

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

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ONLINE REAL ESTATE AUCTION TERMS

12+/- Acre Country Retreat with Spacious Home, 3-Car Garage, & Pole Barn!

This property will be offered at Online Auction on Wednesday, September 24, 2025 – Bidding begins closing at 6pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. A survey will be done and the cost of the survey will be shared 50/50 by the Seller and the Buyer. A 4% Buyer's Premium will be added to the winning invoice & an earnest money deposit of \$10,000 down will be due on the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Personal Representative's Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 24, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 24' due in 25' were approximately \$4453.50. Metzger Property Services LLC, Chad Metzger, and 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 on the bidding website.

Online Auction: Wednesday, Sept. 24 • 6 pm

2797 Union Rd., Walkerton, IN 46574

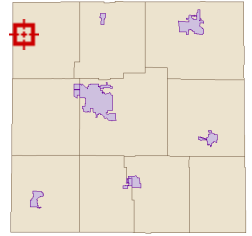
Polk Township • Marshall County

www.BidMetzger.com



**Beacon™**

Marshall County, IN

**Overview****Legend**

- Corp Line
- Parcel Search
- Parcel Lines
- Township Boundaries
- Road Centerlines
- Road RoW

| | | | | | |
|------------------------------|---|---------------------|-------------------------|----------------------|--|
| Parcel ID | 505131000032000011 | Alternate ID | 0060322800 | Owner Address | PARKER BRIAN 1/2 INT & LISA BLEDSOE 1/2 INT TC |
| Sec/Twp/Rng | 31/35/1 | Class | Cash Grain/General Farm | | 2514 MEADOW DRIVE |
| Property Address | 2797 UNION RD WALKERTON | Acreage | 38.18 | | ZEELAND, MI 49464 |
| District | POLK TOWNSHIP | | | | |
| Brief Tax Description | ACREAGE: 38.18 AUDITOR DESC: SE1/4 SE1/4 EX 1.82A NE COR LEGAL DESC: (Note: Not to be used on legal documents) | | | | |

Date created: 7/28/2025


Last Data Uploaded: 7/28/2025 1:51:50 AM

Developed by **SCHNEIDER**
GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

| | | | | | | | | | | |
|--|-------------------|---|--------------|--------------------------|--------|-----------------|------------|------------|---------|---|
| Property Type | RESIDENTIAL | Status | Active | CDO | 0 | DOM | 0 | Auction | Yes | |
| MLS # | 202533927 | 2797 Union Road | Walkerton | IN | 46574 | LP | \$0 | | | |
|  | Area | Marshall County | Parcel ID | 50-51-31-000-032.000-011 | Type | Site-Built Home | Waterfront | No | | |
| | Sub | None | Cross Street | | Bedrms | 4 | F Baths | 3 | H Baths | 1 |
| | Township | Polk | Style | One and Half Story | REO | No | Short Sale | No | | |
| | School District | JOHNG | Elem | Walkerton | JrH | Harold C Urey | SrH | John Glenn | | |
| | Legal Description | Approximately 12+/- part of: ACREAGE: 38.18 AUDITOR DESC: SE1/4 SE1/4 EX 1.82A NE COR LEGAL | | | | | | | | |
| | Directions | Southeast of Walkerton. Take 6 to Union Rd. Property is on the west side of the road. | | | | | | | | |

| | | | | | |
|-------------|---|-------------|---------------|----|--------------------|
| Inside City | N | City Zoning | County Zoning | A1 | Zoning Description |
|-------------|---|-------------|---------------|----|--------------------|

Remarks 12+/- Acre Country Retreat with Spacious Home, 3-Car Garage, & Pole Barn selling via Online Only Auction on Wednesday, September 24, 2025 - Bidding begins closing out at 6 pm! Situated on 12+/- acres, a paved driveway leads you back from the road to a charming residence featuring a 3-car attached garage with a finished attic and a large pole barn with two overhead doors – ideal for storage, hobbies, or business use. Enjoy quiet mornings and peaceful evenings on the wrap-around porch, or step inside through the inviting foyer entry. The living room boasts soaring ceilings, a striking stone fireplace with built-in shelving, and an open staircase that adds character and charm. The open-concept layout connects the living room, dining area, and kitchen, making it perfect for gatherings and everyday living. The main-floor master suite offers a private retreat with a spacious walk-in closet and a luxurious ensuite bathroom featuring a jetted tub, tiled walk-in shower, and double-sink vanity. Three additional bedrooms provide ample space for family or guests. Step out back to the

Agent Remarks Online Auction: Wed. 9.24.25 6 pm Open House: Sat. 9.20.25 2-2:30pm A 4% 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 | Lot | 12.0000 | / | 522,720 | / | 950x920 | Lot Desc | 10-14.999 | | | | | | | |
|-------------------|---------|-----------|--|--------------------|--|-------------------|--|--|---|----------------|--------------|-------|------------|------|-------------------|--|
| Above Gd Fin SqFt | | 3,990 | Above Gd Unfin SqFt | | 0 | Below Gd Fin SqFt | | 0 | Ttl Below Gd SqFt | 1,995 | Ttl Fin SqFt | 3,990 | Year Built | 2002 | | |
| Age | 23 | New Const | No | Date Complete | | Ext | Vinyl | Bsmt Full Basement, Walk-Out Basement, Partially | | | | | | # | 8 | |
| Room Dimensions | | Baths | Full | Hal | Water | WELL | | | | | | | | | Basement Material | |
| RM DIM | | LV | B-Main | 1 | 1 | Well Type | Private <th>Dryer Hookup Gas</th> <td>No</td> <th>Fireplace</th> <td>No</td> <th colspan="3"></th> | Dryer Hookup Gas | No | Fireplace | No | | | | | |
| LR | 20 x 26 | M | B-Upper | 1 | 0 | Sewer | Septic | Dryer Hookup Elec | Yes | Guest Qtrs | No | | | | | |
| DR | 14 x 14 | M | B-Blw G | 1 | 0 | Fuel / | Electric, Heat Pump | Dryer Hookup G/E | No | Split FlrPln | No | | | | | |
| FR | 24 x 32 | B | Laundry Rm | Main | | Heating | | Disposal | No | Ceiling Fan | Yes | | | | | |
| KT | 14 x 14 | M | Laundry L/W | 18 x 14 | | Cooling | Central Air | Water Soft-Owned | Yes | Skylight | No | | | | | |
| BK | x | | AMENITIES | | 1st Bdrm En Suite, Attic Storage, Breakfast Bar, Built-In Bookcase, Ceiling-9+, Ceiling Fan(s), Ceilings | | | Water Soft-Rented | No | ADA Features | No | | | | | |
| DN | 12 x 16 | M | -Vaulted, Closet(s) Walk-in, Crown Molding, Deck Open, Dryer | | | | | Alarm Sys-Sec | No | Fence | | | | | | |
| 1B | 14 x 21 | M | | | | | | Alarm Sys-Rent | No | Golf Course | No | | | | | |
| 2B | 10 x 12 | U | | | | | | Garden Tub | No | Nr Wlkg Trails | No | | | | | |
| 3B | 10 x 12 | U | Garage | 3.0 | / Attached | / | 26 x 35 / 910.00 | Jet Tub | No | Garage Y/N | Yes | | | | | |
| 4B | 12 x 14 | U | Outbuilding 1 | Pole/Post Building | | 36 x 48 | | Pool | No | Off Street Pk | | | | | | |
| 5B | x | | Outbuilding 2 | | | x | | Pool Type | | | | | | | | |
| RR | x | | Assn Dues | | | Frequency | Not Applicable | SALE INCLUDES | Dishwasher, Refrigerator, Washer, Cooktop | | | | | | | |
| LF | x | | Other Fees | | | | | -Electric, Oven-Built-In, Oven-Double, Water Heater Electric, Water Softener-Owned | | | | | | | | |
| EX | x | | Restrictions | | | | | | | | | | | | | |

| | | | | | | | | | | |
|------------------------------|--|--|--------------------|------------------|-------------------------|------------------|--|---------------------|-----------------------------|----------------|
| Water Access | | Wtr Name | | Water Frontage | | Channel | | | | |
| Water Features | | | | Water Type | | Lake Type | | | | |
| Auctioneer Name | | Chad Metzger | Lic # | AC31300015 | Auction Date | 8/22/2025 | Time 6 pm | Location | Online Only: bidmetzger.com | |
| Financing: Existing | | Proposed | | | | Excluded Party | | None | | |
| Annual Taxes | | \$4,453.50 | Exemption | | Homestead, Supplemental | | Year Taxes Payable | | 2025 | Assessed Value |
| Possession | | at closing | | | | | | | | |
| List Office | | Metzger Property Services, LLC - Off: 260-982-0238 | | | List Agent | | Chad Metzger - Cell: 260-982-9050 | | | |
| Agent E-mail | | chad@metzgerauction.com | | | List Agent - User Code | | UP388053395 | | List Team | |
| Co-List Office | | Co-List Agent | | | | | | | | |
| Showing Instr | | Showingtime or Open House | | | | | | | | |
| List Date | | 8/25/2025 | Start Showing Date | | Exp Date | 11/30/2025 | 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 | | on front door light | | 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.



Average Utilities

| Utility | Company | Average Amount |
|-------------------------|--|----------------|
| Gas | None | \$ |
| Electric | Marshall County REMC | 160/mo. * |
| Water | Well | \$ |
| Septic/Sewer | Septic Drain Field | \$ |
| HOA | n/a | \$ |
| Other | | \$ |
| Additional Notes | <p>*The electricity has 3 programmable zones</p> <p>Zone 1, main level, Zone 2, basement & Zone 3 upstairs</p> <p>When used properly, the electric bill is very reasonable</p> <p>If not used correctly, it can be very high.</p> <p>Example, they once had all 3 zones running 100% of the time at the highest possible setting and it skyrocketed the bill to \$800.00 -- after correcting this error, they remain around the \$160/month mark</p> <p>There is an irrigation pivot on the adjoining field for water. It will spray part of the yard but does not hit the house</p> | |

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**

50-51-31-000-032.000-011

General Information

Parcel Number
50-51-31-000-032.000-011

Local Parcel Number
505131000032000011

Tax ID:
0060322800

Routing Number
51-31-000-001

Property Class 101
Cash Grain/General Farm

Year: 2025

Location Information

County
Marshall

Township
POLK TOWNSHIP

District 011 (Local 011)
POLK TOWNSHIP

School Corp 7150
JOHN GLENN

Neighborhood 600501-011
POLK TOWNSHIP RURAL

Section/Plat
31

Location Address (1)
2797 UNION RD
WALKERTON, IN 46574

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level, Rolling

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Sunday, April 27, 2025
Review Group 2023

PARKER RICHARD LIVING TRU

Ownership

PARKER RICHARD LIVING TRUST 3/
RICHARD & LINDA PARKER TRUSTE
2797 UNION RD
WALKERTON, IN 46574

Legal

ACREAGE: 38.18 AUDITOR DESC: SE1/4 SE1/4
EX 1.82A NE COR LEGAL DESC:



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

| 2025 | Assessment Year | 2025 | 2024 | 2023 | 2023 | 2022 |
|------------------|---------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|
| WIP | Reason For Change | Annual Value | Annual Value | Alloc Chg | Annual Value | Annual Value |
| 03/01/2025 | As Of Date | 01/01/2025 | 01/01/2024 | 07/05/2023 | 01/01/2023 | 01/01/2022 |
| 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 type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| \$105,900 | Land | \$105,900 | \$114,000 | \$93,100 | \$93,100 | \$81,000 |
| \$35,900 | Land Res (1) | \$35,900 | \$44,900 | \$35,900 | \$35,900 | \$34,500 |
| \$70,000 | Land Non Res (2) | \$70,000 | \$59,600 | \$49,600 | \$49,600 | \$39,200 |
| \$0 | Land Non Res (3) | \$0 | \$9,500 | \$7,600 | \$7,600 | \$7,300 |
| \$398,200 | Improvement | \$398,200 | \$386,400 | \$313,200 | \$313,200 | \$310,100 |
| \$398,200 | Imp Res (1) | \$398,200 | \$386,400 | \$313,200 | \$295,100 | \$288,300 |
| \$0 | Imp Non Res (2) | \$0 | \$0 | \$0 | \$0 | \$0 |
| \$0 | Imp Non Res (3) | \$0 | \$0 | \$0 | \$18,100 | \$21,800 |
| \$504,100 | Total | \$504,100 | \$500,400 | \$406,300 | \$406,300 | \$391,100 |
| \$434,100 | Total Res (1) | \$434,100 | \$431,300 | \$349,100 | \$331,000 | \$322,800 |
| \$70,000 | Total Non Res (2) | \$70,000 | \$59,600 | \$49,600 | \$49,600 | \$39,200 |
| \$0 | Total Non Res (3) | \$0 | \$9,500 | \$7,600 | \$25,700 | \$29,100 |

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

| 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 | 1.0000 | 1.00 | \$35,906 | \$35,906 | \$35,906 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | \$35,910 |
| 92 | A | | 0 | 1.41 | 1.00 | \$5,386 | \$5,386 | \$7,594 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$7,590 |
| 4 | A | APU | 0 | 1.03 | 0.85 | \$2,390 | \$2,032 | \$2,093 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$2,090 |
| 4 | A | CNB | 0 | 9.37 | 0.50 | \$2,390 | \$1,195 | \$11,197 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$11,200 |
| 4 | A | GDN | 0 | .75 | 1.02 | \$2,390 | \$2,438 | \$1,829 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$1,830 |
| 4 | A | PNYA | 0 | 8.74 | 0.94 | \$2,390 | \$2,247 | \$19,639 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$19,640 |
| 4 | A | REN | 0 | 2.03 | 1.28 | \$2,390 | \$3,059 | \$6,210 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$6,210 |
| 4 | A | TXUB | 0 | .19 | 0.51 | \$2,390 | \$1,219 | \$232 | 0% | 1.0000 | 0.00 | 100.00 | 0.00 | \$230 |
| 41 | A | GDN | 0 | 4.37 | 1.02 | \$2,390 | \$2,438 | \$10,654 | -30% | 1.0000 | 0.00 | 100.00 | 0.00 | \$7,460 |
| 41 | A | PNYA | 0 | .21 | 0.94 | \$2,390 | \$2,247 | \$472 | -30% | 1.0000 | 0.00 | 100.00 | 0.00 | \$330 |
| 41 | A | REN | 0 | 5.38 | 1.28 | \$2,390 | \$3,059 | \$16,457 | -30% | 1.0000 | 0.00 | 100.00 | 0.00 | \$11,520 |
| 41 | A | ROP | 0 | .3 | 0.81 | \$2,390 | \$1,936 | \$581 | -30% | 1.0000 | 0.00 | 100.00 | 0.00 | \$410 |
| 41 | A | TXUB | 0 | .45 | 0.51 | \$2,390 | \$1,219 | \$549 | -30% | 1.0000 | 0.00 | 100.00 | 0.00 | \$380 |
| 5 | A | CNB | 0 | .5 | 0.50 | \$2,390 | \$1,195 | \$598 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$240 |
| 5 | A | REN | 0 | .16 | 1.28 | \$2,390 | \$3,059 | \$489 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$200 |

Data Source Aerial Collector 08/10/2022 EL Appraiser 08/10/2022 DS

2797 UNION RD

Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|------------|-------------------|--------|------|------------|----------------|-----|
| 11/20/2020 | PARKER RICHARD LI | 0 | Wa | 2020/07270 | | I |
| 01/01/1900 | PARKER RICHARD L | | WD | / | | I |

Agricultural

101, Cash Grain/General Farm

POLK TOWNSHIP RURAL

1/4

Notes

8/10/2022 23CR: ADD BAY WINDOW

9/23/2019 20CR: SOILS ADJUSTED BASED ON 2018 AERIALS;NO CHANGES NOTED ON IMP

11/17/2015 16CR: ADDED 15X36 WDDK & 992 SQ. FT TYPE 3 REC ROOM BSMT FINISH

10/1/2015 15IC: CHANGED 8.154A LAND PRICING TO SOIL TYPING FOR HAY FIELD. FORM 113 MAILED.

1/1/1900 12RE: CHANGED STORY HEIGHT TO 1 1/2 STORY DWLG

Land Computations

| | |
|-------------------------|--------------------------|
| Calculated Acreage | 38.18 |
| Actual Frontage | 0 |
| Developer Discount | <input type="checkbox"/> |
| Parcel Acreage | 38.18 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.65 |
| 83 UT Towers NV | 0.00 |
| 9 Homesite | 1.00 |
| 91/92 Acres | 1.41 |
| Total Acres Farmland | 35.12 |
| Farmland Value | \$62,420 |
| Measured Acreage | 35.12 |
| Avg Farmland Value/Acre | 1777 |
| Value of Farmland | \$62,410 |
| Classified Total | \$0 |
| Farm / Classified Value | \$62,400 |
| Homesite(s) Value | \$35,900 |
| 91/92 Value | \$7,600 |
| Supp. Page Land Value | |
| CAP 1 Value | \$35,900 |
| CAP 2 Value | \$70,000 |
| CAP 3 Value | \$0 |
| Total Value | \$105,900 |

| Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0') | | | | | | | | | | | | | | |
|---|----------------|---------|------------|--------|--------|---------|-----------|------------|---------|---------------|-------|--------|-------|-------|
| 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 |
| 5 | A | TXUB | 0 | .13 | 0.51 | \$2,390 | \$1,219 | \$158 | -60% | 1.0000 | 0.00 | 100.00 | 0.00 | \$60 |
| 6 | A | CNB | 0 | .73 | 0.50 | \$2,390 | \$1,195 | \$872 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$170 |
| 6 | A | GDN | 0 | 0.0200 | 1.02 | \$2,390 | \$2,438 | \$49 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$10 |
| 6 | A | NOE | 0 | 0.0400 | 0.77 | \$2,390 | \$1,840 | \$74 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$10 |
| 6 | A | PNYA | 0 | 0.1500 | 0.94 | \$2,390 | \$2,247 | \$337 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$70 |
| 6 | A | REN | 0 | .38 | 1.28 | \$2,390 | \$3,059 | \$1,162 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$230 |
| 6 | A | REYA | 0 | 0.0400 | 1.28 | \$2,390 | \$3,059 | \$122 | -80% | 1.0000 | 0.00 | 100.00 | 0.00 | \$20 |
| 71 | A | CNB | 0 | .15 | 0.50 | \$2,390 | \$1,195 | \$179 | -40% | 1.0000 | 0.00 | 100.00 | 0.00 | \$110 |
| 82 | A | GDN | 0 | .65 | 1.02 | \$2,390 | \$2,438 | \$1,585 | -100% | 1.0000 | 0.00 | 100.00 | 0.00 | \$00 |

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1 1/2

Style

N/A

Finished Area

3990 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

| Description | Area | Value |
|---------------------|------|----------|
| Porch, Open Masonry | 455 | \$20,900 |
| Porch, Open Frame | 120 | \$7,500 |
| Wood Deck | 555 | \$11,300 |
| Bay | 30 | \$3,200 |

Plumbing

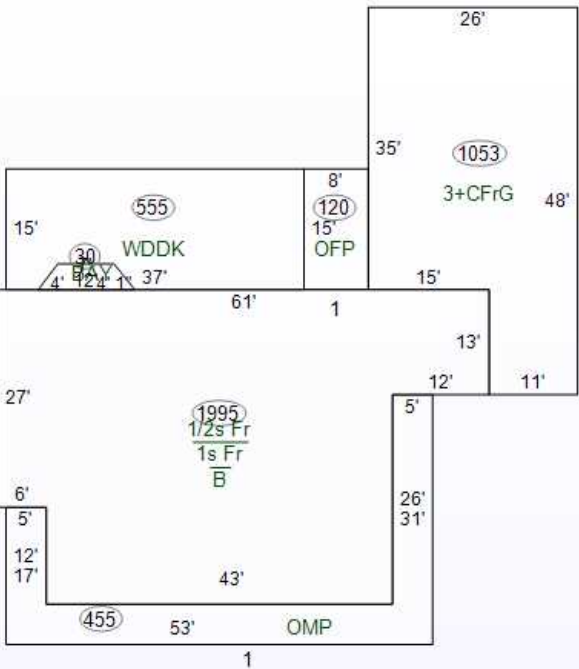
| # | TF |
|---------------|------|
| Full Bath | 2 6 |
| Half Bath | 1 2 |
| Kitchen Sinks | 1 1 |
| Water Heaters | 1 1 |
| Add Fixtures | 0 0 |
| Total | 5 10 |

Accommodations

| | |
|--------------|---|
| Bedrooms | 3 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 8 |

Heat Type

Central Warm Air



| Specialty Plumbing | | |
|--------------------|-------|-------|
| Description | Count | Value |

| Cost Ladder | | | | | |
|------------------------------------|--------|------|--------|-------|----------------------------|
| Floor | Constr | Base | Finish | Value | Totals |
| 2 | 1 | 1Fr | 1995 | 1995 | \$166,600 |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | 1Fr | 1995 | 1995 | | \$64,300 |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1995 | 0 | | \$55,200 |
| Crawl | | | | | |
| Slab | | | | | |
| Total Base | | | | | \$286,100 |
| Adjustments 1 Row Type Adj. x 1.00 | | | | | \$286,100 |
| Unfin Int (-) | | | | | \$0 |
| Ex Liv Units (+) | | | | | \$0 |
| Rec Room (+) | | | | | 3:992 \$15,600 |
| Loft (+) | | | | | \$0 |
| Fireplace (+) | | | | | \$0 |
| No Heating (-) | | | | | \$0 |
| A/C (+) | | | | | 1:1995 1/2:1995 \$8,100 |
| No Elec (-) | | | | | \$0 |
| Plumbing (+ / -) | | | | | 10 - 5 = 5 x \$800 \$4,000 |
| Spec Plumb (+) | | | | | \$0 |
| Elevator (+) | | | | | \$0 |
| Sub-Total, One Unit | | | | | \$313,800 |
| Sub-Total, 1 Units | | | | | |
| Exterior Features (+) | | | | | \$42,900 \$356,700 |
| Garages (+) 1053 sqft | | | | | \$38,800 \$395,500 |
| Quality and Design Factor (Grade) | | | | | 1.10 |
| Location Multiplier | | | | | 0.90 |
| Replacement Cost | | | | | \$391,545 |

| 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 | C+2 | 2002 | 2002 | 23 | A | | 0.90 | | 5,985 sqft | \$391,545 | 22% | \$305,410 | 0% | 100% | 1.250 | 1.000 | 100.00 | 0.00 | 0.00 | \$381,800 |
| 2: Barn, Pole (T3) 36X48 | 1 | T3AW | C | 2005 | 2005 | 20 | A | \$17.55 | 0.90 | | 36' x 48' x 14' | \$27,292 | 40% | \$16,380 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$16,400 |

...Generation after Generation



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