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**PROVIDING PROFESSIONAL AUCTION,
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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YOUR BUSINESS!**



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260-982-0238

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

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ONLINE REAL ESTATE AUCTION TERMS

3 BEDROOM HOME WITH SUNROOM & 2-CAR GARAGE!

This property will be offered at Online Auction on Tuesday, October 14, 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 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. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer. A 3% 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 Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 14, 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 \$991.16. 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, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

Online Auction: Tuesday, October 14, 2025
Bidding begins closing out at 6 pm

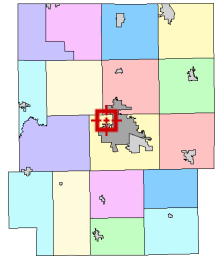
1307 Oriole Dr., Warsaw, IN 46580
Wayne Township • Kosciusko County

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	003-023-064	Alternate ID	003-719016-20
Sec/Twp/Rng	--		
Property Address	1307 ORIOLE DR	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
	WARSAW	Acreage	n/a

Owner Address	Kolter William C & Pamela J Harry D Boggs & Joyce N Boggs LE 6297 W Dustys Rd Claypool, IN 46510
---------------	--

District: Wayne
Brief Tax Description: 003-023-064
LOT 4 BLK 6 PIPERS MELODY ACRES
(Note: Not to be used on legal documents)


Date created: 8/26/2025
Last Data Uploaded: 8/26/2025 4:25:30 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 #	202538009	1307 Oriole Drive	Warsaw		IN	46580		LP \$0				
	Area	Kosciusko County		Parcel ID	43-11-06-300-176.000-031		Type	Site-Built Home		Waterfront	No	
	Sub	Pipers Melody Acres		Cross Street			Bedrms	3	F Baths	2	H Baths	0
	Township	Wayne		Style	One Story		REO	No	Short Sale	No		
	School District	WRS		Elem	Madison		JrH	Edgewood		SrH	Warsaw	
	Legal Description	3-23-64 LOT 4 BLK 6 PIPERS MELODY ACRES										
Directions	From Old Rd 30 (Lake St) in Warsaw, head north on Meadow Lark Blvd. East on Oriole Dr. Property is on the south side.											
Inside City	City Zoning		County Zoning		Zoning Description							

Remarks Charming 3-Bed Ranch with Sunroom & 2-Car Garage selling via Online Only Auction on Tuesday, October 14, 2025 - Bidding begins closing out at 6 pm! Welcome to this inviting 3-bedroom, 2-bath ranch home offering comfort, charm, and functional living spaces. The kitchen opens seamlessly to the dining room, creating a warm and connected atmosphere for everyday living and entertaining. The living room features beautiful hardwood floors, while the spacious family room is anchored by a cozy stone fireplace. A bright sunroom with vaulted ceilings extends the living space and opens to a deck overlooking the backyard, ideal for enjoying the outdoors. Additional features include a 10x12 storage shed, a 2-car attached garage, and a well-designed layout that combines practicality with comfort. Don't miss this move-in-ready home with great indoor and outdoor living! Open House: Tuesday, October 7th 5:30-6pm

Agent Remarks Online Auction: Tues. 10.14.25 6pm Open House: Tues. 10.7.25 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 4	Lot	0.3400		/ 15,000		/ 100X150		Lot Desc	0-2.9999									
Above Gd Fin SqFt			1,388	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,388	Year Built	1967
Age	58	New Const		No	Date Complete			Ext	Aluminum, Brick,		Bsmt		None				#	8	
<u>Room Dimensions</u>			Baths	Full	Hal	Water	WELL		<u>Basement Material</u>										
	RM DIM	LV	B-Main	2	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace		Yes						
LR	12 x 16	M	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	Yes	Guest Qtrs		No						
DR	12 x 12	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	No	Split FlrPln		No						
FR	18 x 20	M	Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan		Yes						
KT	10 x 10	M	Laundry L/W	6 x 6		Cooling	Central Air		Water Soft-Owned	Yes	Skylight		No						
BK	x		AMENITIES		Ceiling Fan(s), Dryer Hook Up Electric, Garage							Water Soft-Rented	No	ADA Features		No			
DN	x				Door Opener, Open Floor Plan, Main Level Bedroom Suite,							Alarm Sys-Sec	No	Fence					
1B	12 x 14	M			Main Floor Laundry, Washer Hook-Up							Alarm Sys-Rent	No	Golf Course		No			
2B	10 x 14	M										Garden Tub	No	Nr Wlkg Trails		No			
3B	12 x 16	B	Garage	2.0	/ Attached		/ 23 x 25 / 575.00		Jet Tub	No	Garage Y/N		Yes						
4B	x		Outbuilding 1	None				x	Pool	No	Off Street Pk								
5B	x		Outbuilding 2					x	<u>Pool Type</u>										
RR	x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES Dishwasher, Refrigerator, Washer, Dryer-Electric,										
LF	x		Other Fees						Water Heater Gas, Water Softener-Owned										
EX	12 x 20	M	Restrictions						FIREPLACE Family Rm										

Water Access		Wtr Name		Water Frontage		Channel					
Water Features				Water Type		Lake Type					
Auctioneer Name		Chad Metzger	Lic #	AC31300015	Auction Date	9/16/2025	Time	6 pm	Location	Online Only: bidmetzger.com	
Financing:		Existing	Proposed				Excluded Party		None		
Annual Taxes		\$991.16	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		9/19/2025	Start Showing Date		Exp Date		12/31/2025	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.



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PROPERTY SERVICES, LLC
CHAD METZGER CAI, CAGA

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...GENERATION AFTER GENERATION

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260-982-0238

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Average Utilities

[illegible]



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

9/11/25

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)

1307 Orndr Dr, Warsaw, IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal	X		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:	X			

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		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)				
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): 9/11/25

Signature of Buyer: [Signature] Date (mm/dd/yy): [Date]

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] Date (mm/dd/yy): [Date]

Signature of Seller (at closing): [Signature] Date (mm/dd/yy): [Date]

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

1301 Ornd Dr., Warsaw, IN 46580

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: 10-12 Years.			
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:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(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	

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) 9/11/25	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)

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

43-11-06-300-176.000-031

General Information

Parcel Number
43-11-06-300-176.000-031

Local Parcel Number
0371901620

Tax ID:

Routing Number
003-023-064

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 300500-031
MELODY ACRES

Section/Plat
6-32-6

Location Address (1)
1307 ORIOLE DR
WARSAW, IN 46580

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Pipers Melody Acres - Blocks II,III,I

Lot
4

Market Model
N/A

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 10, 2025

Review Group 2024

KOLTER WILLIAM C & PAMELA

Ownership

KOLTER WILLIAM C & PAMELA J
HARRY D & JOYCE N BOGGS LE
6297 W DUSTYS RD
CLAYPOOL, IN 46510

Legal

3-23-64
LOT 4 BLK 6 PIPERS MELODY ACRES



1307 ORIOLE DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/19/2006	KOLTER WILLIAM C		WD	/	\$105,000	I
10/08/2002	BOGGS HARRY D & J		WD	/		I
08/03/1999	BOGGS HARRY D & J	0	WD	/		I
11/19/1993	BOGGS HARRY D & J	0	WD	/		I
10/01/1993	BOGGS,HARRY D.& J	0	WD	/		I
05/29/1992	BOGGS,HARRY D.& J	0	WD	/		I

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
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 checked="" type="checkbox"/>
Land	\$25,000	\$17,500	\$17,500	\$17,500	\$17,500
Land Res (1)	\$25,000	\$17,500	\$17,500	\$17,500	\$17,500
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$142,000	\$133,000	\$126,300	\$114,700	\$95,700
Imp Res (1)	\$142,000	\$133,000	\$124,900	\$113,400	\$94,700
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$1,400	\$1,300	\$1,000
Total	\$167,000	\$150,500	\$143,800	\$132,200	\$113,200
Total Res (1)	\$167,000	\$150,500	\$142,400	\$130,900	\$112,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$1,400	\$1,300	\$1,000

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' 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		100	100x150	1.00	\$250	\$250	\$25,000	0%	1.0000	100.00	0.00	0.00	\$25,000

510, 1 Family Dwell - Platted Lot

MELODY ACRES/300500-0 1/2

Notes

11/16/2011 MEM: 2011 MAILING ADDRESS
CHANGE PER AUDITORS OFFICE

Land Computations

Calculated Acreage	0.34
Actual Frontage	100
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	\$25,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,000

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 1388 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, Enclosed Frame	209	\$13,800
Stoop, Masonry	16	\$1,800
Patio, Concrete	110	\$800

Plumbing

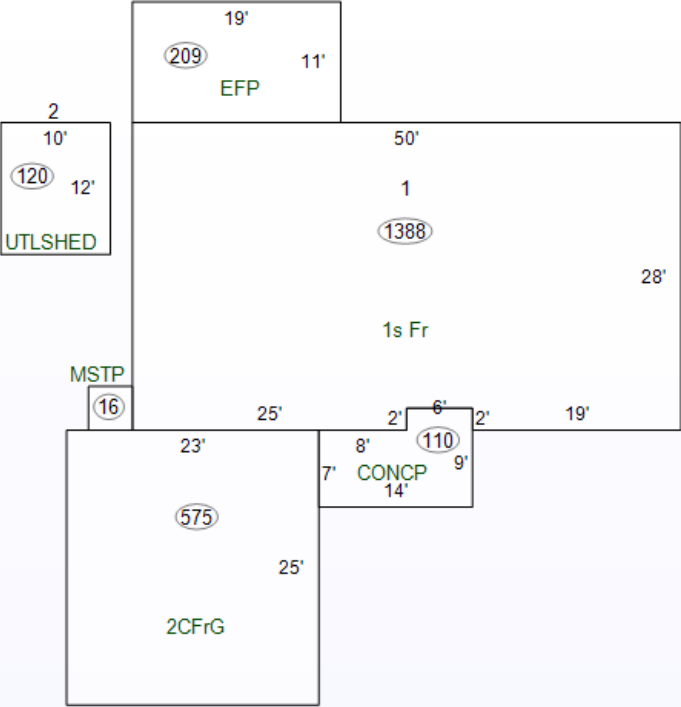
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1388	1388	\$129,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	\$129,100
--	------------	-----------

Adjustments	1 Row Type Adj. x 1.00	\$129,100
-------------	------------------------	-----------

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1388	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$140,800
--	---------------------	-----------

	Sub-Total, 1 Units	
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Exterior Features (+)	\$16,400	\$157,200
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Garages (+) 575 sqft	\$24,700	\$181,900
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Quality and Design Factor (Grade)	1.00	
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Location Multiplier	0.90	
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	Replacement Cost	\$163,710
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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	Wood Fr	C	1967	1967	58 A		0.90		1,388 sqft	\$163,710	40%	\$98,230	0%	100%	1.430	1.000	100.00	0.00	0.00	\$140,500
2: Utility Shed	1		C	1999	1999	26 A	\$21.97	0.90	\$19.77	10'x12'	\$2,373	55%	\$1,070	0%	100%	1.430	1.000	100.00	0.00	0.00	\$1,500

...Generation after Generation



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