

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

Two Story Home near Tippecanoe Lake!

This property will be offered at Online Only Auction on Tuesday, December 6, 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 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 January 6, 2023. 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 \$968.92. 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: Tuesday, December 6, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 6072 N. 300 E., Leesburg, IN 46538
Plain Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

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

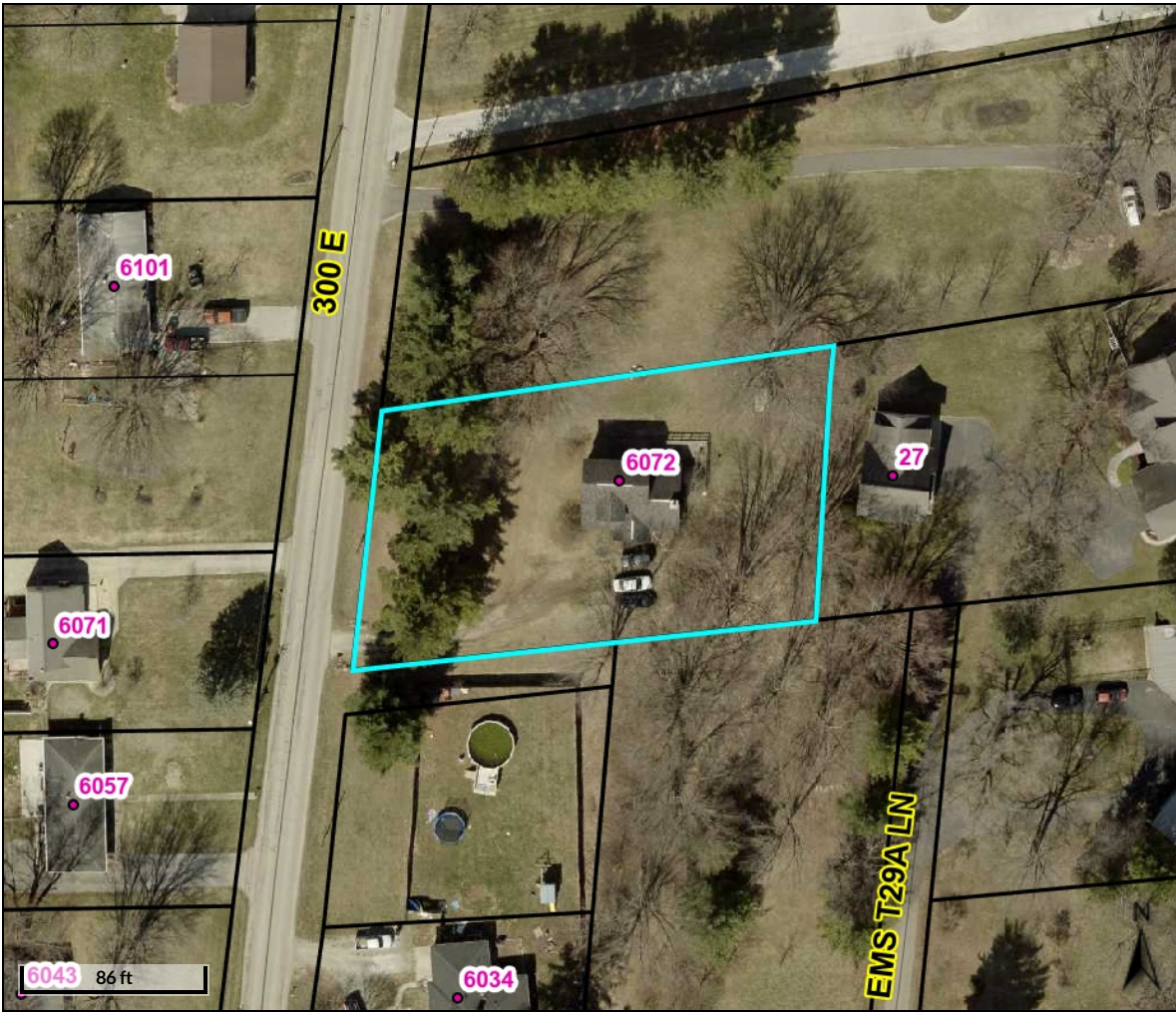


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

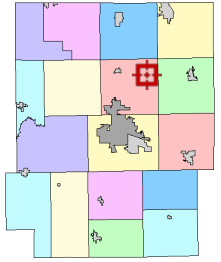
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

WWW.METZGERAUCTION.COM



Overview




Legend

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

Parcel ID	029-044-045.C	Alternate ID	029-701004-50	Owner Address	Kaufman Sally A
Sec/Twp/Rng	0011-0033-6	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		6072 N 300 E
Property Address	6072 N 300 E	Acreage	0.62		Leesburg, IN 46538
	LEESBURG				
District	Plain				
Brief Tax Description	029-044-045.C				
	TR SE 11-33-6.62A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/11/2022
 Last Data Uploaded: 10/11/2022 3:33:39 AM

Developed by Schneider
 GEOSPATIAL

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202245392	6072 N 300 E	Leesburg	IN	46538	LP	\$0		
	Area	Kosciusko County	Parcel ID	43-07-11-200-450.000-016	Type	Site-Built Home	Waterfront	No	
	Sub	None	Cross Street		Bedrms	3	F Baths	2	
	Township	Plain	Style	Two Story	REO	No	Short Sale	No	
	School District	WRS	Elem	Leesburg	JrH	Lakeview	SrH	Warsaw	
	Legal Description	29-44-45.C TR SE 11-33-6 .62A							
	Directions	Heading east out of Leesburg on Armstrong Rd., turn north on 300 E. Property is on the east side of the road.							
	Inside City Limits	N	City Zoning		County Zoning	R1	Zoning Description	residential	

Remarks 2 Story Home near Tippecanoe Lake selling via Online Only Auction on Tuesday, December 6, 2022 -- Bidding begins closing out at 6pm! Situated on over a Half Acre, this home features 3 Bedrooms & 2 Full Baths! There is a Master Suite on the Main Floor with Jetted Tub & Double Closets and the 2 additional bedrooms & full bath upstairs! Living Room has a Large Fireplace & Patio Doors leading to a Wrap-Around Deck. Great Location near Lake Tippy! Could make a great rental or overflow house! Open House: Tuesday, November 29th 5:30-6pm

Agent Remarks Online Auction: Tues. 12.6.22 6pm Open House: Tues. 11.29.22 5:30-6pm TERMS: \$5,000 down the day of 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	Lot Ac/SF/Dim	0.5700 / 24,780 / 118X210	Lot Desc	Partially Wooded, 0-2.9999						
Above Gd Fin SqFt	1,687	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,687	Year Built	1986
Age	36	New Const	No	Date Complete		Ext	Cedar	Bsmt	Slab	# Rooms	8
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material			
RM DIM	LVL	B-Main	1	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	Yes
LR	24 x 14	M	B-Upper	1	0	Fuel /	Electric, Baseboard	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No
FR	x					Cooling	Attic Fan	Disposal	Yes	Ceiling Fan	No
KT	14 x 10	M	Laundry Rm	Main			x	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES 1st Bdrm En Suite, Ceilings-Vaulted, Closet(s)				Water Soft-Rented	No	ADA Features	No	
DN	x		Walk-in, Deck Open, Disposal, Dryer Hook Up Electric, Jet Tub,				Alarm Sys-Sec	No	Fence		
MB	17 x 14	M	Range/Oven Hook Up Gas, Tub/Shower Combination, Main				Alarm Sys-Rent	No	Golf Course	No	
2B	10 x 11	U	Level Bedroom Suite, Washer Hook-Up				Garden Tub	No	Nr Wlkg Trails	No	
3B	13 x 10	U	Garage	/	/	x	/	Jet Tub	Yes	Garage Y/N	No
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	Range-Gas, 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 & Tim Pitts	Lic #	AC31300015	Auction Date	12/6/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$968.92	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		
Co-List Office				Co-List Agent			
Showing Instr	Showingtime or Open House						
List Date	11/3/2022	Start Showing Date		Exp Date	2/28/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.5%	Variable Rate	No		
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door		
Pending Date		Closing Date		Selling Price			
Ttl Concessions Paid		Sold/Concession Remarks					
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).



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10/25/00

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)

6072 N. 300E. LEESBURG, IN 46538

1. The following are in the conditions indicated:

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

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)				X
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)				X
Switches and Outlets				X
Vent Fan(s)	X			
60 / 100 / 200 Amp Service (Circle one)				
Generator	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>Sally Kaufman</i>	Date (mm/dd/yy) 10/25/00	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)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed				X
Hot Tub	X			
Plumbing				X
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric				X
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well				X
Septic & Holding Tank/Septic Mound				X
Geothermal and Heat Pump	X			
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?			X
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

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

Property address (number and street, city, state, and ZIP code)
6072 N. 3000 LEEBORNE, IN 46538

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?			<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers? _____			

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>Gally Kaufman</i>	Date (mm/dd/yy) <i>10/25/00</i>	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 PROPERTY SERVICES, LLC
 CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...
 ..GENERATION AFTER GENERATION

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

WWW.METZGERAUCTION.COM

Average Utilities

	Company	Average Amount
Gas	—	\$
Electric	REMC	\$ 175
Water	NA	\$
Other		\$
HOA	NA	\$

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 43-07-11-200-450.000-016
Local Parcel Number 2970100450

Tax ID:

Routing Number 029-044-045.C

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Kosciusko

Township PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2904800-016
TIPPECANOE LAKE OFF WATER -

Section/Plat 11-33-6

Location Address (1)
6072 N 300 E
LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 3, 2022

Review Group 2021

Ownership

KAUFMAN SALLY A
6072 N 300 E
LEESBURG, IN 46538

Legal

29-44-45.C
TR SE 11-33-6 .62A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/26/1990 to 01/01/1900.

Notes

8/28/2020 REA: 2021 REAS NO OTHER CHANGES PER QUESTIONNAIRE.

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2019-2022.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 120', CI 50' X 120')

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

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.57), Actual Frontage (118), Developer Discount, 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 (\$47,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$47,200).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 60 Newer convent'l 2/2
Finished Area 1687 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	72	\$6,100
Wood Deck	586	\$8,600

Plumbing

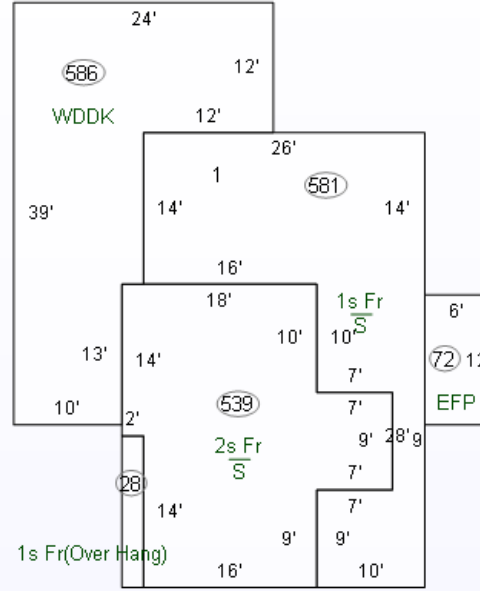
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Other



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	0	\$0

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1120	1120	\$86,300	
2 1Fr	567	567	\$29,600	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1120	0	\$0	

Total Base \$115,900

Adjustments 1 Row Type Adj. x 1.00 \$115,900

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 (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$122,000

Sub-Total, 1 Units

Exterior Features (+)	\$14,700	\$136,700
Garages (+) 0 sqft	\$0	\$136,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	

Replacement Cost \$125,764

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%	2	Wood Frame	C	1986	1986	36 A		0.92		1,687 sqft	\$125,764	28%	\$90,550	0%	100%	1.710 1.0000	\$154,800
2: Utility Shed	0%	1		D	2006	2006	16 A	\$31.58	0.92	\$23.24	6'x10'	\$1,395	45%	\$770	0%	100%	1.710 1.0000	\$1,300

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM