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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 3-Car Garage!*

This property will be offered at Auction on Saturday, August 13, 2022 at 10 am. 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 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 Sellers and the Buyer(s). An earnest money deposit of \$5,000.00 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. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 16, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$2,490.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Auction: Saturday, August 13, 2022 at 10 am**

**Property Location: 1200 Hill St., Rochester, IN 46975  
Rochester Township • Fulton County**

A banner for Metzger Property Services, LLC. The left side features a green background with a yellow star in a circle, the name 'Metzger' in large black letters, and 'PROPERTY SERVICES, LLC' and 'CHAD METZGER, CAI, CAGA' in smaller text. Below this is the slogan 'EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION'. The right side shows a photograph of a green field with a sun rising over it. The phone number '260-982-0238' is displayed in large black text. At the bottom, there is a list of services and the website 'WWW.METZGERAUCTION.COM'.

**260-982-0238**

**Metzger**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

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★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

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# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/22/2022

Page 1 of 1

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM 1</b>	<b>DOM 1</b>	<b>Auction</b> Yes
<b>MLS #</b> 202230324	<b>1200 Hill Street</b>	<b>Rochester</b>	<b>IN 46975</b>	<b>LP \$0</b>
	<b>Area</b> Fulton County	<b>Parcel ID</b> 25-07-09-302-009.000-009	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Manitou Heights	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> Rochester	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> ROCHE	<b>Elem</b> Columbia / Riddle	<b>JrH</b> Rochester	<b>SrH</b> Rochester
	<b>Legal Description</b> LOT 68 SEC A MANITOU HEIGHTS ADD N 1/2 LOT 69 SEC A MANITOU HEIGHTS ADD			
	<b>Directions</b> From Hwy 14, continue west onto 9th St. Head south on Rochester Blvd, then west on Jackson Blvd. Turn south onto Hill St.			
	<b>Inside City Limits</b> Y	<b>City Zoning</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>

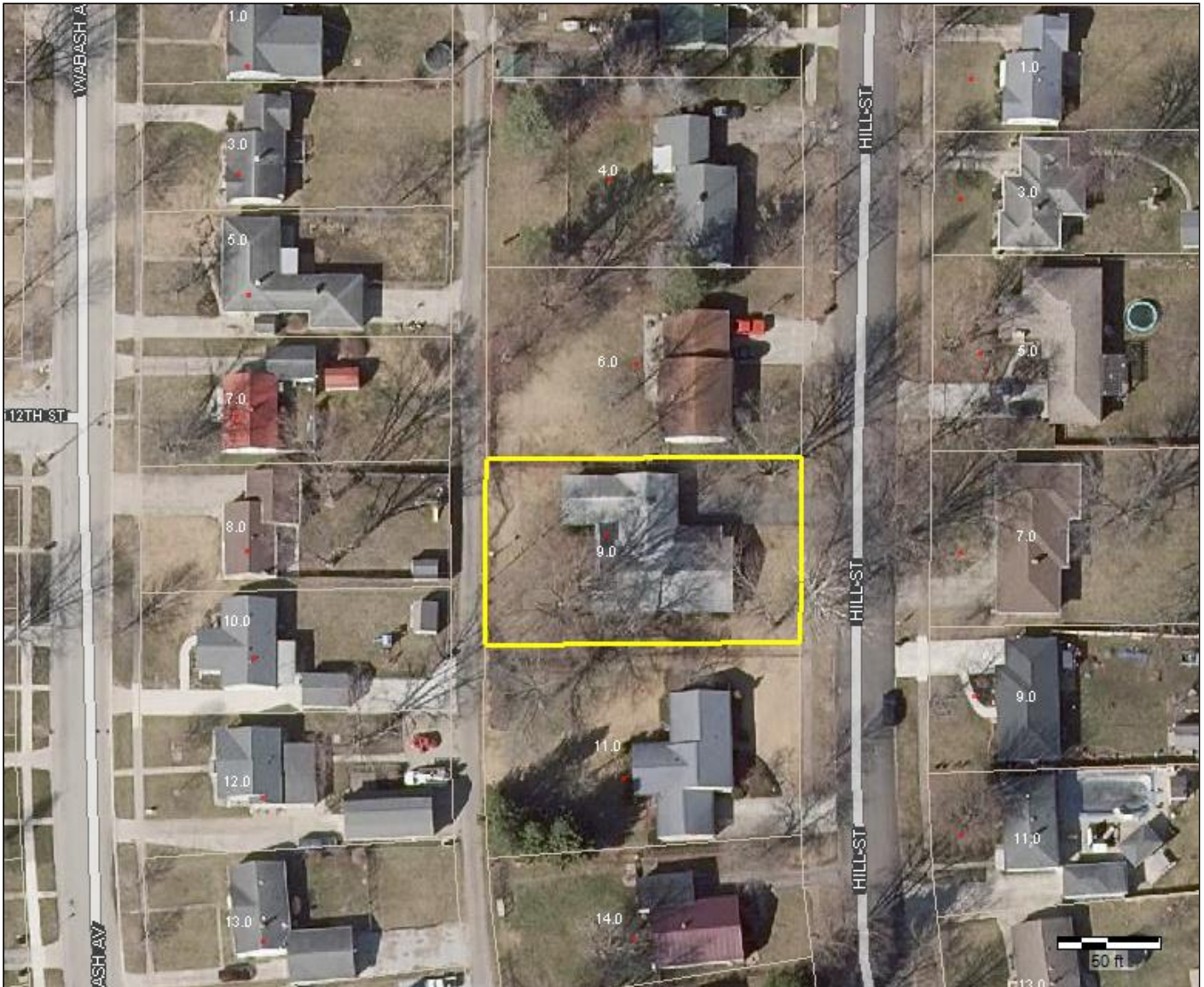
**Remarks** Ranch Home with 3-Car Attached Garage & Finished Basement going to Auction on Saturday, August 13, 2022 at 10 AM! This home features 3 Bedrooms including Master Bedroom with Walk-In Closet & Ensuite and an additional Full Bath! There are Hardwood Floors throughout & Fireplace in both the Family Room and Basement Recreational Room! Basement also has an area to be used for your Workshop! Nice Sunroom & Covered Back Patio for enjoying the Large Backyard! 3-Car Attached Garage has space for your vehicles & lawn equipment! Great location near shopping & restaurants in a nice neighborhood! Open House: Tuesday, August 9th 5:30-6pm

**Agent Remarks** Auction: Sat. 8.13.22 10am Open House: Tues. 8.9.22 5:30-6pm TERMS: \$5,000 down the day of the auction. Possession at closing. Taxes prorated. No survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	686	Lot Ac/SF/Dim	0.3200	/	13,809	/	92X150	Lot Desc	0-2.9999		
<b>Above Gd Fin SqFt</b>	1,770	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	1,770	<b>Ttl Fin SqFt</b>	3,540	<b>Year Built</b>	1958			
<b>Age</b>	64	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Brick, Vinyl	<b>Bsmt</b>	Full Basement, Finished	<b># Rooms</b>	7	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY		<b>Basement Material</b>				
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Sewer</b>	City		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes	
<b>LR</b>	14 x 20	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Hot Water		<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No	
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>			<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No	
<b>FR</b>	14 x 17				<b>Cooling</b>	None		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes	
<b>KT</b>	11 x 13	<b>Laundry Rm</b>	Main			x		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No	
<b>BK</b>	11 x 11	<b>AMENITIES</b>	1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk-in, Disposal, Dryer Hook Up Electric, Garage Door Opener,				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b>	x		Porch Covered, Porch Open, Range/Oven Hook Up Elec, Stand Up Shower, Tub/Shower Combination, Main Level Bedroom				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>			
<b>MB</b>	13 x 12						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2B</b>	15 x 10						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	12 x 10	<b>Garage</b>	3.0	/ Attached	/	50 x 24	/	1,200.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x	<b>Outbuilding 1</b>	None					x	<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>5B</b>	x	<b>Outbuilding 2</b>						x	<b>Pool Type</b>			
<b>RR</b>	x	<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable			<b>SALE INCLUDES</b>	Dishwasher, Refrigerator, Kitchen Exhaust Hood, Range-Electric, Water Heater Electric		
<b>LF</b>	x	<b>Other Fees</b>							<b>FIREPLACE</b>	Living/Great Rm, Rec Rm		
<b>EX</b>	x	<b>Restrictions</b>										

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	8/13/2022	<b>Time</b>	10:00
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	at the property		
<b>Annual Taxes</b>	\$2,490.00	<b>Exemptions</b>		<b>Excluded Party</b>	None		
<b>Possession</b>	At closing			<b>Year Taxes Payable</b>	2022	<b>Assessed Value</b>	
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395	<b>List Team</b>	
<b>Co-List Office</b>		<b>Co-List Agent</b>					
<b>Showing Instr</b>	Showing time or Open House						
<b>List Date</b>	7/21/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	10/31/2022	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	None	<b>Lockbox Location</b>	n/a	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238  
 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).



Type notes here	Printed 07/05/2022	The purpose of this map is to display the geographic location of a variety of data sources frequently updated from local government and other agencies. Neither WTH Technology nor the agencies providing this data make any warranty concerning its accuracy or merchantability. And no part of it should be used as a legal description or document.
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**25-07-09-302-009.000-009**

- General
- Bills
- Payments
- Deductions
- Assessments

**Owner and General Parcel Information**

<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Images</b>	<a href="#">Show Images(2)</a>
<b>Owner Name</b>	Neff Gerald W Living Trust
	25-07-09-302-009.000-009



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7/12/2022

**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)

1200 Hill St Rochester IN 46975

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X				Cistern	X			
Clothes Dryer	X				Septic Field / Bed	X			
Clothes Washer	X				Hot Tub	X			
Dishwasher			X		Plumbing			X	
Disposal			X		Aerator System	X			
Freezer	X				Sump Pump	X			
Gas Grill	X				Irrigation Systems	X			
Hood			X		Water Heater / Electric			X	
Microwave Oven	X				Water Heater / Gas	X			
Oven			X		Water Heater / Solar	X			
Range			X		Water Purifier	X			
Refrigerator			X		Water Softener	X			
Room Air Conditioner(s)	X				Well	X			
Trash Compactor	X				Septic & Holding Tank/Septic Mound	X			
TV Antenna / Dish	X				Geothermal and Heat Pump	X			
Other:	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	

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X				Attic Fan	X			
Burglar Alarm	X				Central Air Conditioning	X			
Ceiling Fan(s)			X		Hot Water Heat			X	
Garage Door Opener / Controls			X		Furnace Heat / Gas	X			
Inside Telephone Wiring and Blocks / Jacks			X		Furnace Heat / Electric	X			
Intercom	X				Solar House-Heating	X			
Light Fixtures			X		Woodburning Stove	X			
Sauna	X				Fireplace				X
Smoke / Fire Alarm(s)	X				Fireplace Insert	X			
Switches and Outlets			X		Air Cleaner	X			
Vent Fan(s)	X				Humidifier	X			
60 / 100 / 200 Amp Service (Circle one)			X		Propane Tank	X			
Generator	X				Other Heating Source	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	Date (mm/dd/yy)	7/12/22	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)

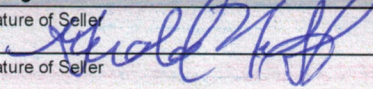
1200 Hill St Rochester Ind 46975

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?			
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		

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) 7/12/22	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



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 CHAD METZGER CAL, CAGA

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- ★ REAL ESTATE APPRAISALS    ★ REAL ESTATE SALES

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### Average Utilities

	Company	Average Amount
Gas	<i>Nipsco</i>	\$
Electric	<i>Duke</i>	\$
Water	<i>Rock, sewer/water</i>	\$ <i>30 ish</i>
Other		\$
HOA		\$



25-07-09-302-009.000-009

NEFF GERALD W LIVING TRUST

1200 HILL ST

510, 1 Family Dwell - Platted Lot

Manitou Heights/10902-009 1/2

General Information

Parcel Number
25-07-09-302-009.000-009
Local Parcel Number
01011400401

Tax ID:

Routing Number
07-09-300-272

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County
Fulton
Township
ROCHESTER TOWNSHIP
District 009 (Local 010)
ROCHESTER CITY
School Corp 2645
ROCHESTER COMMUNITY
Neighborhood 10902-009
Manitou Heights
Section/Plat
Location Address (1)
1200 HILL ST
ROCHESTER, IN 46975

Ownership

NEFF GERALD W LIVING TRUST
3602 S Ironwood Dr. Apt 227W
SOUTH BEND, IN 46614

Legal

LOT 68 SEC A MANITOU HEIGHTS ADD N 1/2
LOT 69 SEC A MANITOU HEIGHTS ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/21/2005 to 05/18/1990.

Notes

7/28/2021 22RS: Per cyc/rev: Dwelling 1sFr to 95, 2CFRG to 2CBR, Rmvd Obs -LC/kah
2/25/2021 21RS: PER PTABOA - NO CHGS. 2-23-2021. 2-25-2021 JD
9/30/2011: CYC/REV. 7/19/11---RTO---FIXED SKETCH-- 1 SBR/B FROM 1600 S.F. TO 1770 S.F. & OFF FROM 5 X 10 TO 6 X 20 ---12 PAY 13 ---DM.
6/15/2011: PER APPEAL CORRECTED DATA FOR 11 PAY 12 AND 12 PAY 13.AW
5/31/2011: PER APPEAL: CORRECTED SKETCH AND GAVE 15% OBS TO BRING IN LINE WITH VALID APPRAISAL. 5-31-11 JD

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2022, 2021, and 2020.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 92, 92x150, 1.00, \$280, \$280, \$25,760, -5%, 100%, 1.0000, \$24,470.

Zoning

Subdivision

Lot

Market Model
10902-009

Characteristics

Topography
Level
Public Utilities
All
Streets or Roads
Paved, Sidewalk
Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 26, 2022
Review Group 4

Data Source External Only Collector 07/28/2021 PM Appraiser AVS

TAXPAYER AND ASSESSOR AGREE TO CHGS PER PHONE CONVERSATION 5-31-11 JD
9/30/2010: PER APPEAL 2009 PAY 2010 - CORRECTED FLOORING ISSUE, REMOVED REMODEL YR AND GAVE 12% FUNCTIONAL OBSO. TAXPAYER PROVIDED VALID APPRAISAL.
TAXPAYER AND ASSESSOR AGREE TO VALUES AT INFORMAL HEARING. 9-30-10 JD
4/16/2010: LAST POSTING OF CORRECTION OF ERROR IS WRONG. WRONG PARCEL WAS SELECTED IN SYSTEM. 4-16-2010 JD
3/1/2009: GAVE LAND 5% EX FRONTAGE INFLUENCE FACTOR, CHGD GRADE FROM C+ TO C FOR 07 PAY 08. RECHECK 08 FOR ADDITION ON BACK OF HOUSE. ADDED 12 X 12 ADDITION AND OFF, REMOVED

Land Computations

Table with columns: Land Computation, Value. Rows include Calculated Acreage (0.32), Actual Frontage (92), Developer Discount, Parcel Acreage (0.32), 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 (0.32), 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 (\$24,500), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$24,500).

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1770 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Porch, Open Frame	310	\$10,500
Porch, Open Frame	120	\$5,800

**Plumbing**

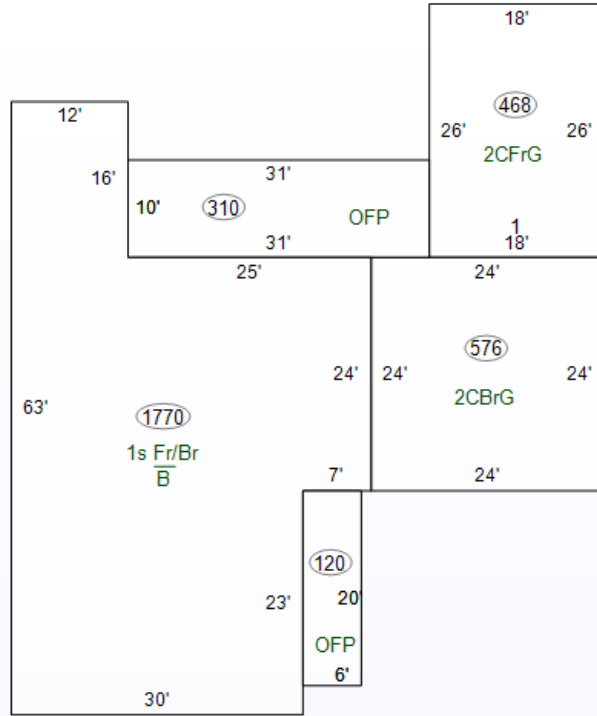
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value
1770 (1s Fr/Br)	1	
310 (OFF)	1	
468 (2CFrG)	1	
576 (2CBrG)	1	
120 (OFF)	1	

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 95	1770	1770	\$125,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1770	0	\$38,500	
Crawl				
Slab				

<b>Total Base</b>	\$163,600
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
<b>Total</b>	<b>\$163,600</b>

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	\$170,500	
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$16,300	\$186,800
Garages (+) 1044 sqft	\$33,700	\$220,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88
<b>Replacement Cost</b>		<b>\$194,040</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family	100%	1	5/6 Masonry	C	1958	1958	64 A		0.88		3,540 sqft	\$194,040	42%	\$112,540	0%	100%	1.000 1.2700	\$142,900

*...Generation after Generation*



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