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

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12105 N. 400 E., N. Manchester, IN



Mon., Aug. 15 6 PM

Country Home & Outbuildings on 2 Acres
3 BR & 1 Bath with Hardwood Floors! Multiple
Outbuildings include 12x20 & 9x8 Sheds, 24x37
Barn & 32x48 Pole Barn! Don't Miss this one!

www.BidMetzger.com

ONLINE ONLY REAL ESTATE
AUCTION



Auction
Manager:

**Gary
Spangle**

574-551-1768

Open House:

Aug. 11

5:30-6 PM



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

260-982-0238

REAL ESTATE AUCTION TERMS

Country Home with Multiple Outbuildings on 2+/- Acres!

This property will be offered at Online Only Auction on Monday, August 15, 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 Warranty 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 at closing for the property; 60 days after closing for the pole barn. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$368.02. 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: Monday, August 15, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 12105 N. 400 E., North Manchester, IN 46962
Chester Township • Wabash County

Auction Manager: Gary Spangle 574.551.1768

<https://bidmetzger.com/auctions/>



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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/26/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes	
MLS #	202230967	12105 N 400 E	North Manchester	IN	46962	LP \$0		
	Area	Wabash County	Parcel ID	85-03-35-300-008.000-001	Type	Site-Built Home	Waterfront	No
	Sub	None	Cross Street		Bedrms	3	F Baths	1
	Township	Chester	Style	One and Half Story	REO	No	Short Sale	No
	School District	MCS	Elem	Manchester	JrH	Manchester	SrH	Manchester
	Legal Description	PT SW1/4 SW1/4 35-30-7 2.00AC DITCH 571						
	Directions	From SR 114, head north on 400 E. Property is on the east side of the road.						
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description	

Remarks Country Home with Multiple Outbuildings on 2+/- Acres selling via Online Only Auction on Monday, August 15, 2022 -- Bidding begins closing out at 6 pm! Beautiful Country Setting with Mature Shade Trees & Fruit Trees including Peach, Pear, Apple, & Cherry! This 2-Story home features 3 Bedrooms & 1 Bath with Hardwood Floors! There is an Enclosed Porch & Nice Deck to enjoy the peaceful country setting! Multiple Outbuildings include 12x20 & 9x8 Sheds, 24x37 Barn. 32x48 Pole Barn with concrete floor, 2 10x10 Overhead Doors, & 220 v power! Don't miss this Opportunity to get into the Peaceful Country on 2+/- acres! Open House: Thursday, August 11th 5:30-6pm

Agent Remarks Online Auction: Mon. 8.15.22 6pm Open House: Thurs. 8.11.22 5:30-6pm TERMS: \$5,000 down the day of the auction. Possession at closing for the property; 60 days after closing for the pole barn. 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	Lot Ac/SF/Dim	2.0000	/	87,120	/	235x360	Lot Desc	0-2.9999				
	Above Gd Fin SqFt	1,256	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	129	Ttl Fin SqFt	1,256	Year Built	1916	
	Age	106	New Const	No	Date Complete		Ext Vinyl		Bsmt	Crawl, Partial Basement	# Rooms	7	
	Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material					
	RM DIM	LVL	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No		
LR	13 x 13	M	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR	9 x 15	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No		
FR	x					Cooling	None	Disposal	No	Ceiling Fan	Yes		
KT	8 x 9	M	Laundry Rm	Main	1	9		Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES	Ceiling Fan(s), Deck Open, Dryer Hook Up Electric				Water Soft-Rented	No	ADA Features	No		
DN	x			, Porch Enclosed, Main Floor Laundry, Washer Hook-Up				Alarm Sys-Sec	No	Fence			
MB	12 x 11	U						Alarm Sys-Rent	No	Golf Course	No		
2B	13 x 13	U						Garden Tub	No	Nr Wlkg Trails	No		
3B	7 x 12	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No		
4B	x		Outbuilding 1	Pole/Post Building	32	x	48	Pool	No	Off Street Pk			
5B	x		Outbuilding 2			x		Pool Type					
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Refrigerator, Water Heater Electric				
LF	x		Other Fees										
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Gary Spangle	Lic #	AC31300015	Auction Date	8/15/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$368.02	Exemptions	Disabled, Homestead, Mortgage,	Year Taxes Payable	2022		
Possession	At closing-home; 60 days after-barn						
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	Showing time or Open House						
List Date	7/25/2022	Start Showing Date		Exp Date	10/31/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No	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 Off		Co-Sell Agent	
						Sell Team	

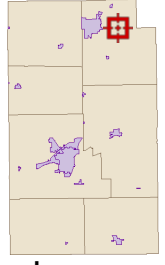
Presented by:

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

Parcel ID	85-03-35-300-008.000-001	Alternate ID	n/a	Owner Address	HICKS JEREMY L & AMANDA D STATON J/T R/SURV 12105 N 400 E NORTH MANCHESTER, IN 46962
Sec/Twp/Rng	35-30-07	Class	Res-1-Family 0 - 9.99 acres		
Property Address	12105 N 400 E NORTH MANCHESTER	Acreage	2		
District	CHESTER TWP				
Brief Tax Description	PT SW1/4 SW1/4 35-30-7 2.00AC DITCH 571				

(Note: Not to be used on legal documents)

Date created: 7/19/2022
Last Data Uploaded: 7/19/2022 4:04:00 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

July 19 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)

1205 North 400 E. N. Manchester, IN 46962

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		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					
Room Air Conditioner(s)				X	Well			X	X	
Trash Compactor	X				Septic & Holding Tank/Septic Mound					
TV Antenna / Dish			X		Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
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					
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)					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 <i>[Signature]</i>	Date (mm/dd/yy) 7-19-22	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 7-19-22	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)

12105 No 400 E N. Manchester In 46962

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X
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 <i>Serey Hoise</i>	Date (mm/dd/yy) 7/19/22	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Amarie Hobb</i>	Date (mm/dd/yy) 7/19/22	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)

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Average Utilities

	<u>Company</u>	<u>Average Amount</u>
Gas	<i>L.P.</i>	\$ <i>120.00 / month</i>
Electric	<i>Duke</i>	\$ <i>120.00 / month</i>
Water		\$
Other		\$
HOA		\$

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**

85-03-35-300-008.000-001

HICKS JEREMY L & AMANDA D

12105 N 400 E

511, 1 Family Dwell - Unplatted (0 to 9.9

CHESTER 1-2

/ 1/2

General Information

Parcel Number 85-03-35-300-008.000-001
Local Parcel Number 0010108200

Tax ID:

Routing Number 15.6

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

Year: 2022

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 001 (Local 001)
School Corp 8045
Neighborhood 8501510-001
Section/Plat 35
Location Address (1)
12105 N 400 E
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 20, 2022

Review Group 2019

Ownership

HICKS JEREMY L & AMANDA D STAT
12105 N 400 E
NORTH MANCHESTER, IN 46962

Legal

PT SW1/4 SW1/4 35-30-7 2.00AC DITCH 571

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/26/2018 to 01/01/1900.

Notes

2/7/2019 NC: 2019 PERMIT FOR POLE BLDG
2019 ADDED POLE BLDG
9/25/2018 RP: Reassessment Packet 2019
11/6/2017 SPL: 2018 PAY 2019 SPLIT 2.00A FROM WIREMAN ALTON & KATIE TO HICKS RICKEY F SR & KATHLEEN L & JEREMY L HICKS & AMANDA D STATON J/T R/S 10/04/2017



Res

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show values for 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

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 include details for parcels 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.00), Actual Frontage (0), Developer Discount, Parcel Acreage (2.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.17), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.83), 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 (\$20,000), 91/92 Value (\$5,000), Supp. Page Land Value, CAP 1 Value (\$20,000), CAP 2 Value (\$0), CAP 3 Value (\$5,000), Total Value (\$25,000).

Data Source Estimated Collector 06/26/2018 ZK Appraiser 06/26/2018 ZK

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style N/A
Finished Area 1256 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	84	\$6,100

Plumbing

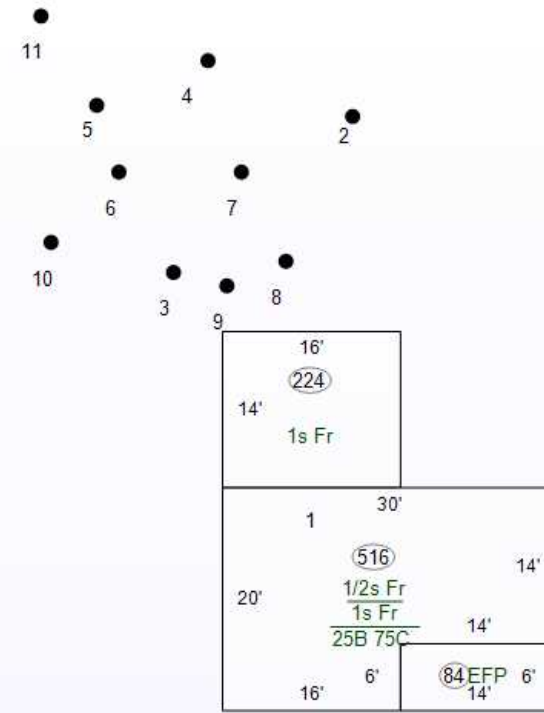
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	740	740	\$65,100	
2				
3				
4				
1/4				
1/2 1Fr	516	516	\$21,000	
3/4				
Attic				
Bsmt	129	0	\$13,500	
Crawl	387	0	\$3,900	
Slab				

Total Base \$103,500

Adjustments 1 Row Type Adj. x 1.00 \$103,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$103,500

Sub-Total, 1 Units

Exterior Features (+)	\$6,100	\$109,600
Garages (+) 0 sqft	\$0	\$109,600
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.88	
Replacement Cost		\$81,981

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 1/2	Wood Frame	D+1	1916	1939	83 G		0.88		1,385 sqft	\$81,981	45%	\$45,090	0%	100%	1.370	1.0000	\$61,800
2: Barn, Pole (T3)	0%	1	T3AW	C	2018	2018	4 A	\$18.09	0.88	\$0.00	32' x 48' x 12'	\$23,790	10%	\$21,410	0%	100%	1.000	1.0000	\$21,400
3: Car Shed R 01	100%	1		C	2004	2004	18 A	\$10.10	0.88	\$3.53	18'x21'	\$1,334	35%	\$870	50%	100%	1.000	1.0000	\$400
4: Corn Crib, Frame R 01	0%	1	Drive Thru	C	1920	1920	102 F	\$21.68	0.88	\$0.00	20' x24'	\$9,158	70%	\$2,750	50%	100%	1.000	1.0000	\$1,400
5: Lean-To R 01	0%	1	Earth Floor	D	1930	1930	92 P	\$5.58	0.88	\$0.00	16'x20' x 10'	\$1,257	80%	\$250	0%	100%	1.000	1.0000	\$300
6: Lean-To R 01	0%	1	Earth Floor	D	1930	1930	92 P	\$5.58	0.88	\$0.00	16'x16' x 10'	\$1,006	80%	\$200	0%	100%	1.000	1.0000	\$200
7: Lean-To R 01	0%	1	Earth Floor	D	1920	1920	102 P	\$6.39	0.88	\$0.00	16'x20' x 12'	\$1,440	80%	\$290	0%	100%	1.000	1.0000	\$300
8: Utility Shed	0%	1	SV	D	1900	1900	122 F		0.88		8'x8'		70%		0%	100%	1.000	1.0000	\$100
9: Utility Shed R 01	0%	1		D	1999	1999	23 A	\$21.97	0.88	\$15.47	10'x12'	\$1,856	55%	\$840	50%	100%	1.000	1.0000	\$400
10: Utility Shed R 01	0%	1		C	1995	1995	27 A	\$19.35	0.88	\$17.03	12'x22'	\$4,495	60%	\$1,800	50%	100%	1.000	1.0000	\$900
11: Utility Shed R 01	0%	1	SV	E	1900	1900	122 F		0.88		10'x14'		70%		0%	100%	1.000	1.0000	\$200

...Generation after Generation



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