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# REAL ESTATE AUCTION TERMS

## *Ranch Home with Walk-Out Basement!*

This property will be offered at Online Only Auction on Wednesday, August 24, 2022 – Bidding begins closing out at 6:00 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 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 30, 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 \$1,895.66. 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.

**Online Auction: Wednesday, August 24, 2022**  
**Bidding begins closing out at 6:00 pm!**

**Property Location: 1517 Peterson Dr., Wabash, IN 46992**  
**Noble Township • Wabash County**

***Auction Manager: Tim Pitts at 317.714.0432***  
***<https://bidmetzger.com/auctions/>***



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA  
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# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/25/2022

Page 1 of 1

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes	
<b>MLS #</b>	202230740	<b>1517 Peterson Drive</b>	<b>Wabash</b>	<b>IN</b>	<b>46992</b>	<b>LP</b>	<b>\$0</b>			
	<b>Area</b>	Wabash County	<b>Parcel ID</b>	85-14-58-301-028.000-009	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No		
	<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	3	<b>F Baths</b>	2	<b>H Baths</b>	1
	<b>Township</b>	Noble	<b>Style</b>	One Story	<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	WAB	<b>Elem</b>	OJ Neighbors	<b>JrH</b>	Wabash	<b>SrH</b>	Wabash		
	<b>Legal Description</b>	PT RES 18-27-6 1.39AC								
	<b>Directions</b>	From SR 13, head north onto Vernon St. Turn east on Columbus St., then south onto Peterson Dr. Property is on the west side of the								
	<b>Inside City Limits</b>	Y	<b>City Zoning</b>	R1	<b>County Zoning</b>		<b>Zoning Description</b>			

**Remarks** Ranch Home with Walk-Out Basement selling via Online Only Auction Wednesday, August 24, 2022 -- Bidding begins closing out at 6 PM! This 3 Bedroom, 2.5 Bath home is surrounded by Mature Trees with a Creek running through the backyard! Main Floor has Beamed, Vaulted Ceilings & Lots of Natural Light! 2-Story Deck is perfect for relaxing & taking in the scenic views! The Walk-Out Basement has a Rec. Room with Bar Area, Brick Fireplace, & Half Bath. 2-Car Detached Garage has space for your vehicles & a workshop! A Beautiful, Must-See Property! Open House: Thursday, August 18th 5:30-6pm

**Agent Remarks** Online Auction: Wed. 8.24.22 6pm Open House: Thurs. 8.18.22 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.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	1.3900 / 60,548 / 200x290	<b>Lot Desc</b>	Partially Wooded, Rolling, Slope, 0-2.9999, Water View, Wooded						
<b>Above Gd Fin SqFt</b>	1,408	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	420	<b>Ttl Below Gd SqFt</b>	704	<b>Ttl Fin SqFt</b>	1,828	<b>Year Built</b>	1957
<b>Age</b>	65	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Cedar, Wood	<b>Bsmt</b>	Partial Basement, Finished	<b># Rooms</b>	6
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Basement Material</b>	Block	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Sewer</b>	City	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No	
<b>LR</b>	23 x 15	M	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Hot Water	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>DR</b>	15 x 8	M	<b>B-Blw G</b>	0	1	<b>Heating</b>		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes
<b>FR</b>	x		<b>Cooling</b>	Attic Fan		<b>Water Soft-Owned</b>	No	<b>Water Soft-Rented</b>	No	<b>Skylight</b>	No
<b>KT</b>	x	M	<b>Laundry Rm</b>	Upper	15 x 11	<b>Alarm Sys-Sec</b>	No	<b>Alarm Sys-Rent</b>	No	<b>Fence</b>	
<b>BK</b>	x		<b>AMENITIES</b>	Bar, Ceiling Fan(s), Closet(s) Walk-in, Deck Open, Disposal, Open Floor Plan, Utility Sink, Stand Up Shower, Tub /Shower Combination, Main Level Bedroom Suite, Washer Hook -Up, Garage Utilities							
<b>DN</b>	x		<b>Garage</b>	2.0	/ Detached	/ 33 x 27	/ 891.00	<b>Jet Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>MB</b>	11 x 11	M	<b>Outbuilding 1</b>	None		x		<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>2B</b>	11 x 11	M	<b>Outbuilding 2</b>			x		<b>Pool Type</b>			
<b>3B</b>	11 x 11	M	<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>	Dishwasher, Refrigerator, Kitchen Exhaust Hood, Water Heater Gas		
<b>4B</b>	x		<b>Other Fees</b>					<b>FIREPLACE</b>	Family Rm, Rec Rm, Wood Burning		
<b>5B</b>	x		<b>Restrictions</b>								
<b>RR</b>	22 x 14	L									
<b>LF</b>	x										
<b>EX</b>	x										

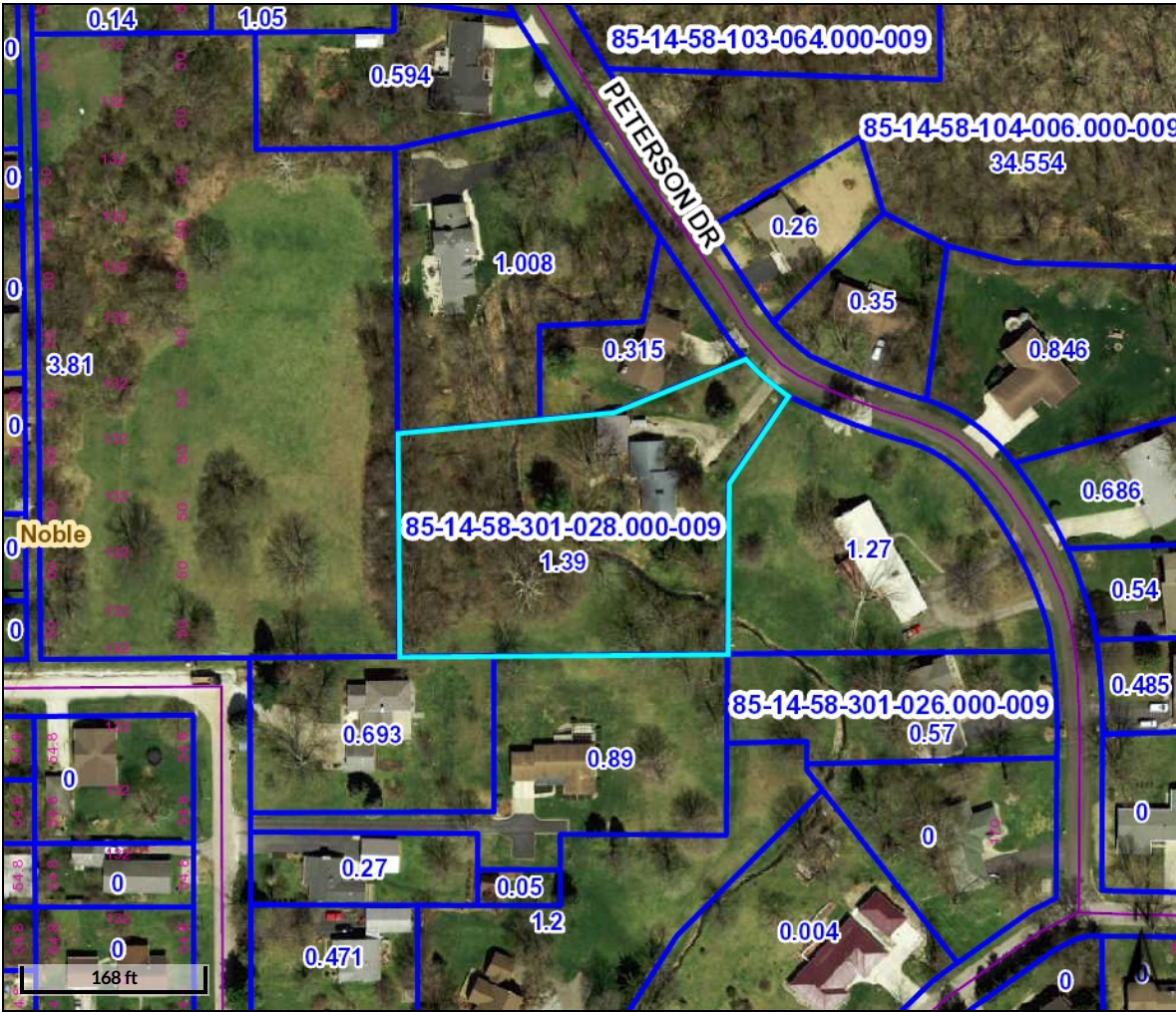
<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>	None			<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Tim Pitts	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	8/24/2022	<b>Time</b>	6:00 PM
<b>Financing</b>	Existing	<b>Proposed</b>		<b>Excluded Party</b>	None	<b>Assessed Value</b>	
<b>Annual Taxes</b>	\$1,895.66	<b>Exemptions</b>	Homestead, Supplemental	<b>Year Taxes Payable</b>	2022		
<b>Possession</b>	At closing						
<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>	7/25/2022	<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>	2.0%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front Door	<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 Agent</b>		<b>Sell Team</b>	

**Presented by:**

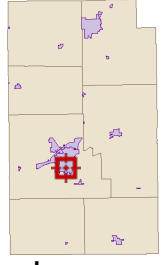
Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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).








**Overview**



**Legend**

-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

<b>Parcel ID</b>	85-14-58-301-028.000-009	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	UNGER WILLIAM W
<b>Sec/Twp/Rng</b>	18-27-06	<b>Class</b>	Res-1-Family 0 - 9.99 acres		1517 PETERSON DR
<b>Property Address</b>	1517 PETERSON DR WABASH	<b>Acreeage</b>	1.39		WABASH, IN 46992
<b>District</b>	WABASH CORP				
<b>Brief Tax Description</b>	PT RES 18-27-6 1.39AC				

(Note: Not to be used on legal documents)

Date created: 10/1/2021  
 Last Data Uploaded: 10/1/2021 1:40:54 AM





# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)  
7/19/22

**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)  
1517 Peterson Dr. Wabash, IN. 46992

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher				✓
Disposal			✓	
Freezer				✓
Gas Grill	✓			
Hood				✓
Microwave Oven	✓			
Oven	✓			
Range	✓			
Refrigerator				✓
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier				
Burglar Alarm	✓			
Ceiling Fan(s)				✓
Garage Door Opener / Controls				✓
Inside Telephone Wiring and Blocks / Jacks				✓
Intercom	✓			
Light Fixtures			✓	✓
Sauna	✓			
Smoke / Fire Alarm(s)				✓
Switches and Outlets				✓
Vent Fan(s)				✓
60 / 100 / 200 Amp Service (Circle one)				
Generator	✓			

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

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

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

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				✓
Central Air Conditioning	✓			
Hot Water Heat				✓
Furnace Heat / Gas	✓			
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace				✓
Fireplace Insert				✓
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Emily France</i>	Date (mm/dd/yy) 07/19/22	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)

1517 Peterson Dr Wabash, IN 46992

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
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? _____			<input checked="" type="checkbox"/>

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)

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)?			
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	<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"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Emily Howard</i>	Date (mm/dd/yy) 7-19-22	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)

# 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](mailto:info@metzgerauction.com)**



General Information

Parcel Number 85-14-58-301-028.000-009
Local Parcel Number 0120405000

Tax ID:

Routing Number 2I.BK3

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

Year: 2021

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 009 (Local 009 )
School Corp 8060
Neighborhood 8509525-009
Section/Plat 18
Location Address (1)
1517 PETERSON Dr
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Printed Saturday, April 17, 2021

Review Group 2020

Ownership

UNGER WILLIAM W
1517 PETERSON DR
WABASH, IN 46992

Legal

PT RES 18-27-6 1.39AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/07/2007 and 01/01/1900.

Notes

9/23/2019 RP: Reassessment Packet 2020
1/1/1900 MEM:: WAS BEING CHARGED FOR 1050 SQ FT BSMT FIN ONLY 420 HAS FINISH CORRECTED FOR 2007 PAY 2008

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

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

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for 9 and 91.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Estimated

Collector 08/29/2019 JS

Appraiser 01/01/2020 JS

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** N/A  
**Finished Area** 1408 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joint  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, Open Frame	136	\$5,200
Wood Deck	196	\$3,300
Patio, Concrete	80	\$400

**Plumbing**

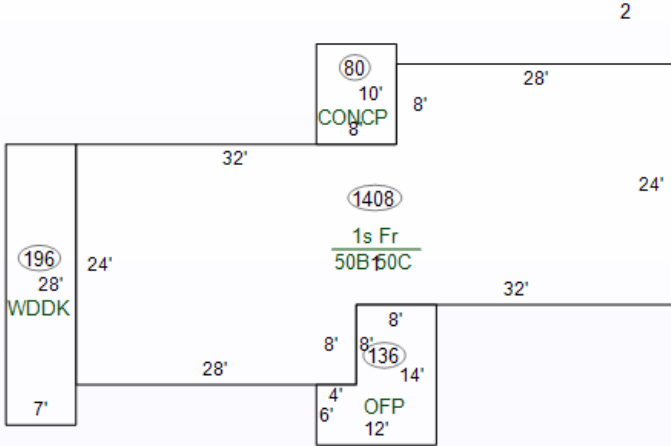
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1408	1408	\$89,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	704	0	\$20,100	
Crawl	704	0	\$4,700	
Slab				

**Total Base** \$114,200

**Adjustments 1 Row Type Adj. x 1.00** \$114,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:420	\$5,700
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$125,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,900	\$134,700
Garages (+) 0 sqft	\$0	\$134,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.88

**Replacement Cost** \$118,536

**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 R 01	100%	1	Wood Frame	C	1957	1957	64 A		0.88		2,112 sqft	\$118,536	42%	\$68,750	0%	100%	1.350	1.0000	\$92,800
2: Detached Garage R 01	100%	1	Wood Frame	D	1957	1957	64 F	\$23.66	0.88	\$23.66	27'x33'	\$14,841	60%	\$5,940	0%	100%	1.000	1.0000	\$5,900



*...Generation after Generation*



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