

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

18+ Acres

Country Home Outbuildings & Cropland

Offered in 2 Tracts



John Burnau
Auction
Manager

574-376-5340

9524 12th Rd., Argos, IN
Antique Tractors, Antique Cars,
Vintage Advertising, Antiques
Petroliana, Equipment,
Wheel Horse Tractors,
Tools, Primitives
& More!

Sat.,
Oct. 29 10 am

Open House:

Oct. 24 5:30-6 PM



Metzger
Property Services, LLC AG31300015

Real Estate • Auctions • Appraisals

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

260-982-0238

www.bidmetzger.com



EQUAL HOUSING
OPPORTUNITY



REALTOR



Auctioneer



IAR
INDIANA
ASSOCIATION

ASSOCIATION

REAL ESTATE AUCTION TERMS

18+/- Acres of Cropland, Country Home, & Woods offered in 2 Tracts!

This property will be offered at Auction on Saturday, October 29, 2022 at 10:00 am at the property. 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 \$10,000 down for Tract 1 & 10% down for Tract 2 the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before December 2, 2022. Possession will be at closing for the home & woods & after the 2022 crop harvest for the land. Seller will pay the 2022 due in 2023 taxes with the buyer to assume all taxes thereafter. Real estate taxes for the entirety in 21' due in 22' were approximately \$1,311.04. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Saturday, October 29, 2022 at 10:00 am
Bid Live In-Person or Online!

Auction Location: 9524 12th Rd., Argos, IN 46501
Center Township • Marshall 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

TRACT MAP

13-33N-2E
10A
TRACT 2


TRACT 1

12th Rd

12th Rd

12th

24

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes		
MLS #	202242397	9524 12Th Road	Argos	IN	46501	LP \$0			
	Area	Marshall County	Parcel ID	50-32-13-000-020.000-018		Type	Site-Built Home	Waterfront	No
	Sub	None	Cross Street			Bedrms	6	F Baths	2
	Township	Center	Style	Two Story		REO	No	Short Sale	No
	School District	PLYMO	Elem	Webster		JrH	Lincoln	SrH	Plymouth
	Legal Description	Approximately 4.2+/- acres part of: ACREAGE: 18.66 AUDITOR DESC: E 18 2/3A SE SW LEGAL DESC:							
	Directions	From US 31, head east on 12th Rd. Property is on the north side of the road.							
	Inside City Limits	City Zoning	County Zoning	Zoning Description					

Remarks 18+/- Acres with Cropland, Country Home, & Woods offered in 2 Tracts going to Auction on Saturday, October 29, 2022 at 10:00 AM! This is Tract 1 which features a 2 Story Country Home with Multiple Outbuildings on 4.2+/- Acres! Eat-In Kitchen is open to the Large Living Room with Brick Fireplace & Spiral Staircase! There are 6 Bedrooms & 2 Full Baths! Multiple Outbuildings include Barn with 2 Overhead Doors, Detached Garage with 2 Overhead Doors, & multiple sheds! Don't miss this opportunity to get into the Peaceful Country on 4.2+/- Acres! Bid Live In-Person or Online! Bid on this tract individually or for the entirety! Open House: Monday, October 24th 5:30-6pm

Agent Remarks Simulcast Auction: 10.29.22 10am Open House: Mon. 10.24.22 5:30-6pm TERMS: Tract 1, the home, \$10,000 down and Tract 2, the land 10% down the day of the auction with the balance at closing. The Sellers will provide an Owner's Title Insurance Policy & Trustee's Deed at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s) and the tillable acreage will be adjusted to the exact surveyed acres; tracts with outbuildings will not be adjusted. RE BROKERS: Must Register Clients 24 hrs. in

Sec	Lot	Lot Ac/SF/Dim	4.2000	/	182,952	/	550x510	Lot Desc	3-5.9999					
	Above Gd Fin SqFt	3,424	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	532	Ttl Fin SqFt	3,424	Year Built	1920		
	Age	102	New Const	No	Date Complete		Ext	Aluminum, Brick	Bsmt	Partial Basement	# Rooms	10		
	Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material	Block, Stone					
	RM DIM	LVL	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes			
LR	20 x 28	M	B-Upper	1	0	Fuel /	Hot Water	Dryer Hookup Elec	Yes	Guest Qtrs	No			
DR	12 x 20	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No			
FR	x		Cooling	None				Disposal	No	Ceiling Fan	No			
KT	10 x 12	M	Laundry Rm	Main		x		Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Breakfast Bar, Built-In Bookcase, Countertops										
DN	x			-Laminate, Detector-Smoke, Dryer Hook Up Electric, Eat-In										
MB	12 x 12	M		Kitchen, Porch Open, Range/Oven Hook Up Elec, Alarm System										
2B	10 x 10	U		-Sec. Cameras, Tub/Shower Combination, Formal Dining Room,										
3B	10 x 12	U	Garage	2.0	/	Detached	/	30 x 26	/	780.00	Garden Tub	No	Nr Wlkg Trails	No
4B	12 x 14	U	Outbuilding 1	Pole/Post Building		45 x 30		Jet Tub	No	Garage Y/N	Yes			
5B	12 x 12	U	Outbuilding 2			x		Pool	No	Off Street Pk				
RR	x		Assn Dues				Frequency	Not Applicable						
LF	x		Other Fees											
EX	12 x 26	U	Restrictions											
			SALE INCLUDES	Refrigerator, Washer, Dryer-Electric, Range-Electric, Water Heater Gas, Water Heater Tankless										
			FIREPLACE	Living/Great Rm, Wood Burning										

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features		Water Type		Lake Type			
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	10/29/2022	Time	10:00
Financing:	Existing	Proposed		Location	at the property		
Annual Taxes	\$1,311.04	Exemptions	Homestead, Mortgage, Over 65,	Excluded Party	None		
Year Taxes Payable	2022	Assessed Value					
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		
Co-List Office		Co-List Agent		List Team			
Showing Instr	Showingtime or Open House						
List Date	10/11/2022	Start Showing Date		Exp Date	12/31/2022	Owner/Seller a Real Estate Licensee	No
Agent/Owner Related	No	Special List Cond.	None				
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No		
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	side door		
Pending Date		Closing Date		Selling Price			
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).

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS # 202242399 ** 12Th Road Argos IN 46501 Status Active LP \$0



Area Marshall County Parcel ID 50-32-13-000-020.000-018 Type Agricultural Land
Sub None Cross Street
School District PLYM Elem Webster JrH Lincoln SrH Plymouth
REO No Short Sale No Waterfront Y/N N
Legal Description Approximately 14.5+/- acres part of: ACREAGE: 18.66 AUDITOR DESC: E 18 2/3A SE SW LEGAL DESC:
Directions From US 31, head east on 12th Rd. Property is on the north side of the road.
Inside City Limits City Zoning County Zoning Zoning Description

Remarks 18+/- Acres with Cropland, Country Home, & Woods offered in 2 Tracts going to Auction on Saturday, October 29, 2022 at 10:00 AM! This is Tract 2 which features 14.5+/- Acres of Cropland. Soil Index: 127.9. Bid Live In-Person or Online! Bid on this tract individually or for the entirety!

Agent Remarks Simulcast Auction: 10.29.22 10am TERMS: Tract 1, the home, \$10,000 down and Tract 2, the land 10% down the day of the auction with the balance at closing. The Sellers will provide an Owner's Title Insurance Policy & Trustee's Deed at closing. If survey is required for clear title, the costs shall be split 50 /50 by the Seller and Buyer(s) and the tillable acreage will be adjusted to the exact surveyed acres; tracts with outbuildings will not be adjusted. RE BROKERS: Must

Sec Lot Lot Ac/SF/Dim 14.5000 / 631,620 / 1300x630
Parcel Desc Tillable, 10-14.999 Platted Development No Platted Y/N Yes
Township Center Date Lots Available Price per Acre \$0.00
Type Use Agriculture Road Access County Road Surface Tar and Stone Road Frontage County
Water Type None Easements Yes
SEWER TYPE None Water Frontage
Type Fuel None Assn Dues Not Applicable
Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? Yes
Water Access
Water Name Lake Type
Water Features
Water Frontage Channel Frontage Water Access
Auction Yes Auctioneer Name Chad Metzger & John Burnau Auctioneer License # AC31300015
Auction Location at the property Auction Start Date 10/29/2022
Financing: Existing Proposed Excluded Party None
Annual Taxes \$1,311.04 Exemption Homestead, Mortgage, Over 65, Year Taxes Payable 2022 Assessed Value
Is Owner/Seller a Real Estate Licensee No Possession After 2022 Crop Harvest
List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 Agent E-mail chad@metzgerauction.com
Co-List Office Co-List Agent
Showing Instr
List Date 10/11/2022 Exp Date 12/31/2022
Contract Type Exclusive Right to Sell BBC 1.5% Variable Rate No Special Listing Cond. None
Virtual Tours: Type of Sale
Pending Date Closing Date Selling Price How Sold CDOM 1
Total Concessions Paid Sold/Concession Remarks
Sell Off Sell Agent Co-Sell Off Co-Sell Agent

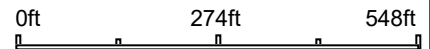
Aerial Map



©2022 AgriData, Inc.

 **Metzger** Auctioneers & Appraisers
Property Services, LLC

Map Center: 41° 18' 20.08, -86° 14' 34.66



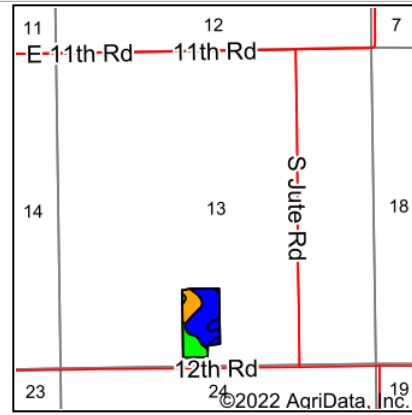
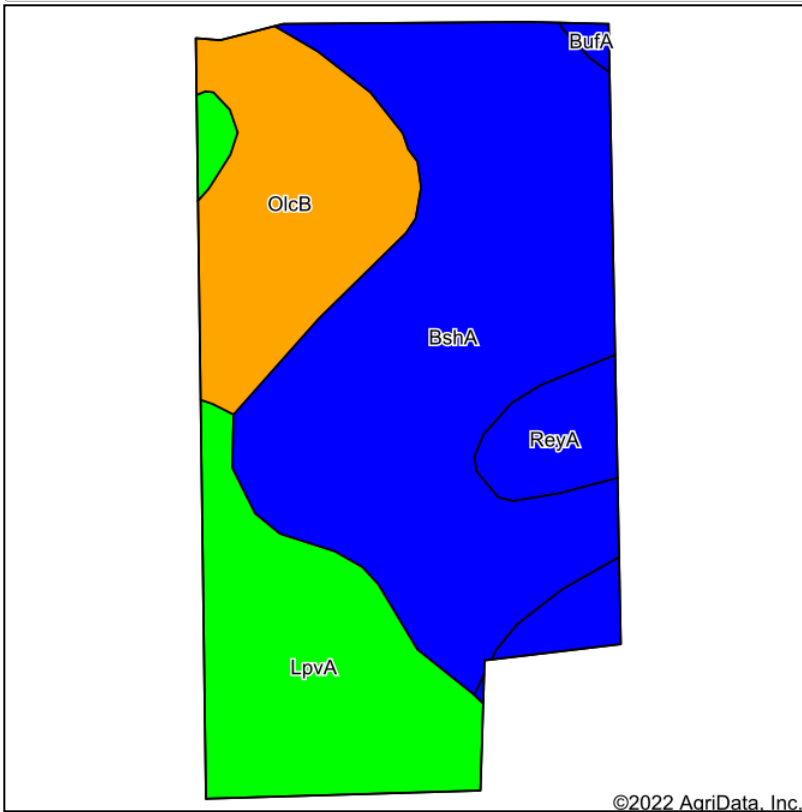
13-33N-2E
Marshall County
Indiana



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2021 www.AgriDataInc.com

Field borders provided by Farm Service Agency as of 5/21/2008.

Soils Map



State: **Indiana**
 County: **Marshall**
 Location: **13-33N-2E**
 Township: **Center**
 Acres: **15.26**
 Date: **10/7/2022**



Soils data provided by USDA and NRCS.

©2022 AgriData, Inc.

Maps Provided By:

© AgriData, Inc. 2021

www.AgriDataInc.com

Area Symbol: IN099, Soil Area Version: 24								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
BshA	Brady sandy loam, 0 to 1 percent slopes	7.90	51.8%		IIw	124	35	50
LpvA	Linkville sandy loam, 0 to 1 percent slopes	3.38	22.1%		Is	143	46	68
OlcB	Oshtemo sandy loam, 1 to 5 percent slopes	2.82	18.5%		IIIIs	106	37	45
ReyA	Rensselaer loam, 0 to 1 percent slopes	1.09	7.1%		IIw	167	49	81
BufA	Bronson sandy loam, 0 to 1 percent slopes	0.07	0.5%		IIs	121	41	50
Weighted Average					1.96	127.9	38.8	*n 55.3

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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
50-32-13-000-020.000-018

Local Parcel Number
503213000020000018

Tax ID:
0020197000

Routing Number
32-13-000-021

Property Class 101
Cash Grain/General Farm

Ownership

STOCKMAN DALE LEON 2013 REV T
LIFE EST DALE LEON STOCKMAN
19598 CARTER LN
NEW PARIS, IN 46553

Legal

ACREAGE: 18.66 AUDITOR DESC: E 18 2/3A SE
SW LEGAL DESC:



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/07/2013	STOCKMAN DALE LE	0	WD	2013/00638	\$0	I
06/17/2010	STOCKMAN DALE AK	0	QC	2010/03705	\$0	I
01/01/1900	STOCKMAN DALE LE		WD	/	\$0	I

Notes

1/14/2021 20HB: MORTISE & TENON
CONSTRUCTION VERIFIED.

7/20/2018 19CR: NO CHANGES NOTED

3/9/2013 12RE: REAS: ADDED 10X10 SHED &
APPLIED OBSOL TO BARN.

1/1/1900 15CR: CYCLICAL REAS CHANGE:
REMOVED ASSESSMENT OF 10X10 SHED.

Year: 2022

Location Information

County
Marshall

Township
CENTER TOWNSHIP

District 018 (Local 018)
CENTER TOWNSHIP

School Corp 5485
PLYMOUTH COMMUNITY

Neighborhood 200501-018
CENTER TWP RURAL (ACREAGE)

Section/Plat
13

Location Address (1)
9524 12TH RD
ARGOS, IN 46501

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	Annual Value	Annual Value	Annual Value	Annual Value	Annual Value
03/11/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2019	01/01/2018
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$68,600	Land	\$68,600	\$57,600	\$56,000	\$58,900	\$58,400
\$42,100	Land Res (1)	\$42,100	\$35,100	\$33,700	\$33,000	\$32,100
\$19,800	Land Non Res (2)	\$19,800	\$17,000	\$16,900	\$20,600	\$21,200
\$6,700	Land Non Res (3)	\$6,700	\$5,500	\$5,400	\$5,300	\$5,100
\$131,000	Improvement	\$131,000	\$108,100	\$104,100	\$103,200	\$100,300
\$102,000	Imp Res (1)	\$102,000	\$86,000	\$82,900	\$81,400	\$79,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$29,000	Imp Non Res (3)	\$29,000	\$22,100	\$21,200	\$21,800	\$21,200
\$199,600	Total	\$199,600	\$165,700	\$160,100	\$162,100	\$158,700
\$144,100	Total Res (1)	\$144,100	\$121,100	\$116,600	\$114,400	\$111,200
\$19,800	Total Non Res (2)	\$19,800	\$17,000	\$16,900	\$20,600	\$21,200
\$35,700	Total Non Res (3)	\$35,700	\$27,600	\$26,600	\$27,100	\$26,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Rolling

Public Utilities **ERA**
Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$42,055	\$42,055	\$42,055	0%	100%	1.0000	\$42,060
92	A		0	1.0600	1.00	\$6,308	\$6,308	\$6,686	0%	0%	1.0000	\$6,690
4	A	BSHA	0	7.6650	0.81	\$1,500	\$1,215	\$9,313	0%	0%	1.0000	\$9,310
4	A	BUFA	0	0.0600	0.77	\$1,500	\$1,155	\$69	0%	0%	1.0000	\$70
4	A	LPVA	0	3.6400	0.98	\$1,500	\$1,470	\$5,351	0%	0%	1.0000	\$5,350
4	A	OLCB	0	2.8700	0.64	\$1,500	\$960	\$2,755	0%	0%	1.0000	\$2,760
4	A	REYA	0	1.0600	1.28	\$1,500	\$1,920	\$2,035	0%	0%	1.0000	\$2,040
6	A	LPVA	0	0.9300	0.98	\$1,500	\$1,470	\$1,367	-80%	0%	1.0000	\$270
82	A	LPVA	0	0.2500	0.98	\$1,500	\$1,470	\$368	-100%	0%	1.0000	\$00
83	A	OLCB	0	0.1250	0.64	\$1,500	\$960	\$120	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	18.66
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	18.66
81 Legal Drain NV	0.00
82 Public Roads NV	0.25
83 UT Towers NV	0.13
9 Homesite	1.00
91/92 Acres	1.06
Total Acres Farmland	16.22
Farmland Value	\$19,800
Measured Acreage	16.23
Avg Farmland Value/Acre	1220
Value of Farmland	\$19,790
Classified Total	\$0
Farm / Classified Value	\$19,800
Homesite(s) Value	\$42,100
91/92 Value	\$6,700
Supp. Page Land Value	
CAP 1 Value	\$42,100
CAP 2 Value	\$19,800
CAP 3 Value	\$6,700
Total Value	\$68,600

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	3424 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
-------------	------	-------

Plumbing

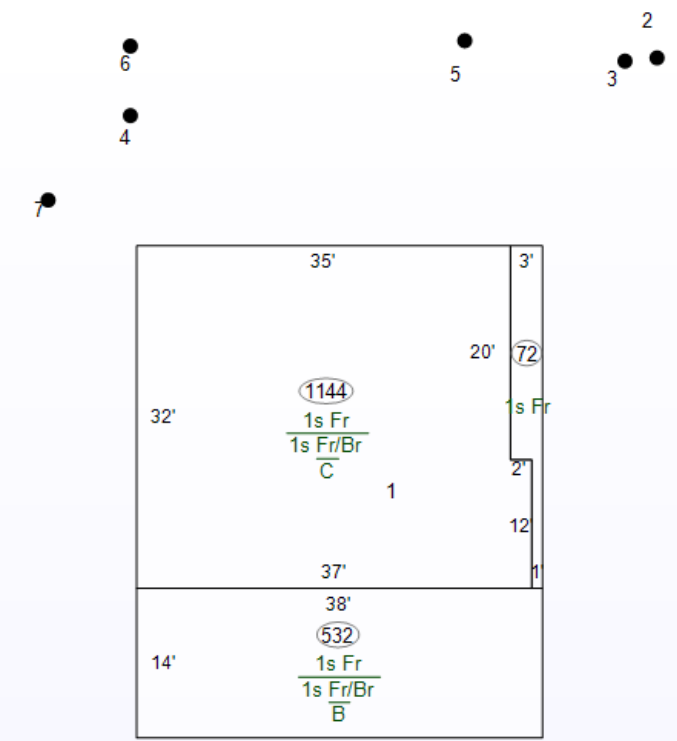
#	TF
Full Bath	2 6
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	4 8

Accommodations

Bedrooms	5
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	10

Heat Type

Hot Water or Steam



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1676	1676	\$113,800	
2 1Fr	1748	1748	\$58,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	532	0	\$19,200	
Crawl	1144	0	\$6,300	
Slab				

Total Base \$198,200

Adjustments 1 Row Type Adj. x 1.00 \$198,200

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

Sub-Total, One Unit \$205,100

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$205,100
Garages (+) 0 sqft	\$0	\$205,100
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	
Replacement Cost		\$160,388

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family	100%	2	1/6 Masonry	D+1	1920	1954	68 A		0.92		3,956 sqft	\$160,388	47%	\$85,010	0%	100%	1.200	1.0000	\$102,000
2: T21S 26X30 (HB)	0%	1		D	1900	1900	122 A	\$42.61	0.92	\$0.00	26' x 30' x 14'	\$23,083	65%	\$8,080	60%	100%	1.200	1.0000	\$3,900
3: T3AW 20X48	0%	1	T3AW	D	2000	2000	22 A	\$20.41	0.92	\$0.00	20' x 48' x 8'	\$10,510	40%	\$6,310	0%	100%	1.200	1.0000	\$7,600
4: T3AW 20X48 (2)	0%	1	T3AW	D	2000	2000	22 A	\$20.41	0.92	\$0.00	20' x 48' x 10'	\$13,518	40%	\$8,110	0%	100%	1.200	1.0000	\$9,700
5: T3AW 30X45	0%	1	T3AW	D	1950	1950	72 F	\$18.70	0.92	\$0.00	30' x 45' x 10'	\$17,286	70%	\$5,190	0%	100%	1.200	1.0000	\$6,200
6: Utility Shed 16X24	0%	1		D	1950	1950	72 P	\$17.72	0.92	\$13.04	16'x24'	\$5,008	80%	\$1,000	0%	100%	1.200	1.0000	\$1,200
7: Utility Shed 8X10	0%	1		D	1980	1980	42 P	\$26.02	0.92	\$19.15	8'x10'	\$1,532	80%	\$310	0%	100%	1.200	1.0000	\$400

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM