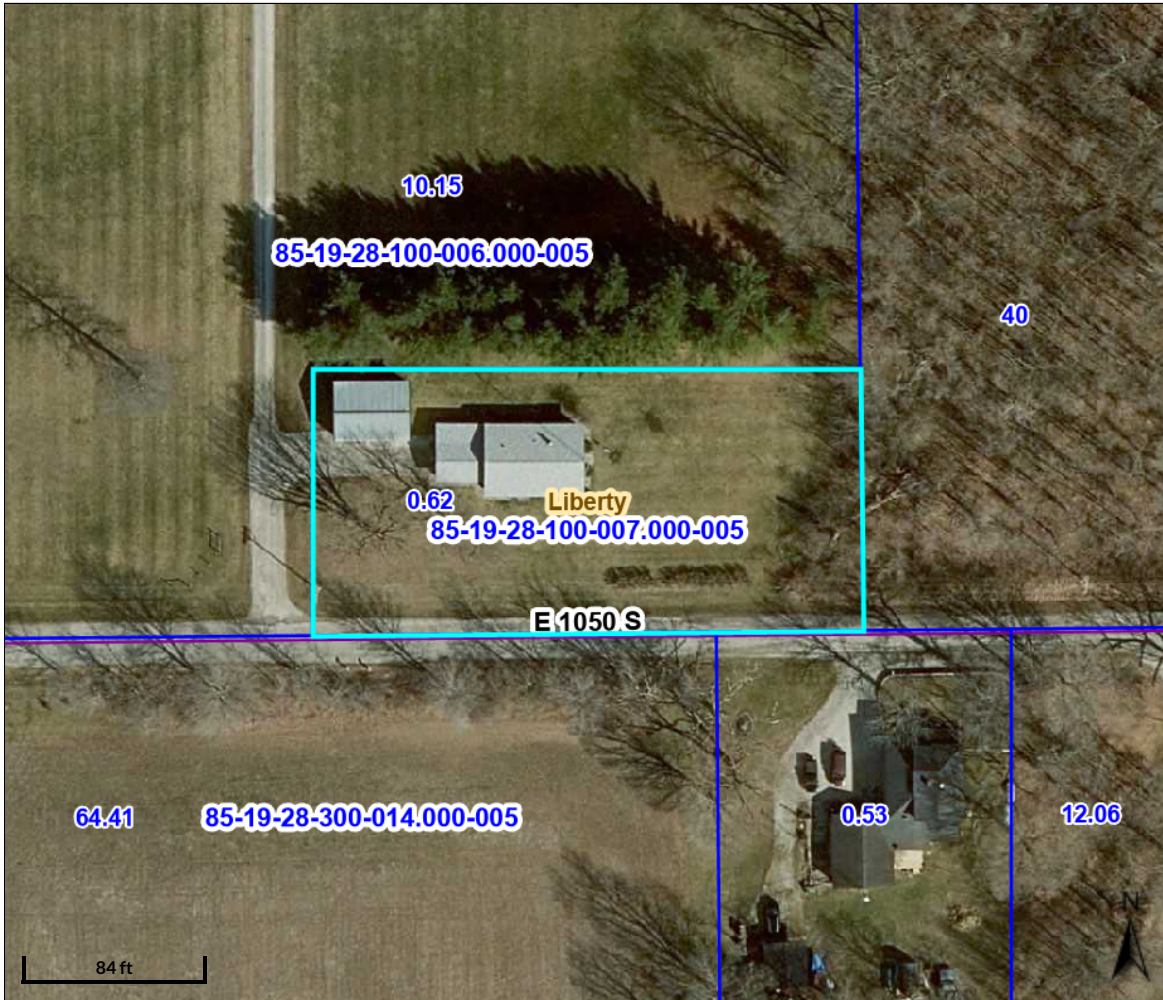
**2326 E. 1050 S., LaFontaine, IN 46940**

**Liberty Township • Wabash County**

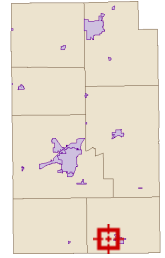
**Auction Manager: Tim Pitts 317.714.0432**

**[www.BidMetzger.com](http://www.BidMetzger.com)**







#### Overview



#### Legend

-  Parcels
-  Road Centerlines


<b>Parcel ID</b>	85-19-28-100-007.000-005	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	SMITH RITA F
<b>Sec/Twp/Rng</b>	28-26-07	<b>Class</b>	Res-1-Family 0 - 9.99 acres		2326 E 1050 S
<b>Property Address</b>	2326 E 1050 S	<b>Acreage</b>	0.62		LA FONTAINE, IN 46940
	LA FONTAINE				
<b>District</b>	LIBERTY TWP				
<b>Brief Tax Description</b>	PT NW1/4 28-26-7 .62AC				
	(Note: Not to be used on legal documents)				

Date created: 4/21/2025

Last Data Uploaded: 4/21/2025 2:06:41 AM

Developed by  **SCHNEIDER**  
GEOSPATIAL



Property Type	RESIDENTIAL	Status	Active	CDO	0	DOM	0	Auction	Yes	
MLS #	202515176	2326 E 1050 S	LaFontaine	IN	46940	LP	\$0			
	Area	Wabash County	Parcel ID	85-19-28-100-007.000-005	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	3	F Baths	1	H Baths	0
	Township	Liberty	Style	One Story	REO	No	Short Sale	No		
	School District	WAC	Elem	Southwood	JrH	Southwood	SrH	Southwood		
	Legal Description	PT NW1/4 28-26-7 .62AC								
	Directions	From SR 15, head west on 1050 S. Property is on the north side of the road.								
Inside City	N	City Zoning		County Zoning	A2	Zoning Description				

**Remarks** Ranch Home with Pole Barn on Over Half an Acre selling via Online ABSOLUTE Auction on Thursday, May 29, 2025 -- Bidding begins closing out at 6 pm! This property is selling regardless of price!! Discover the charm of country living in this delightful ranch home, situated on over half an acre. As you enter, you'll be greeted by a spacious living room that seamlessly flows into the dining room, which is open to the kitchen, creating an ideal space for entertaining and family gatherings. Both the living and dining areas boast beautiful bay windows, allowing natural light to fill the home and offering views of the surrounding landscape. The home includes 3 comfortable bedrooms and a full bath. For added convenience, there are laundry hookups available on the main level as well as in the full unfinished basement, which offers potential for customization and additional living space. Step outside to enjoy the enclosed back porch, perfect for relaxing with a book or enjoying your morning coffee. Additionally, the property features a 1-car attached garage & 24x32 pole barn with an

**Agent Remarks** Online ABSOLUTE Auction: Thurs. 5.29.25 6pm Open House: Wed. 5.21.25 5:30-6pm A 5% 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 on the bidding website. The seller has the right to accept offers prior to closing.

Sec	Lot	Lot	0.6200	/ 27,007	/ 245x115	Lot Desc	0-2.9999																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							</
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Water Access		Wtr Name		Water Frontage		Channel	
Water Features		None		Water Type		Lake Type	
Auctioneer Name		Chad Metzger & Tim Pitts		Lic #		AC31300015	
Auction Date		4/25/2025		Time		6 pm	
Financing:		Existing		Proposed		Location	
Annual Taxes		\$485.66		Exemption		Homestead, Over 65,	
Possession		at closing		Year Taxes Payable		2025	
List Office		Metzger Property Services, LLC - Off: 260-982-0238		List Agent		Timothy Pitts - Cell: 317-714-0432	
Agent E-mail		tpitts5467@hotmail.com		List Agent - User Code		UP388055047	
Co-List Office				Co-List Agent		List Team	
Showing Instr		Showingtime or Open House					
List Date		4/30/2025		Start Showing Date		Exp Date	
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	
Pending Date		Closing Date		Selling Price		front door	
Ttl Concessions Paid		Sold/Concession Remarks		Type of Sale			
Sell Office		Sell Agent		How Sold			
Co-Sell Office		Co-Sell Agent		Conc Paid By			
Presented		Jen Rice - Cell: 260-982-0238		Sell Team			
				/		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)

4/28/25

**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)

1326 E. 1050 S. LaFayette, IN 46940

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)				X
Generator				

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

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

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

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				X
Central Air Conditioning				X
Hot Water Heat			X	
Furnace Heat / Gas				
Furnace Heat / Electric			X	
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	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 <i>Betsy Pitts</i>	Date (mm/dd/yy) 4/28/25	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)

1326 E. 105th St. La Fountain, IL 61940

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:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (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?			X
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?			X
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	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 <i>Denny Pitts</i>	Date (mm/dd/yy) <i>7/20/25</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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# 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**



85-19-28-100-007.000-005

General Information

Parcel Number  
85-19-28-100-007.000-005

Local Parcel Number  
0040062600

Tax ID:

Routing Number  
32.8

Property Class 511  
1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County  
Wabash

Township  
LIBERTY TOWNSHIP

District 005 (Local 005 )  
LIBERTY TOWNSHIP

School Corp 8050  
M.S.D. WABASH COUNTY

Neighborhood 8505510-005  
LIBERTY

Section/Plat  
28

Location Address (1)  
2326 E 1050 S  
LA FONTAINE, IN 46940

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Rolling ☐

Public Utilities ERA  
Electricity ☐

Streets or Roads TIF  
Paved ☐

Neighborhood Life Cycle Stage  
Static

Printed Tuesday, April 8, 2025

Review Group 2025

SMITH RITA F

Ownership

SMITH RITA F  
2326 E 1050 S  
LA FONTAINE, IN 46940

Legal

PT NW1/4 28-26-7 .62AC



2326 E 1050 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/24/2022	SMITH RITA F		AF	/		I
01/01/1900	VANDEGRIFT JANICE		WD	/		I

511, 1 Family Dwell - Unplatted (0 to 9.9

LIBERTY

/850 1/2

Notes

8/15/2024 RP: Reassessment Packet 2025

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	GenReval	AA	AA	AA	GenReval
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$13,900	\$13,900	\$13,900	\$13,900	\$11,500
Land Res (1)	\$13,900	\$13,900	\$13,900	\$13,900	\$11,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$139,600	\$116,400	\$114,100	\$106,100	\$97,700
Imp Res (1)	\$139,600	\$116,400	\$108,000	\$99,300	\$92,000
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$6,100	\$6,800	\$5,700
Total	\$153,500	\$130,300	\$128,000	\$120,000	\$109,200
Total Res (1)	\$153,500	\$130,300	\$121,900	\$113,200	\$103,500
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$6,100	\$6,800	\$5,700

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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
9	A		0	0.5200	1.48	\$18,000	\$26,640	\$13,853	0%	1.0000	100.00	0.00	0.00	\$13,850
82	A	MHB	0	0.1000	0.89	\$2,390	\$2,127	\$213	-100%	1.0000	0.00	100.00	0.00	\$00

Land Computations

Calculated Acreage	0.62
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.62
81 Legal Drain NV	0.00
82 Public Roads NV	0.10
83 UT Towers NV	0.00
9 Homesite	0.52
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	\$13,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$13,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$13,900

Data Source Estimated

Collector 06/03/2024 JS

Appraiser 06/03/2024 JS

General Information

OccupancySingle-Family

DescriptionSingle-Family R 01

Story Height1

StyleN/A

Finished Area1176 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

DescriptionAreaValue

Porch, Enclosed Frame132\$10,600

Plumbing

#TF

Full Bath13

Half Bath00

Kitchen Sinks11

Water Heaters11

Add Fixtures00

Total35

Accommodations

Bedrooms3

Living Rooms0

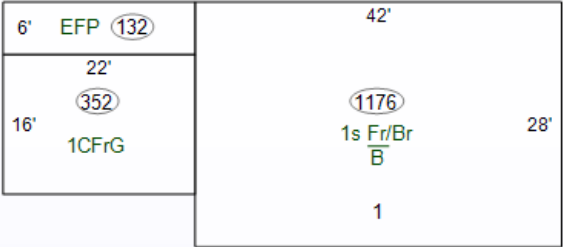
Dining Rooms0

Family Rooms0

Total Rooms6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1176	1176	\$118,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1176	0	\$38,600	
Crawl					
Slab					
				Total Base	\$156,800
Adjustments				1 Row Type Adj. x 1.00	\$156,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1176	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)				5 – 5 = 0 x \$0	\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$161,000
				Sub-Total, 1 Units	
Exterior Features (+)				\$10,600	\$171,600
Garages (+) 352 sqft				\$16,500	\$188,100
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.92
				Replacement Cost	\$164,399

Specialty Plumbing		
Description	Count	Value

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	1/6 Maso	C-1	1970	1970	55	A		0.92		2,352 sqft	\$164,399	40%	\$98,640	0%	100%	1.350	1.000	100.00	0.00	0.00	\$133,200
2: Barn, Pole (T3) R 01	1	T3AW	C	1981	1981	44	G	\$21.61	0.92		24' x 32' x 10'	\$14,246	55%	\$6,410	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,400



*...Generation after Generation*



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