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

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ONLINE ONLY REAL ESTATE

AUCTION

9249 E SR 16
Twelve Mile, IN

May 15, 6 pm

COUNTRY HOME
POLE BUILDING

4 ACRE WOODED
BUILDING SITE

OFFERED IN
2 TRACTS



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Rickman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Dodle Hart • John Burnau • Austin Metzger
• Nell Snyder • Justin Nicodemus • Toni Derry

260-982-0238

Adams Twp.
CASS COUNTY, IN



BidMetzger.com

REAL ESTATE AUCTION TERMS

Country Home & Wooded Building Site offered in 2 Tracts!

This property will be offered at Online Auction on Monday, May 15, 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 \$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 June 16, 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 \$1,833.58. 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: Monday, May 15, 2023
Bidding begins closing out at 6 pm!

9249 E. State Rd. 16, Twelve Mile, IN 46988
Adams Township • Cass County

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


A banner for Metzger Property Services, LLC. The left side features a green background with a yellow star in a circle, the name 'Metzger' in large black font, and 'PROPERTY SERVICES, LLC' and 'CHAD METZGER, CAI, CAGA' in smaller text below. The right side shows a photograph of a sunlit field with rows of crops. The phone number '260-982-0238' is displayed in large black font. At the bottom, there is a list of services with star icons and the website 'WWW.METZGERAUCTION.COM' in white text on a green background.

Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
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★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202310812	9249 E State Road 16	Twelve Mile	IN 46988	LP \$0
	Area Cass County	Parcel ID 09-01-16-300-001.000-001	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 3	F 2
	Township Adams	Style One Story	REO No	Short Sale No
	School District CASTN	Elem Caston	Jr Caston	SrH Caston
	Legal Description PT SE 1/4 SW 1/4 16 28 3E 1.392			
	Directions Property is east of Flora, IN on the north side of SR 16.			
	Inside City Limits N	City	County Zoning A1	Zoning Description

Remarks Country Home & Wooded Building Site offered in 2 tracts selling via Online Only Auction on Monday, May 15, 2023 -- Bidding begins closing out at 6 pm! This is Tract 1 which features a Country Home with Finished Basement & Heated Pole Barn ON 1.39+/- Acres! There is an Open Kitchen & Living Room with Hardwood Floors throughout & on-demand water heater. There are 3 Bedrooms including a Master Bedroom & Ensuite and an additional Full Bath off the hallway. The Large Recreational Room in the Finished Basement is great for entertaining and complete with a Kitchenette! There is a 2-Car Attached Garage & Heated Pole Barn with 4 Overhead Doors for all your vehicles & workshop! Bid on this tract individually or for the entirety for 5+/- Acres! Open House: Wednesday, May 10th 5:30-6pm

Agent Remarks Online Auction: Mon. 5.15.23 6pm Open House: Wed. 5.10.23 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. 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 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. Buyer Brokers will be

Se	Lot	Lot Ac/SF/Dim	1.3900 / 60,636 / 200x300	Lot Desc	0-2.9999
Above Gd Fin SqFt	1,248	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	55	New Const	No	Date	
Room Dimensions		Baths	Full Half	Water	WELL
RM DIM	LVL	B-Main	2 0	Sewer	Septic
LR	10 x 20 M	B-Upper	0 0	Fuel /	Baseboard, Hot Water
D	16 x 16 M	B-Blw G	0 0	Heating	
FR	x			Cooling	Central Air
KT	x	Laundry Rm	Main		x
B	x	AMENITIES	1st Bdrm En Suite, Deck Open, Eat-In Kitchen, Open Floor Plan, Porch Covered, Porch Open, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up		
D	x				
M	10 x 12 M				
2B	10 x 14 M				
3B	14 x 14 M	Garage	2.0 / Attached	/ 26 x 22 / 572.00	
4B	x	Outbuilding 1	Pole/Post Building	28 x 48	
5B	x	Outbuilding 2		x	
R	x	Assn Dues		Frequency	Not Applicable
LF	x	Other Fees			
EX	x	Restrictions			

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 5/15/2023	Time 6 PM
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual \$1,081.98	Exemptions Homestead, Supplemental	Year Taxes Payable 2023	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	List Team
Co-List Office	Co-List Agent	
Showing Instr Showingtime or Open House		
List Date 4/12/2023	Start Showing Date	Exp Date 7/3/2023
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 3.0%	Variable Rate No
Virtual	Lockbox Type Mechanical/Comb	Lockbox Location front door
Pending Date	Closing Date	Selling Price
Ttl Concessions Paid	Sold/Concession Remarks	Conc Paid By
Sell Office	Sell Agent	Sell
Co-Sell Office	Co-Sell	

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 4/13/2023

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) 9249 E 50 Rd to Twelve Mile, IN 46988

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 <i>Mitchell A. ...</i>	Date (mm/dd/yy) <u>4/13/23</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Mitchell A. ...</i>	Date (mm/dd/yy) <u>4/13/2023</u>	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)

9949 EST Rd To Twelve Mile, IN 46988

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: _____ Years.				Do structures have aluminum wiring?			
Does the roof leak?				Are there any foundation problems with the structures?			
Is there present damage to the roof?				Are there any encroachments?			
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?			
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?			
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?				Is the access to your property via a public road?			
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?				Is the access to your property via an easement?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Explain:				Are there any structural problems with the building?			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Have any substantial additions or alterations been made without a required building permit?			
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
				Is there any damage due to wind, flood, termites or rodents?			
				Have any structures been treated for wood destroying insects?			
				Are the furnace/woodstove/chimney/flue all in working order?			
				Is the property in a flood plain?			
				Do you currently pay flood insurance?			
				Does the property contain underground storage tank(s)?			
				Is the homeowner a licensed real estate salesperson or broker?			
				Is there any threatened or existing litigation regarding the property?			
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?			
				Is the property located within one (1) mile of an airport?			

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>Michael Arthur</i>	Date (mm/dd/yy) 4/3/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Michael Arthur</i>	Date (mm/dd/yy) 4/3/2023	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. CAGA

260-982-0238

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 ...GENERATION AFTER GENERATION

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

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Average Utilities

	Company	Average Amount
Gas	Private LP Supplier	\$
Electric	Miami Cass REMC	\$ 150/mo
Water		\$
Other		\$
HOA		\$

Listings as 04/12/2023

Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202310816 ** State Road 16 Twelve Mile IN 46988 Status Active LP \$0



Area Cass County Parcel ID 09-01-16-300-013.000-00 Type Agricultural Land
 Sub None Cross Street Lot #
 School District CAST Elem Caston JrH Caston SrH Caston
 REO No Short Sale No Waterfront Y/N N
 Legal Description Approximately 4.3+/- Acres part of: PT SE 1/4 SW 1/4 16 28 3E 32.596A
 Directions Property is east of Flora, IN on the north side of SR 16.
 Inside City Limits N City Zoning County Zoning A1 Zoning Description

Remarks Wooded Building Site & Country Home offered in 2 tracts selling via Online Only Auction on Monday, May 15, 2023 -- Bidding begins closing out at 6 pm! This is Tract 2 which features 4.3+/- Acres of Recreational Land. Great partially wooded lot to build your dream home! Bid on this tract individually or for the entirety for 5+/- Acres!

Agent Remarks Online Auction: Mon. 5.15.23 6pm TERMS: \$5,000 down day of the auction with the balance at closing. 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 4.3300 / 188,615 / 600x300
 Parcel Desc Partially Wooded, 3-5.9999 Platted Development No Platted Y/N Yes
 Township Adams Date Lots Available Price per Acre \$0.00
 Type Use Agriculture, Residential, 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 Aerial Photo

Strctr/Bldg Imprv No
 Can Property Be Divided? No
 Water Access
 Water Name Lake Type
 Water Features
 Water Frontage Channel Frontage Water Access
 Auction Yes Auctioneer Name Chad Metzger Auctioneer License # AC31300015
 Auction Location Online Only: bidmetzger.com Auction Start Date 5/15/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$751.60 Exemption Year Taxes Payable 2023 Assessed Value
 Is Owner/Seller a Real Estate Licensee No Possession At closing
 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 4/12/2023 Exp Date 7/3/2023
 Contract Type Exclusive Right to Sell BBC 3.0% Variable Rate No Special Listing Cond. None
 Virtual Tours: Type of Sale
 Pending Date Closing Date Selling Price How Sold CDOM 0
 Total Concessions Paid Sold/Concession Remarks
 Sell Office Sell Agent Sell Team
 Co-Sell Office Co-Sell Agent
 Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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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**

09-01-16-300-001.000-001

Arthur, Martin R; Michael A;

9249 EST RD 16

511, 1 Family Dwell - Unplatted (0 to 9.9

Adams Township

/ 1/2

General Information

Parcel Number
09-01-16-300-001.000-001
Local Parcel Number
00101010001

Tax ID:

Routing Number
01-16-000-024

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

Year: 2022

Location Information

County
Cass

Township
ADAMS TOWNSHIP

District 001 (Local 001)
ADAMS TOWNSHIP

School Corp 2650
CASTON

Neighborhood 9010001-001
Adams Township

Section/Plat
0016

Location Address (1)
9249 EST RD 16
TWELVE MILE, IN 46988

Zoning

Subdivision

Lot

Market Model
9010001 - Res

Characteristics

Topography Flood Hazard
Rolling

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Thursday, July 21, 2022

Review Group 2014

Ownership

Arthur, Martin R; Michael A;
Douglas L (Carol L Arthur Life Es t)
% Carol Arthur
9249 E SR 16
Twelve Mile, IN 46988

Legal

Pt Se 1/4 Sw 1/4 16 28 3e 1.392



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows show dates 11/02/2020 and 01/01/1900 with owners Arthur, Martin R; Micha and Arthur, Richard E & Ca.

Notes

7/7/2022 LAND: OWNS ADJACENT FARMGROUND
7/7/2022 23RS: CHANGED PROPERTY CLASS TO 101 AND CHANGED LAND TO AG
1/1/2015 15RS: REMOVED POOL/CHANGED T3AW TO DETGAR/ADDED DECK
11/8/2010 11SP: SPLIT .182 A TO 0101010023 ROAD RIGHT OF WAY

Res

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

Land Data (Standard Depth: Res 150', CI 150' 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 data for lots 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.39), Actual Frontage (0), Developer Discount, Parcel Acreage (1.39), 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 (0.39), 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 (\$18,000), 91/92 Value (\$1,100), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$0), CAP 3 Value (\$1,100), Total Value (\$19,100).

Data Source N/A

Collector 05/09/2018 KM

Appraiser 01/01/1900

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 41 - 1 Story = or Newe
Finished Area 1248 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, Open Frame	48	\$3,400
Wood Deck	402	\$6,000

Plumbing

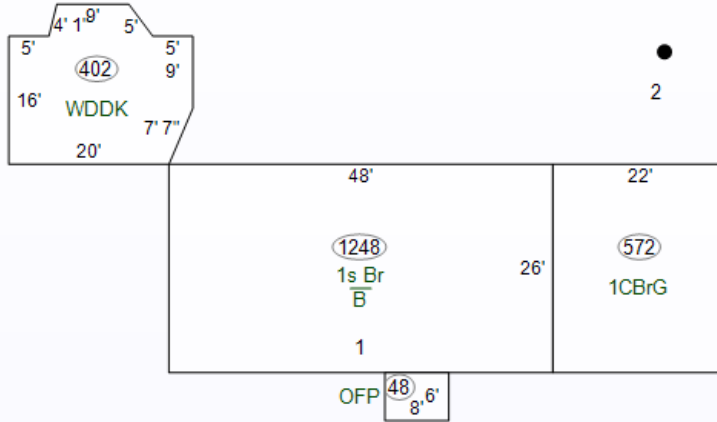
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 7	1248	1248	\$101,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1248	0	\$30,700	
Crawl				
Slab				

Total Base \$132,100

Adjustments 1 Row Type Adj. x 1.00 \$132,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1248	\$3,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$136,900

Sub-Total, 1 Units

Exterior Features (+)	\$9,400	\$146,300
Garages (+) 572 sqft	\$16,800	\$163,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.88

Replacement Cost \$150,704

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	Brick	C+1	1968	1968	54 A		0.88		2,496 sqft	\$150,704	40%	\$90,420	0%	100%	1.000	1.1400	\$103,100
2: Detached Garage R 01	0%	1	Pole	C	1999	1999	23 A	\$17.82	0.88	\$15.68	28'x48'	\$21,076	22%	\$16,440	0%	100%	1.000	1.0000	\$16,400

...Generation after Generation



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