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**PROVIDING PROFESSIONAL AUCTION,
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Lakefront Home on 2.5+/- Acres on Rock Lake!

This property will be offered at Online Auction on Wednesday, May 3, 2023 – Bidding begins closing out at 6 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 \$10,000 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 June 9, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,009.30. 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: Wednesday, May 3, 2023
Bidding begins closing out at 6 pm!

1146 S. 1450 E., Akron, IN 46910
Henry Township • Fulton County

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

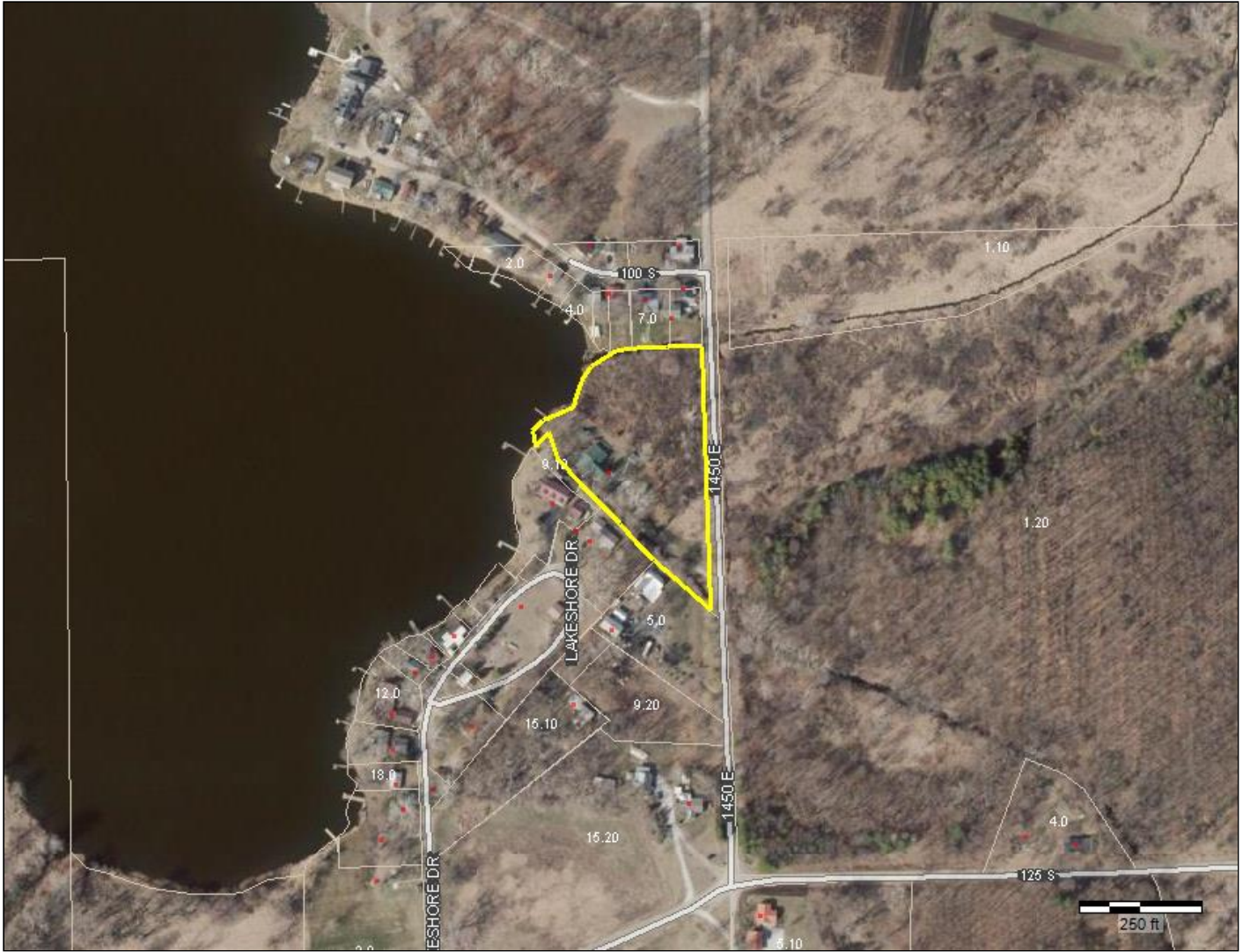


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25-09-21-131-009.020-002

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(2)
OwnerName	Sloane Steven M & Mary C
StateParcelNumber	25-09-21-131-009.020-002
PropertyNumber	003-119066-00
MapNumber	
LegalDescription	In Nw Tract Bet Boone'S Pk & Sunset View Park 21-30-5 2.54a
Acreage	2.5300

Listings as of 04/06/2023

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202310114	1146 S 1450 E	Akron	IN	46910	LP \$0			
	Area	Fulton County	Parcel ID	25-09-21-131-009.020-002		Type	Site-Built Home	Waterfront	Yes
	Sub	None	Cross Street						
	Township	Henry	Style	One Story		Bedrms	2	F Baths	2
	School District	TIP	Elem	Akron	JrH	Tippe Valley	SrH	Tippe Valley	
	Legal Description	IN NW TRACT BET BOONE'S PK&SUNSET VIEW PARK 21-30-5, 2.55 A 521-00156-00							
	Directions	From SR 114, head north on 1425 E. Continue onto 125 E, then north on 1450 E. Property is on the west side.							
	Inside City Limits	N	City		County Zoning	R3	Zoning Description		

Remarks Lakefront property on 2.5+/- Acres on Rock Lake selling via Online Only Auction on Wednesday, May 3, 2023 -- Bidding begins closing out at 6 PM! Natural Water Boundaries keep this property secluded for your own private lake resort! This home features a Large Open Kitchen & Living Area with Vaulted Ceilings & Fireplace! Master En Suite has a Large Walk-In Closet. There is a 2nd Full Bathroom with Laundry on the Main Level. Upstairs has an additional bedroom & landing area. The guest home has lakefront views as well. Perfect for the fishing family, sportsmen, and nature lovers! Close to Akron on Rock Lake a no wake, no ski lake offering the best fishing around. Don't miss this opportunity to own a Lakefront Home on 2.5+/- Acres! Open House: Mon. April 24th 5:30-6pm

Agent Remarks Online Auction: Wed. 5.3.23 6pm Open House: Mon. 4.24.23 5:30-6pm TERMS: \$10,000 down the day of auction. Possession at Closing. Taxes prorated. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register

Sec	Lot	Lot Ac/SF/Dim	2.5300	/	110,207	/	545x515	Lot Desc	0-2.9999, Lake		
Above Gd Fin SqFt	2,301	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,301		
Age	43	New Const	No	Date Complete		Ext Vinyl		Bsmt Crawl			
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material	Poured Concrete		
RM DIM	LVL	B-Main	2	0	Sewer	Septic		Dryer Hookup Gas	No		
LR	16 x 19	M	B-Upper	0	0	Fuel /	Electric, Wood, Heat	Dryer Hookup Elec	Yes		
DR	11 x 18	M	B-Blw G	0	0	Heating	Pump, Multiple Heating	Dryer Hookup G/E	No		
FR	16 x 19	M	Cooling	Central Air				Disposal	No		
KT	19 x 23	M	Laundry Rm	Main	x			Water Soft-Owned	Yes		
BK	x		AMENITIES	1st Bdrm En Suite, Bar, Built-In Bookcase, Ceiling					Water Soft-Rented	No	
DN	x			-Cathedral, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in,					Alarm Sys-Sec	No	
MB	18 x 22	M		Deck Open, Deck on Waterfront, Dryer Hook Up Electric, Guest					Alarm Sys-Rent	No	
2B	11 x 16	U		Quarters, Landscaped, Natural Woodwork, Open Floor Plan,					Garden Tub	No	
3B	x		Garage	/	/	x	/	Jet Tub	No		
4B	x		Outbuilding 1	Outbuilding	12 x 24			Pool	No		
5B	x		Outbuilding 2		10 x 18	180		Pool Type			
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Water Heater Electric, Water Softener-Owned		
LF	11 x 16	U	Other Fees							FIREPLACE	Wood Burning Stove
EX	22 x 23	M	Restrictions								

Water Access	LAKE	Wtr Name	Rock Lake	Water Frontage	180.00	Channel Frontage	0.00
Water Features		Water Type	Lake	Lake Type	NOSKI		
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	5/3/2023	Time	6 PM
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,009.30	Exemptions	Homestead, Supplemental	Excluded Party	None		
Possession	At closing	Year Taxes Payable	2022	Assessed Value			
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	4/6/2023	Start Showing Date		Exp Date	8/31/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker	2.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation 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)

12/22/2022

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)

1146 S. 1450 E., Akron, IN 46918

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	/				Cistern	/				
Clothes Dryer	/				Septic Field / Bed					
Clothes Washer	/				Hot Tub	/				
Dishwasher					Plumbing	/				
Disposal	/				Aerator System	/				
Freezer					Sump Pump					
Gas Grill	/				Irrigation Systems	/				
Hood	/				Water Heater / Electric	/				
Microwave Oven	/				Water Heater / Gas	/				
Oven					Water Heater / Solar	/				
Range					Water Purifier	/				
Refrigerator					Water Softener					
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?					/
					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?					/
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					
Ceiling Fan(s)					Hot Water Heat					
Garage Door Opener / Controls					Furnace Heat / Gas	/				
Inside Telephone Wiring and Blocks / Jacks	/				Furnace Heat / Electric	/				
Intercom					Solar House-Heating					
Light Fixtures					Woodburning Stove					
Sauna					Fireplace	/				
Smoke / Fire Alarm(s)	/				Fireplace Insert	/				
Switches and Outlets	/				Air Cleaner	/				
Vent Fan(s)					Humidifier	/				
60 / 100 / 200 Amp Service (Circle one)					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	Date (mm/dd/yy) 12/22/2022	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) 12/22/2022	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)

1146 S. 1450 E., Akron, IN 40910

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>20</u> Years.			
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? _____			

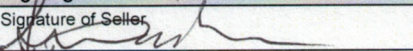
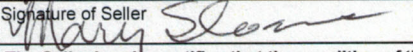
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, 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"/>	

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Signature of Seller 	Date (mm/dd/yy) 12/22/22	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
PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.

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Average Utilities

	Company	Average Amount
Gas		\$
Electric	<i>Fulton Co. BEMC</i>	\$ <i>160.00 - 200.-</i>
Water		\$
Other		\$
HOA		\$

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

25-09-21-131-009.020-002

SLOANE STEVEN M & MARY C

1146 S 1450 E

511, 1 Family Dwell - Unplatted (0 to 9.9

Henry Res Acreage Default 1/2

General Information

Parcel Number 25-09-21-131-009.020-002

Local Parcel Number 00311906600

Tax ID:

Routing Number 09-21-000-027

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

Year: 2022

Location Information

County Fulton

Township HENRY TOWNSHIP

District 002 (Local 003) HENRY TOWNSHIP

School Corp 4445 TIPPECANOE VALLEY

Neighborhood 03000-002 Henry Res Acreage Default

Section/Plat

Location Address (1) 1146 S 1450 E AKRON, IN 46910

Zoning

Subdivision

Lot

Market Model 03000-002

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022

Review Group 1

Ownership

SLOANE STEVEN M & MARY C 1146 S 1450 E AKRON, IN 46910

Legal

IN NW TRACT BET BOONE'S PK&SUNSET VIEW PARK 21-30-5, 2.55 A 521-00156-00



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transactions from 06/21/2005 to 04/01/1987.

Notes

1/17/2019 : PER CYCLICAL REVIEW BY PM ADDED LOFT OVER 1SFR/CR AND WDDK. UTIL SHED C TO D. NO OTHER CHANGES SEEN. 1-17-19 JD
10/31/2014 : CYC/REV--10/29/14--B.B.--CHG. DWELL CND FROM G TO A. CHG. SHED 16 X 10 GRADE FROM C TO D. 15 PAY 16 --DM.
3/1/2009 : ADDED 1SFR/C AND WDDK; CENTRAL AIR. REMODEL YR OF 2000 ON HOME, COND FROM A TO G. UTIL SHED FROM D TO C AND F TO A FOR 2008 PAY 2009. BOB TALKED TO OWNER. CORRECTED INF FCT TO 100%.

Res

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 values for years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 100', CI 100' 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 for 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.53), Actual Frontage (0), Developer Discount, Parcel Acreage (2.53), 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 (1.53), 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 (\$18,200), 91/92 Value (\$3,400), Supp. Page Land Value, CAP 1 Value (\$18,200), CAP 2 Value (\$0), CAP 3 Value (\$3,300), Total Value (\$21,500).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	2301 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input 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 type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	120	\$2,500
Wood Deck	1148	\$15,100

Plumbing

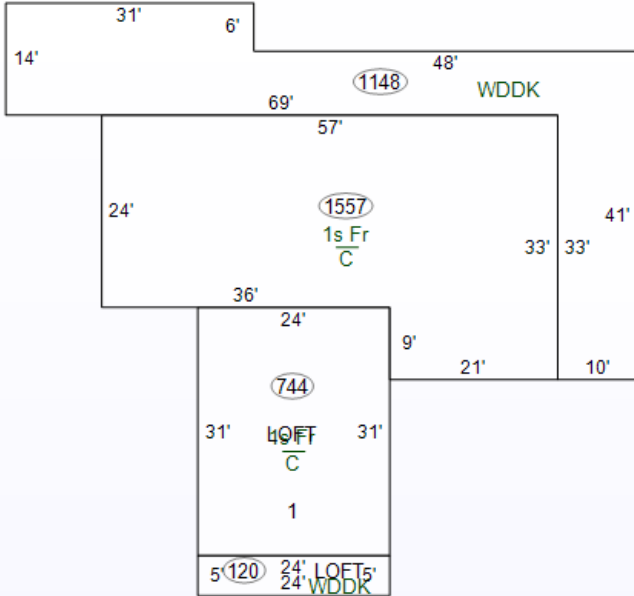
#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
Total	4

Accommodations

Bedrooms	2
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	1Fr	2301	2301	\$139,500
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	2301	0		\$8,700
Slab				

Total Base			\$148,200
Adjustments	1 Row Type Adj. x 1.00	\$148,200	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		864	\$24,600
Fireplace (+)		\$0	
No Heating (-)		\$0	
A/C (+)		1:2301	\$5,800
No Elec (-)		\$0	
Plumbing (+ / -)		8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0	
Elevator (+)		\$0	

Sub-Total, One Unit			\$181,000
Sub-Total, 1 Units			
Exterior Features (+)		\$17,600	\$198,600
Garages (+) 0 sqft		\$0	\$198,600
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.88
Replacement Cost			\$148,553

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%	1	Wood Frame	D+1	1980	1988	34	A		0.88		2,301 sqft	\$148,553	30%	\$103,990	0%	100%	1.000	1.4100	\$146,600
2: Util Shed	0%	1		D	1982	1982	40	A	\$21.43	0.88	\$15.09	16'x10'	\$2,414	65%	\$840	0%	100%	1.000	1.0000	\$800
3: Util Shed	0%	1	SV	D	1982	1982	40	F		0.88		9'x7'		70%		0%	100%	1.000	1.0000	\$0
4: Util Shed	0%	1	SV	D	1982	1982	40	F		0.88		10'x8'		70%		0%	100%	1.000	1.0000	\$0

...Generation after Generation



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