

*Expanding your Horizon...*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

**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  
GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
YOUR BUSINESS!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

## *Country Home with Pole Barn on 1.27+/- Acres!*

This property will be offered at Simulcast Auction on Sunday, September 11, 2022 at 1:00 pm. Bid Live In-Person or Online! 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 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 14, 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 \$664.48. 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: Sunday, September 11, 2022 at 1:00 pm!**  
***Bid Live In-Person or Online!***

**Property Location: 4830 S. Country Club Rd., Warsaw, IN 46580**  
**Clay Township • Kosciusko County**

**Auction Manager: John Burnau 574.376.5340**  
***<https://bidmetzger.com/auctions/>***



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

★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

260-982-0238

[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)




# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/24/2022

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> 202235280	<b>4830 S Country Club Road</b>	<b>Warsaw</b>	<b>IN 46580</b>	<b>LP \$0</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-15-01-300-034.000-001	<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> 1
	<b>Township</b> Clay	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> WRS	<b>Elem</b> Claypool	<b>JrH</b> Edgewood	<b>SrH</b> Warsaw
	<b>Legal Description</b> 1-3-3 PT MDL PT SW 1-31-6 1.27A			
	<b>Directions</b> Property is south of Warsaw on Country Club Rd. East side of the road.			
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>

**Remarks** Country Home & Pole Barn on 1.27+/- Acres going to Auction on Sunday, September 11, 2022 at 1 PM! Main level features 2 bedrooms & 1 full bath with additional bedroom & half bath in the Walk-Out Basement! There is a 48x32 Pole Barn with overhead door for your vehicles & ample space for your workshop! Great starter home or downsizing option! Don't miss this opportunity to get into the Peaceful Country! Bid Live In-Person or Online! Open House: Thursday, September 8th 5:30-6pm

**Agent Remarks** Auction: Sun. 9.11.22 1pm Open House: Thurs. 9.8.22 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.

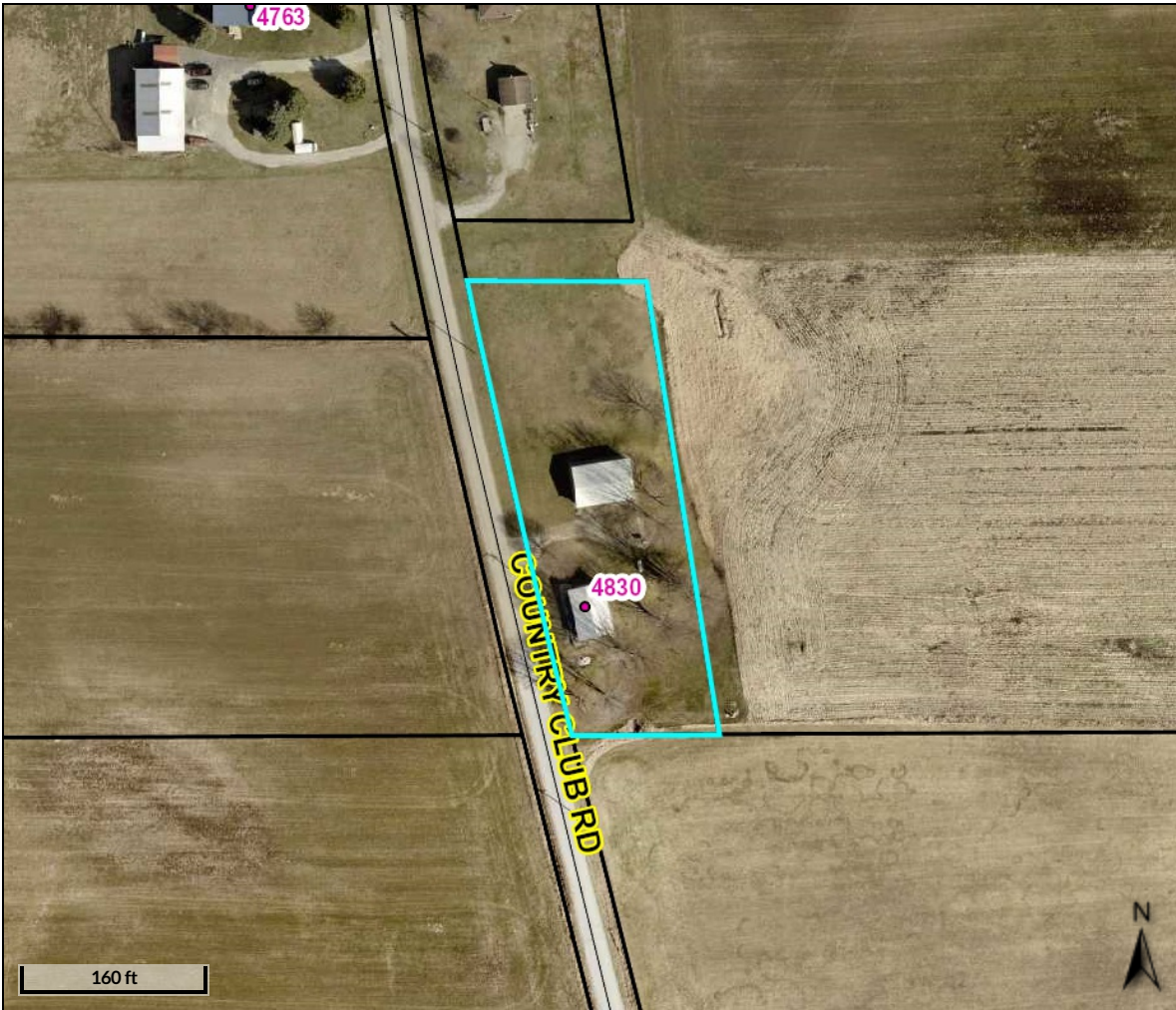
<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b> 1.2700 / 55,321 / 150x380	<b>Lot Desc</b> 0-2.9999
<b>Above Gd Fin SqFt</b> 1,176	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 1,176
<b>Age</b> 69	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Aluminum
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b>	<b>Well</b>
<b>RM DIM</b>	<b>B-Main</b> 1 0	<b>Sewer</b>	<b>Basement Material</b> Block
<b>LR</b> x	<b>B-Upper</b> 0 0	<b>Fuel /</b> Propane	<b>Dryer Hookup Gas</b> No
<b>DR</b> x	<b>B-Blw G</b> 0 1	<b>Heating</b>	<b>Dryer Hookup Elec</b> No
<b>FR</b> x		<b>Cooling</b> Central Air	<b>Dryer Hookup G/E</b> No
<b>KT</b> x	<b>Laundry Rm</b> Basement		<b>Disposal</b> No
<b>BK</b> x	<b>AMENITIES</b> Ceiling Fan(s), Garage Door Opener, Main Level		<b>Water Soft-Owned</b> Yes
<b>DN</b> x	<b>Bedroom Suite, Washer Hook-Up</b>		<b>Water Soft-Rented</b> No
<b>MB</b> 10 x 12 M			<b>Alarm Sys-Sec</b> No
<b>2B</b> 10 x 10 M			<b>Alarm Sys-Rent</b> No
<b>3B</b> 10 x 10 B	<b>Garage</b> / / x /		<b>Garden Tub</b> No
<b>4B</b> x	<b>Outbuilding 1</b> Pole/Post Building 48 x 32		<b>Jet Tub</b> No
<b>5B</b> x	<b>Outbuilding 2</b> x		<b>Pool</b> No
<b>RR</b> x	<b>Assn Dues</b>	<b>Frequency</b> Not Applicable	<b>Pool Type</b>
<b>LF</b> x	<b>Other Fees</b>		<b>SALE INCLUDES</b> Range-Electric, Water Heater Electric, Water Softener
<b>EX</b> x	<b>Restrictions</b>		-Owned

<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 & John Burnau	<b>Lic #</b> AC31300015	<b>Auction Date</b> 9/11/2022	<b>Time</b> 1:00 PM
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Location</b> at the property	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$664.48	<b>Exemptions</b> Homestead, Supplemental	<b>Year Taxes Payable</b> 2022	<b>Assessed Value</b>
<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> Showingtime or Open House			
<b>List Date</b> 8/23/2022	<b>Start Showing Date</b>	<b>Exp Date</b> 9/30/2022	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.5%	<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>

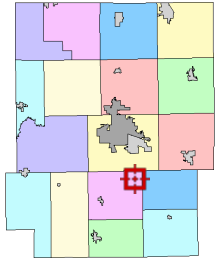
**Presented by:**

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**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

<b>Parcel ID</b>	001-003-003	<b>Alternate ID</b>	001-713500-60	<b>Owner Address</b>	McKrell Benjamin Allan
<b>Sec/Twp/Rng</b>	0001-0031-6	<b>ID</b>			4748 S Country Club Rd
<b>Property Address</b>	4830 S COUNTRY CLUB RD WARSAW	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		Warsaw, IN 46580
<b>District</b>	Clay	<b>Acreage</b>	1.27		
<b>Brief Tax Description</b>	001-003-003   PT MDL PT SW 1-31-6 1.27A <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/22/2022  
Last Data Uploaded: 8/22/2022 8:50:52 AM

Developed by  Schneider  
GEOSPATIAL



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7-20-2022

**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)

4830 South County Club Rd Warsaw IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓			
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: [Signature] Date (mm/dd/yy): 7-20-22 Signature of Buyer: \_\_\_\_\_ Date (mm/dd/yy): \_\_\_\_\_

Signature of Seller: [Signature] Date (mm/dd/yy): 7-20-22 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)

4830 S. County Club Rd., Warsaw, IN 46580

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>10</u> 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? _____			

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)?		<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"/>	

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) 1-20-22	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**



General Information

Parcel Number 43-15-01-300-034.000-001
Local Parcel Number 0171350060

Tax ID:

Routing Number 001-003-003

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

Year: 2022

Location Information

County Kosciusko
Township CLAY
District 001 (Local 001 )
School Corp 4415
Neighborhood 9109000-001
Section/Plat 1-31-6
Location Address (1)
4830 S COUNTRY CLUB RD
WARSAW, IN 46580

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022
Review Group 2019

Ownership

MCKRILL BENJAMIN LESTER
4830 S COUNTRY CLUB RD
WARSAW, IN 46580

Legal

1-3-3
PT MDL PT SW 1-31-6 1.27A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 01/01/1900 to 12/29/2017.

Notes

5/15/2018 REA: 2019 ADDED 4X9 MSTP FOR REASSESSMENT.
10/14/2014 REA: 2015 CHANGED CONDITION OF RES FROM GOOD TO AVG FOR REASSESSMENT

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 valuation data for years 2019-2022.

Land Data (Standard Depth: Res 120', CI 120' 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. Rows show land pricing details for 9 and 91 acre parcels.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.27), Actual Frontage (0), Developer Discount, Parcel Acreage (1.27), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.27), 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 (\$1,500), Supp. Page Land Value, CAP 1 Value (\$20,000), CAP 2 Value (\$0), CAP 3 Value (\$1,500), Total Value (\$21,500).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 11 1 story older  
**Finished Area** 1176 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
Stoop, Masonry	36	\$1,500

**Plumbing**

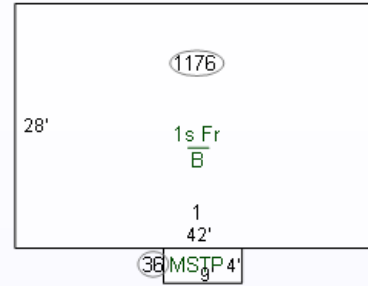
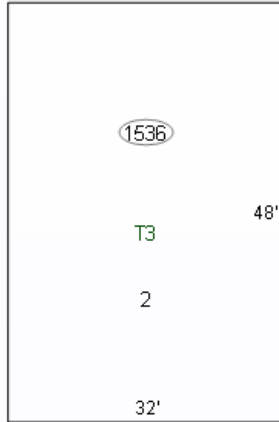
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
<b>Total</b>	<b>5</b>	<b>8</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1176	1176	\$88,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1176	0	\$29,500	
Crawl				
Slab				

**Total Base** \$118,100

**Adjustments 1 Row Type Adj. x 1.00** \$118,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:588	\$5,200
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1176	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$128,900

**Sub-Total, 1 Units**

Exterior Features (+) \$1,500 \$130,400

Garages (+) 0 sqft \$0 \$130,400

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.92

**Replacement Cost** \$113,970

**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-1	1953	1960	62 A		0.92		2,352 sqft	\$113,970	42%	\$66,100	0%	100%	1.400	1.0000	\$92,500
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1992	1992	30 A	\$18.09	0.92	\$0.00	0' x 0' x 10'	\$24,182	50%	\$12,090	0%	100%	1.400	1.0000	\$16,900

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**