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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Move In-Ready Ranch Home with 2+Car Garage!

This property will be offered at Online Only Auction on Thursday, September 1, 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 \$2,000.00 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 October 7, 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 \$1,113.88. 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: Thursday, September 1, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 16334 Thunderbird Rd., Huntertown, IN 46748
Perry Township • Allen County

Auction Manager: Tim Holmes at 260.580.5473
<https://bidmetzger.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/12/2022

Page 1 of 1

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202233612	16334 Thunderbird Road	Huntertown	IN 46748	LP \$0
	Area Allen County	Parcel ID 02-02-17-203-002.000-058	Type Site-Built Home	Waterfront No
	Sub Classic Heights	Cross Street	Bedrms 3	F Baths 2
	Township Perry	Style One Story	REO No	Short Sale No
	School District NWA	Elem Huntertown	JrH Carroll	SrH Carroll
	Legal Description CLASSIC HEIGHTS SEC I LOT 39			
	Directions Take SR 3 to Cedar Canyon Rd. East to Classic Heights.			
	Inside City Limits N	City Zoning	County Zoning R1	Zoning Description

Remarks Move-In Ready Ranch Home with 2+Car Garage in Northwest Allen County Schools selling via Online Only Auction on Thursday, September 1, 2022 -- Bidding begins closing out at 6 PM! A Spacious Great Room with Vaulted Ceilings & Brick Fireplace open to the Dining Room. Dining Room has patio doors to enjoy the patio & fenced-in backyard. Kitchen has bar seating & built-in desk. Master Suite has Ensuite Bathroom & Walk-In Closet. There are 2 additional bedrooms & another full bath. Oversized Garage has space for your vehicles & workbench. Nice property in desirable Carroll Schools! Open House: Wednesday, August 24th 5-6pm

Agent Remarks Online Auction: Thurs. 9.1.22 6pm Open House: Wed. 8.24.22 5-6pm TERMS: \$2,000 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 39	Lot Ac/SF/Dim	0.2300 / 9,800	/ 98X100	Lot Desc	Corner, 0-2.9999						
Above Gd Fin SqFt	1,380	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,380	Year Built	2001	
Age	21	New Const	No	Date Complete		Ext	Aluminum, Brick	Bsmt	Slab	# Rooms	5	
Room Dimensions		Baths	Full	Half	Water	CITY		Basement Material				
RM DIM	LVL	B-Main	2	0	Sewer	City		Dryer Hookup Gas	No	Fireplace	Yes	
LR	21 x 15	M	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No	
DR	11 x 13	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	Yes	Split FlrPln	No	
FR	x					Cooling	Central Air	Disposal	Yes	Ceiling Fan	Yes	
KT	9 x 11	M	Laundry Rm	Main			x	Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling-Cathedral, Ceiling Fan(s), Disposal, Dryer Hook Up Gas/Elec, Garage Door Opener, Near Walking Trail, Patio Open, Porch Open, Range /Oven Hook Up Elec, Main Level Bedroom Suite, Main Floor						Water Soft-Rented	No	ADA Features	No
DN	x							Alarm Sys-Sec	No	Fence		
MB	13 x 13	M						Alarm Sys-Rent	No	Golf Course	No	
2B	10 x 11	M						Garden Tub	No	Nr Wlkg Trails	Yes	
3B	10 x 10	M	Garage	2.0 / Attached	/ 24 x 19 / 456.00			Jet Tub	No	Garage Y/N	Yes	
4B	x		Outbuilding 1	None			x	Pool	No	Off Street Pk		
5B	x		Outbuilding 2				x	Pool Type				
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES Microwave, Refrigerator, Washer, Cooktop-Electric, Dryer-Electric, Ice Maker, Water Heater Gas, Water Softener-Owned				
LF	x		Other Fees					FIREPLACE Living/Great Rm				
EX	x		Restrictions									

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Tim Holmes	Lic #	AC31300015	Auction Date	9/1/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$1,113.88	Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022		
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050				
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	8/11/2022	Start Showing Date		Exp Date	11/30/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	garage	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 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).



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 8/2/2022

1" = 42'



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

8/2/2022

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)
 16334 Thunder Road Ln Huntertown IN 46748

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					
Clothes Dryer			X		Septic Field / Bed					
Clothes Washer			X		Hot Tub					
Dishwasher			X		Plumbing					
Disposal			X		Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood					Water Heater / Electric					
Microwave Oven			X		Water Heater / Gas			X		
Oven			X		Water Heater / Solar					
Range			X		Water Purifier					
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)					Well					
Trash Compactor					Septic & Holding Tank/Septic Mound					
TV Antenna / Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					
								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					Attic Fan					
Burglar Alarm					Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat					
Garage Door Opener / Controls			X		Furnace Heat / Gas			X		
Inside Telephone Wiring and Blocks / Jacks					Furnace Heat / Electric					
Intercom					Solar House-Heating					
Light Fixtures			X		Woodburning Stove					
Sauna					Fireplace			X		
Smoke / Fire Alarm(s)					Fireplace Insert					
Switches and Outlets			X		Air Cleaner					
Vent Fan(s)			X		Humidifier					
60 / 100 / 200 Amp Service (Circle one)			X		Propane Tank					
Generator					Other Heating Source					

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>Morgan Muehlmeier</i>	Date (mm/dd/yyyy) 08/05/2022	Signature of Buyer	Date (mm/dd/yyyy)
Signature of Seller <i>Joshua Pequignot</i>	Date (mm/dd/yyyy) 08/09/2022	Signature of Buyer	Date (mm/dd/yyyy)
The Seller 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/yyyy)	Signature of Seller (at closing)	Date (mm/dd/yyyy)

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

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: _____ Years.				Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Does the roof leak?		<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?			<input checked="" type="checkbox"/>	Are there any encroachments?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
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 the access to your property via a public road?	<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"/>		Is the access to your property via an easement?		<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"/>		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Explain:				Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				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)?		<input checked="" type="checkbox"/>	
				Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
				Is there any threatened or existing litigation regarding the property?		<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"/>	

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

260-982-0238

EXPANDING YOUR HORIZON...
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- ★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
- ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Average Utilities

	Company	Average Amount
Gas	<u>NIPSCO</u>	\$ <u>20 / mo</u>
Electric	<u>REMC</u>	\$ <u>70 / mo</u>
Water	<u>HUNTERTOWN UTILITIES</u>	\$ <u>110</u>
Other		\$
HOA	<u>yes</u>	\$ <u>200 yr</u>

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**

General Information

Parcel Number
02-02-17-203-002.000-058

Local Parcel Number
42-5099-0039

Tax ID:

Routing Number
- - -

Ownership

Muehlmeyer Morgan S
Pequignot Joshua M
16334 Thunderbird Rd
Huntertown, IN 46748

Legal
CLASSIC HEIGHTS SEC I LOT 39

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/15/2020	Muehlmeyer Morgan S	2020063302	QC	/	\$0	I
08/24/2015	Muehlmeyer Morgan S	2015043989	WD	/	\$130,000	I
04/10/2012	Sloffer Brett A & Britne	2012019327	SW	/	\$102,900	I
10/12/2011	Federal Home Loan M		SH	/	\$116,970	I
01/19/2010	KOWALCZYK BRADL	2010001956	WD	/79057	\$0	I
04/20/2007	KOWALCZYK BRADL	207022316	WD	/29339	\$116,900	I

Notes

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2022

Location Information

County
Allen

Township
PERRY TOWNSHIP

District 058 (Local 042)
058 HUNTERTOWN (42)

School Corp 0225
NORTHWEST ALLEN COUNTY

Neighborhood 582705-058
CLASSIC HEIGHTS SEC I - VI

Section/Plat
0017

Location Address (1)
16334 THUNDERBIRD RD
HUNTERTOWN, IN 46748

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
01/31/2022	As Of Date	03/21/2022	03/08/2021	03/13/2020	03/15/2019	03/20/2018
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$28,700	Land	\$28,700	\$28,700	\$28,700	\$28,700	\$28,700
\$28,700	Land Res (1)	\$28,700	\$28,700	\$28,700	\$28,700	\$28,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$150,700	Improvement	\$150,700	\$131,100	\$123,300	\$114,400	\$115,800
\$150,700	Imp Res (1)	\$150,700	\$131,100	\$123,300	\$114,400	\$115,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$179,400	Total	\$179,400	\$159,800	\$152,000	\$143,100	\$144,500
\$179,400	Total Res (1)	\$179,400	\$159,800	\$152,000	\$143,100	\$144,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 80' X 150', CI 80' X 150')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		98	98x100	0.82	\$425	\$349	\$34,202	-16%	100%	1.0000	\$28,730

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level

Flood Hazard

Public Utilities All

ERA

Streets or Roads Paved

TIF

Neighborhood Life Cycle Stage
Other

Land Computations

Calculated Acreage	0.22
Actual Frontage	98
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	\$28,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$28,700

General Information

Occupancy Single-Family
Description Single-Family (1380 S
Story Height 1
Style 70 Newer Convention
Finished Area 1380 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
Canopy, Roof Extension	45	\$800
Patio, Concrete	45	\$300
Patio, Concrete	120	\$800

Plumbing

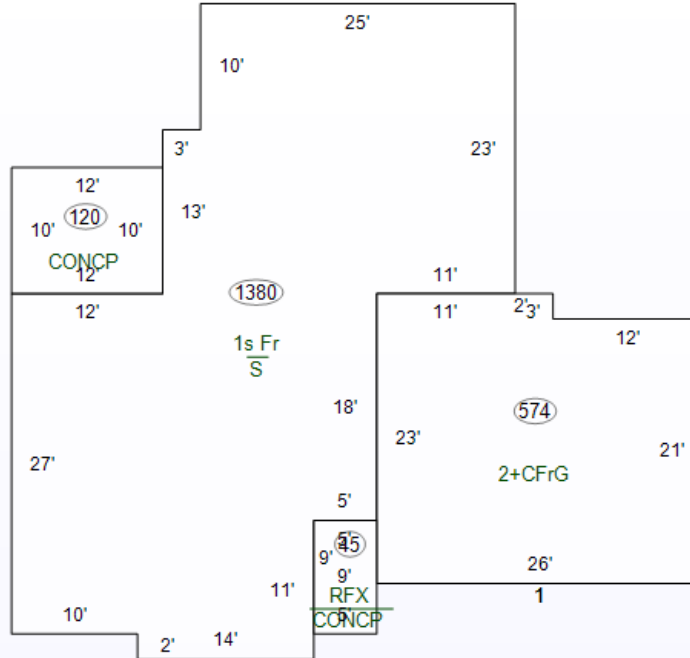
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
120 CONCP	1	
1380	1	
574	1	
45 RFX	1	
1 CONCP	1	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1380	1380	\$97,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1380	0	\$0	
Total Base			\$97,100	

Adjustments

1 Row Type Adj. x 1.00	\$97,100
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$4,700
No Heating (-)	\$0
A/C (+)	1:1380 \$3,500
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit	\$107,700
Sub-Total, 1 Units	
Exterior Features (+)	\$1,900 \$109,600
Garages (+) 574 sqft	\$16,200 \$125,800
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.95
Replacement Cost	\$125,486

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 (1380 Sq	100%	1	Wood Frame	C+1	2001	2001	21 A		0.95		1,380 sqft	\$125,486	22%	\$97,880	0%	100%	1.540 1.0000	\$150,700

...Generation after Generation



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