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REAL ESTATE AUCTION TERMS

BEAUTIFUL, MOVE-IN READY RANCH WITH 2-CAR ATTACHED GARAGE!

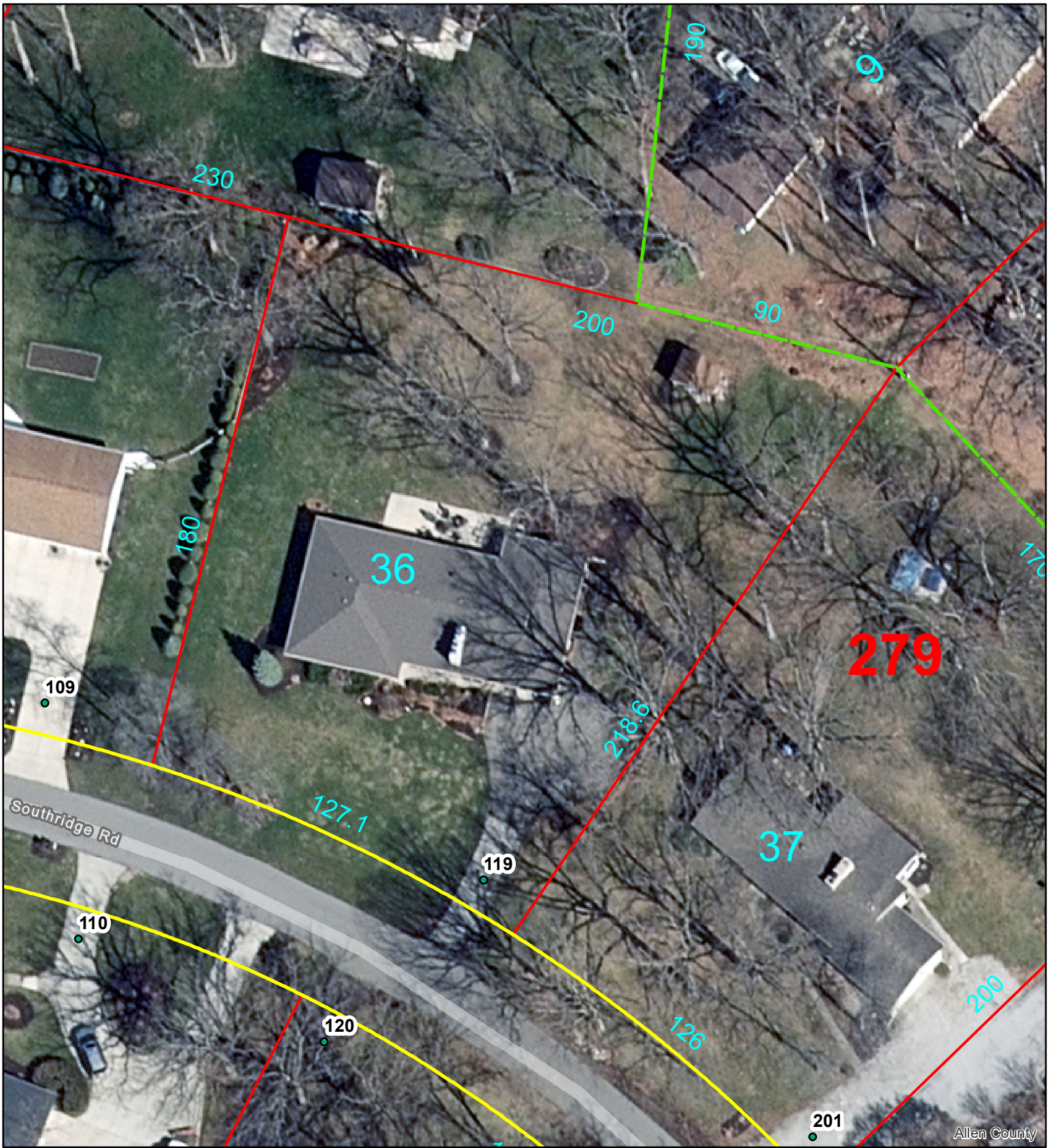
This property will be offered via Online Only Auction on Thursday, May 29, 2025 - Bidding begins closing out at 6:30 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on 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 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 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 July 3, 2025. Possession will be *45 days after closing*. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$2734.28. 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 6:30 pm

119 Southridge Dr., Fort Wayne, IN 46825
Washington Township • Allen County

Auction Manager: Tim Pitts 317.714.0432
www.BidMetzger.com





Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East




Date: 3/3/2025

1" = 42'



Residential Agent Full Detail Report

Schedule a Showing

Property Type	RESIDENTIAL	Status	Active	CDO	0	DOM	0	Auction	Yes		
MLS #	202515381	119 Southridge Drive	Fort Wayne	IN	46825	LP	\$0				
	Area	Allen County	Parcel ID	02-07-11-279-007.000-073	Type	Site-Built Home	Waterfront	No			
	Sub	Waterswolde	Cross Street		Bedrms	3	F Baths	2	H Baths	1	
	Township	Washington	Style	One Story	REO	No	Short Sale	No			
	School District	FWC	Elem	Lincoln	JrH	Shawnee	SrH	Northrop			
	Legal Description	5-11-1-064 WATERSWOLDE SEC B LOT 36									
	Directions	From 69, take Coldwater Rd north. Head west on Shadyhurst then an immediate left turn (southwest) onto Southridge. Property is									

	Inside City	City Zoning	R1	County Zoning	Zoning Description
Remarks	Beautiful, Move-In Ready Ranch with 2-Car Attached Garage selling via Online Only Auction on Thursday, May 29, 2025 - Bidding begins closing out at 6:30 pm! Welcome to this beautifully updated ranch, where comfort meets style! As you step inside, you'll be captivated by the inviting living room featuring a stunning stone fireplace, which flows seamlessly into the dining room and kitchen. The kitchen is a chef's dream, complete with an island that offers seating, modern stainless steel appliances, and an open layout that connects to the cozy family room. This family space is perfect for gatherings and leads out to a charming back patio, overlooking a large backyard—ideal for outdoor entertaining or relaxing in the sun. The master suite is a true retreat, boasting its own fireplace and an ensuite bathroom equipped with a luxurious walk-in tiled shower. The master bedroom chandelier is not included in the sale. Additionally, there are two more bedrooms and a full bathroom, providing ample space for family or guests. Recent upgrades include a new HVAC system, ensuring year-round				

Agent Remarks Online Auction: Thurs. 5.29.25 6:30pm Open House: Thurs. 5.22.25 5:30-6pm A 3% buyer's premium will be added to the winning invoice. Seller is keeping master bedroom chandelier. 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 36	Lot	0.6700		/ 29,055		/ 149X195		Lot Desc	Partially Wooded, 0-2.9999						
Above Gd Fin SqFt		2,228	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		2,228	Year Built	1955
Age	70	New Const	No	Date Complete			Ext	Stone, Vinyl, Wood		Bsmt	Slab					
<u>Room Dimensions</u>			Baths	Full	Hal	Water	WELL		<u>Basement Material</u>							
	RM DIM	LV	B-Main	2	1	Well Type	Private	Dryer Hookup Gas	Yes	Fireplace	Yes					
LR	19 x 15	M	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No					
DR	13 x 12	M	B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No					
FR	22 x 17	M	Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes					
KT	22 x 12	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No					
BK	x		AMENITIES		1st Bdrm En Suite, Cable Ready, Ceiling Fan(s)					Water Soft-Rented	No	ADA Features	No			
DN	x		, Closet(s) Walk-in, Countertops-Solid Surf, Dryer Hook Up					Alarm Sys-Sec	No	Fence						
1B	16 x 13	M	Gas, Eat-In Kitchen, Garage Door Opener, Kitchen Island,					Alarm Sys-Rent	No	Golf Course	No					
2B	15 x 13	M						Garden Tub	No	Nr Wlkg Trails	No					
3B	14 x 12	M	Garage	2.0	/ Attached		/ 24 x 28 / 672.00		Jet Tub	No	Garage Y/N	Yes				
4B	x		Outbuilding 1	Shed		8 x 8		Pool	No	Off Street Pk						
5B	x		Outbuilding 2			x		Pool Type								
RR	x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer,						
LF	x		Other Fees					Oven-Gas, Range-Gas, Water Heater Gas, Water Softener-Owned								
EX	x		Restrictions					FIREPLACE Family Rm, 1st Bdrm, Electric, Wood Burning								

Water Access		Wtr Name		Water Frontage		Channel						
Water Features				Water Type		Lake Type						
Auctioneer Name		Chad Metzger & Tim Pitts	Lic #	AC31300015	Auction Date	5/1/2025	Time	6:30	Location	Online Only: bidmetzger.com		
Financing:		Existing	Proposed				Excluded Party		None			
Annual Taxes		\$2,734.28	Exemption		Homestead, Supplemental		Year Taxes Payable		2025		Assessed Value	
Possession		45 days after closing										
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		List Team			
Co-List Office					Co-List Agent							
Showing Instr		Showingtime or Open House										
List Date		5/1/2025	Start Showing Date		Exp Date		7/31/2025	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		Type of Sale			
Pending Date		Closing Date				Selling Price		How Sold				
Ttl Concessions Paid		Sold/Concession Remarks						Conc Paid By				
Sell Office		Sell Agent										
Co-Sell Office		Co-Sell Agent						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)

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)

119 Southridge Rd. Fort Wayne, IN 46825

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	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.

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		X	
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump				
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?			
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			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X		X	
Fireplace			X	
Fireplace Insert				
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	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)

119 Southridge Rd. Fort Wayne, IN 46825

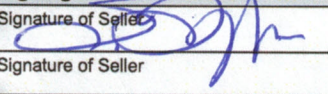
2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>7</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many 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?		<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)

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>4.28.25</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)
----------------------------------	-----------------	----------------------------------	-----------------

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:			
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?		<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"/>		



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER CAL, CAGA

EXPANDING YOUR HORIZON...
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★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Average Utilities

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**

02-07-11-279-007.000-073

General Information

Parcel Number
02-07-11-279-007.000-073

Local Parcel Number
80-4197-0036

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

District 073 (Local 080)
073 FT WAYNE WASHINGTON (80

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 652401-073
WATERSWOLDE SEC A-C & PAR

Section/Plat
0113112

Location Address (1)
119 SOUTHRIDGE RD
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Sewer, Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, March 28, 2024

Review Group 2024

LYON SHELLEY L

Ownership

LYON SHELLEY L
119 SOUTHRIDGE DR
FORT WAYNE, IN 46825-2720

Legal

5-11-1-064
WATERSWOLDE SEC B LOT 36



119 SOUTHRIDGE RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/21/2008	LYON SHELLEY L	2008049845	WD	FL SHF/58210	\$93,620	I
10/14/2008	FEDERSPIEL ROGER	2008048718	SH	SHERIF/57947	\$93,621	I
06/17/2002	MEREDITH BRENDA		QC	02/9760		I
01/08/1999	MEREDITH BRENDA	0	QC	98-/14933		I
01/29/1998		0	WD	97-/14503		I
02/05/1997	MEREDITH BRENDA	0	WD	96-/18508		I

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2024	As Of Date	03/22/2024	04/07/2023	03/21/2022	03/08/2021	03/13/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$33,000	Land	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
\$33,000	Land Res (1)	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$205,800	Improvement	\$205,800	\$190,100	\$158,600	\$127,700	\$107,400
\$205,800	Imp Res (1)	\$205,800	\$190,100	\$158,600	\$127,700	\$107,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$238,800	Total	\$238,800	\$223,100	\$191,600	\$160,700	\$140,400
\$238,800	Total Res (1)	\$238,800	\$223,100	\$191,600	\$160,700	\$140,400
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 150' X 201', CI 150' X 201')

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		127	149x195	0.99	\$235	\$233	\$34,717	-5%	1.0000	100.00	0.00	0.00	\$32,980

WATERSWOLDE SEC A-C 1/2

Notes

Land Computations

Calculated Acreage	0.67
Actual Frontage	127
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	\$33,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$33,000

General Information

Occupancy

Single-Family

Description

Single-Family (2228 S

Story Height

1

Style

40 Conventional 1 stor

Finished Area

2228 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

Patio, Concrete

640

\$3,100

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

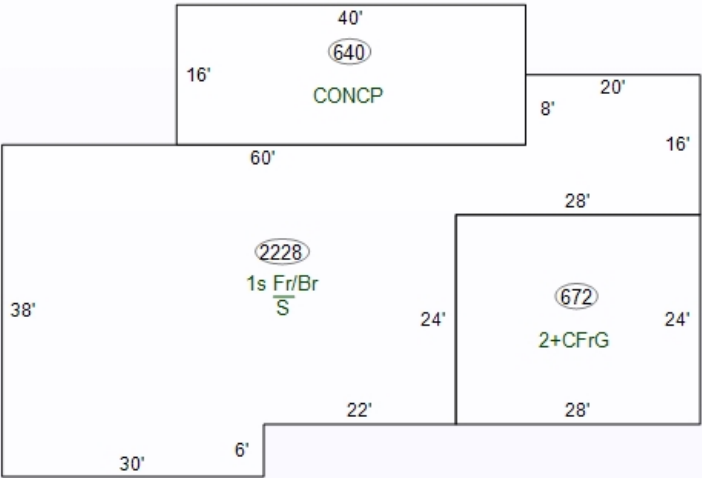
0

Total Rooms

5

Heat Type

Hot Water or Steam



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	2228	2228	\$140,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		2228	0	\$0	
				Total Base	\$140,200
Adjustments				1 Row Type Adj. x 1.00	\$140,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:2228	\$4,700
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$151,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$3,100	\$154,900
Garages (+) 672 sqft				\$19,600	\$174,500
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.92	
				Replacement Cost	\$160,540

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 (2228 SqFt)	1	2/6 Maso	C	1955	1955	69	A		0.92		2,228 sqft	\$160,540	42%	\$93,110	0%	100%	2.2100	1.000	100.00	0.00	0.00	\$205,800
2: Utility Shed (8x8)	1	SV	C	2010	2010	14	A		0.92		8'x8'		40%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0

...Generation after Generation



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