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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *Lakefront Home on Tippecanoe Lake!*

This property will be offered at Online Auction on Monday, June 5, 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 July 7, 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 \$3,012.16. 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, June 5, 2023**

**Bidding begins closing out at 6 pm!**

**28 Ems T30b Ln., Leesburg, IN 46538**

**Plain Township • Kosciusko County**

***Auction Manager: John Burnau 574.376.5340***

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




**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA  
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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202313796	<b>28 Ems T30b Lane</b>	<b>Leesburg</b>	<b>IN 46538</b>	<b>LP \$0</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-07-12-300-178.000-016	<b>Type</b> Site-Built Home	<b>Waterfront</b> Yes
	<b>Sub</b> Bellrohr Park	<b>Cross Street</b>	<b>Bedrm</b> 3	<b>F</b> 2
	<b>Township</b> Plain	<b>Style</b> One and Half Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> WRS	<b>Elem</b> Leesburg	<b>Jr</b> Lakeview	<b>SrH</b> Warsaw
	<b>Legal Description</b> 29-47-137 LOT 59 BELLROHR PARK 7TH ADD			
	<b>Directions</b> On the west side of Tippecanoe Lake, take Armstrong Rd. to 300 E. Turn southeast on EMS T30 Ln. Then north on T30B Ln.			
	<b>Inside City Limits</b> N	<b>City</b>	<b>County Zoning</b> R1	<b>Zoning Description</b>

**Remarks** Beautiful Move-In Ready Lakefront Home on Tippecanoe Lake selling via Online Only Auction Monday, June 5, 2023 -- Bidding begins closing out at 6 pm! This property has 40 ft of Lake Frontage on Tippecanoe Lake! There are 3 Bedrooms & 2 Full Baths. Eat-In Kitchen has cherry cabinets. Great Room has beautiful natural gas fireplace, lots of natural light, & water views! There is an All-season Sunroom that connects to the large deck. 2-Car Attached Garage has heating, cooling, & lots of cabinet storage and there is plenty of parking on the concrete driveway to accommodate your guests! Decks on both the front and back of the home have gas grills & stereo system with outdoor speakers - great for entertaining! 16 Piece Deck Furniture is included with sale. Utility Shed is large enough to fit all the deck furniture for the winter. Piers are fiberglass & stay in year-round. Lots more upgrades including new furnace & water heater! Come see for yourself! Open House: Monday, May 29th 5-6 pm

**Agent Remarks** Online Auction: Mon. 6.5.23 6pm Open House: Mon. 5.29.23 5-6pm TERMS: \$10,000 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. Seller has the right to

Se	Lot 59	Lot Ac/SF/Dim	0.1900	/	8,260	/	59X140	Lot Desc	Waterfront, 0-2.9999, Lake	
<b>Above Gd Fin SqFt</b>	1,399	<b>Above Gd Unfin SqFt</b>	0			<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	
<b>Age</b>	60	<b>New Const</b>	No			<b>Date</b>		<b>Ext Shingle</b>		
<b>Room Dimensions</b>		<b>Baths</b>	Full	Half	Water	WELL		<b>Basement Material</b>	Brick	
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Sewer</b>	Septic		<b>Dryer Hookup Gas</b>	No	
<b>LR</b>	20 x 16	<b>M</b>	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Forced Air	<b>Dryer Hookup Elec</b>	No	
<b>D</b>	8 x 8	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	
<b>FR</b>	x					<b>Cooling</b>	Central Air	<b>Disposal</b>	No	
<b>KT</b>	10 x 12	<b>M</b>	<b>Laundry Rm</b>	Main	4 x 10			<b>Water Soft-Owned</b>	Yes	
<b>B</b>	x		<b>AMENITIES</b> Breakfast Bar, Cable Available, Ceiling Fan(s), Countertops-Laminate, Deck on Waterfront, Garage Door Opener, Patio Open, Range/Oven Hook Up Gas, Main Floor Laundry, Washer Hook-Up						<b>Water Soft-Rented</b>	No
<b>D</b>	x							<b>Alarm Sys-Sec</b>	No	
<b>M</b>	10 x 10	<b>M</b>						<b>Alarm Sys-Rent</b>	No	
<b>2B</b>	8 x 10	<b>M</b>						<b>Garden Tub</b>	No	
<b>3B</b>	10 x 12	<b>M</b>	<b>Garage</b>	2.0	/ Attached	/	22 x 24	/	528.00	
<b>4B</b>	x		<b>Outbuilding 1</b>	Shed			10 x 12			
<b>5B</b>	x		<b>Outbuilding 2</b>				x			
<b>R</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>Pool</b>	No	
<b>LF</b>	x		<b>Other Fees</b>					<b>Pool Type</b>		
<b>EX</b>	x		<b>Restrictions</b>					<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Washer, Cooktop-Gas, Ice Maker, Laundry-Stacked W/D, Range-Gas, Sump Pump, Water Heater Electric, Water Softener-Owned	

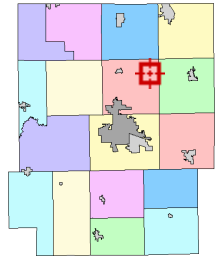
<b>Water</b>	FRNT	<b>Wtr Name</b>	Oswego	<b>Water Frontage</b>	40.00	<b>Channel</b>	0.00
<b>Water Features</b>	Pier/Dock			<b>Water Type</b>	Lake	<b>Lake Type</b>	Ski Lake
<b>Auctioneer Name</b>	Chad Metzger & John Burnau	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	6/5/2023	<b>Time</b>	6 PM
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual</b>	\$3,012.16	<b>Exemptions</b>	Homestead, Mortgage,	<b>Excluded Party</b>	None		
<b>Possession</b>	30 days after closing			<b>Year Taxes Payable</b>	2023		
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395		
<b>Co-List Office</b>				<b>List Team</b>			
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	5/2/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	7/1/2023	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.5%	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual</b>		<b>Lockbox Type</b>	Mechanical/Comb	<b>Lockbox Location</b>	Front Door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Sell</b>			
<b>Co-Sell Office</b>		<b>Co-Sell</b>					

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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of



**Overview**



**Legend**

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

<b>Parcel ID</b>	029-047-137	<b>Alternate ID</b>	029-720006-62	<b>Owner Address</b>	Armstrong Fredric L & Louise G PO Box 157 Leesburg, IN 46538
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	28 EMST30B LN LEESBURG	<b>Acreage</b>	n/a		
<b>District</b>	Plain				
<b>Brief Tax Description</b>	029-047-137 Lot 59 Bellrohr Park 7th Add				
					(Note: Not to be used on legal documents)

Date created: 4/27/2023  
Last Data Uploaded: 4/27/2023 3:21:45 AM



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) ~~6/24/2022~~ 04-06-23

**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)

28 EMS T30B LN, 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	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher			✓	
Disposal			✓	
Freezer			✓	
Gas Grill			✓	
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)			✓	
Trash Compactor			✓	
TV Antenna / Dish			✓	
Other:				
2 natural gas grills			✓	
			✓	

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Intercom	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
60 / 100 / 200 Amp Service (Circle one)			✓	
Generator	✓			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed			✓	
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump			✓	
Irrigation Systems			✓	
Water Heater / Electric			✓	
Water Heater / Gas	✓			
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener			✓	
Well			✓	
Septic & Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		✓	
Are the structures connected to a public sewer system?		✓	
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

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

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Fredric L. Armstrong</i>	Date (mm/dd/yy) 4/6/03	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)
----------------------------------	-----------------	----------------------------------	-----------------

Property address (number and street, city, state, and ZIP code)  
 28 EMS T30B LN, Leesburg, IN 46538

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>24</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
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?		✓	
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?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?			✓
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
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>Fredrick L. Armstrong</i>	Date (mm/dd/yy) <i>4/6/23</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 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**



43-07-12-300-178.000-016

ARMSTRONG FREDRIC L & LOU

28 EMS T30B LN

510, 1 Family Dwell - Platted Lot

TIPPE LAKEFRONT - OSW

1/2

General Information

Parcel Number 43-07-12-300-178.000-016
Local Parcel Number 2972000662

Tax ID:

Routing Number 029-047-137

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 2905200-016 TIPPE LAKEFRONT - OSWEGO -
Section/Plat 12-33-6
Location Address (1) 28 EMS T30B LN LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision 7th Add to Bell-Rohr Park

Lot 59

Market Model Tippe Lake - Mid Range

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022
Review Group 2021

Ownership

ARMSTRONG FREDRIC L & LOUISE
PO BOX 157
LEESBURG, IN 46538

Legal

29-47-137
LOT 59 BELLROHR PARK 7TH ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/28/1985 ARMSTRONG FREDR and 01/01/1900 TRIWEGO INC.

Notes

8/26/2016 REA: 2017 ADJUSTED DIMENSIONS ON OFF & WDDK PER PICTOMETRY.

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 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 50' X 164', CI 50' X 164')

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: Computation Name, Value. Rows include Calculated Acreage (0.19), Actual Frontage (53), 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 (\$283,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$283,600).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 1399 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	120	\$8,100
Wood Deck	480	\$7,300
Porch, Open Frame	56	\$3,400
Wood Deck	256	\$4,200

**Plumbing**

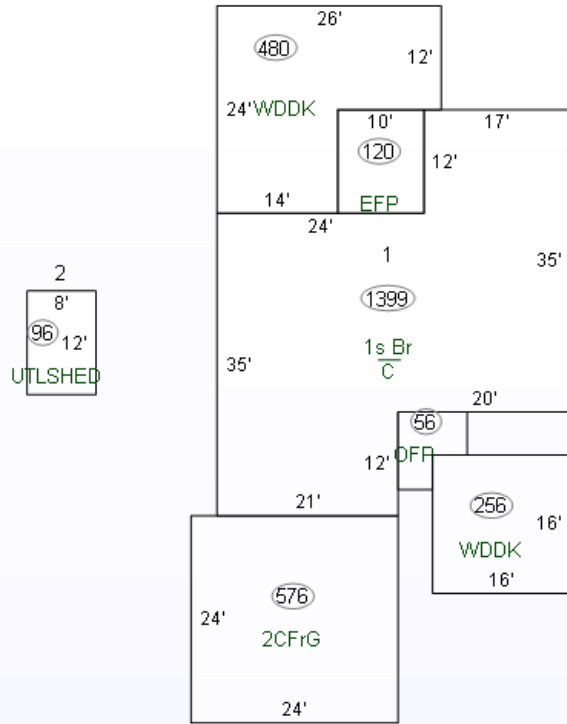
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	7	1399	1399	\$107,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1399	0	\$6,800	
Slab					

Total Base		\$114,700
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$114,700</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1399	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$125,100</b>
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$23,000	\$148,100
Garages (+) 576 sqft	\$18,600	\$166,700
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$153,364</b>

**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	1963	1966	56 A		0.92		1,399 sqft	\$153,364	40%	\$92,020	0%	100%	1.670	1.0500	\$161,400
2: Utility Shed R 01	0%	1		D	1966	1966	56 A	\$23.66	0.92	\$17.41	8'x12'	\$1,672	65%	\$590	0%	100%	1.670	1.0500	\$1,000

*...Generation after Generation*



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