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260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Country Home with Outbuildings on 2+/- Acres!

This property will be offered at Auction on Saturday, July 1, 2023 at 10 am. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 August 4, 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 \$1,826.76. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Saturday, July 1, 2023 at 10 am

5255 W. 550 N., Warsaw, IN 46582

Prairie Township • Kosciusko County

Auction Manager: Dodie Lambright 260.463.1717

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




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

260-982-0238

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

WWW.METZGERAUCTION.COM

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202319564	5255 W 550 N	Warsaw	IN 46582	LP \$0
	Area Kosciusko County	Parcel ID 43-06-16-200-131.000-019	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrm 4	F 2
	Township Prairie	Style One and Half Story	REO No	Short Sale No
	School WRS	Elem Madison	Jr Edgewood	SrH Warsaw
Legal Description 21-64-2.C PT TR N 1/2 N 1/2 NW SE 16-33-5 2.00A				
Directions From US 30, head north on 500 W. Turn west on 550 N. Property is on the south side of the road.				
Inside City N	City	County Zoning A1	Zoning Description agriculture	

Remarks Country Home with Multiple Outbuildings going to Auction on Saturday, July 1, 2023 at 10 am! Escape to the peaceful country with this 4-bedroom home, situated on 2+/- acres. The main level offers 2 bedrooms and 2 full bathrooms - one with a luxurious claw foot tub and double vanity. The eat-in kitchen is open to the dining room, and flows into the living room with a cozy wood burning fireplace. Upstairs, you'll find 2 additional bedrooms. The partially finished basement with barn siding features a family room and 2 storage rooms which could be utilized as an office. Enjoy the outdoors from the large deck on the back of the home or sit back and relax on the charming front porch. There are 2 outbuildings, one with electricity and a large porch, which offer plenty of space for storage, hobbies or even potential for more living space. There is plenty of room for a potential pasture also on 2+/- acres. Don't miss your chance to experience the peaceful country setting! Open House: Monday, June 26th 5:30-6pm

Agent Remarks Auction: Sat. 7.1.23 10 am Open House: Mon. 6.26.23 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

Se	Lo	Lot	2.0000	/	87,120	/	250x335	Lot Desc	0-2.9999	
Above Gd Fin SqFt	2,054	Above Gd Unfin SqFt	0	Below Gd Fin	0	Ttl Below Gd	1,170	Ttl Fin SqFt	2,054	
Age	57	New Const	No	Date		Ex Vinyl		Bsm	Full Basement, Partially Finished	
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material		
RM DIM	LV	B-Main	2	0	Well Type	Private		Dryer Hookup Gas	No	
L	15 x 15	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup	Yes	
D	10 x 15	M	B-Blw G	0	0	Fuel /	Gas	Dryer Hookup G/E	No	
F	x		Laundry Rm	Main	Heating			Disposal	Yes	
K	15 x 15	M	Laundry L/W	8 x 8	Cooling	Central Air		Water Soft-Owned	Yes	
B	x		AMENITIES	Ceiling Fan(s), Deck Open, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Open Floor Plan, Range/Oven			Water Soft-Rented	No	ADA Features	No
D	x		Hook Up Gas, Twin Sink Vanity, Tub and Separate Shower, Tub/Shower Combination, Main Floor Laundry, Sump Pump,			Alarm Sys-Sec	No	Fence		
M	12 x 12	M				Alarm Sys-Rent	No	Golf Course	No	
2	10 x 10	M				Garden Tub	No	Nr Wlkg Trails	No	
3	15 x 15	U	Garage	/	/	x	/	Jet Tub	No	
4	15 x 15	U	Outbuilding	Pole/Post Building	36	x	24	Pool	No	
5	x		Outbuilding	Pole/Post Building	31	x	20 620	Pool Type		
R	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Refrigerator, Range-Gas, Sump Pump, Water Heater Electric, Water Softener-Owned	
LF	x		Other Fees				FIREPLACE	Living/Great Rm, Wood Burning, Basement		
E	x		Restrictions							

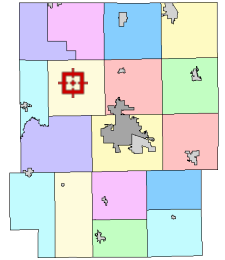
Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name	Chad Metzger & Dodie Hart	Lic #	AC31300015
Financing: Existing		Proposed	
Annual	\$1,826.76	Exemptions	Homestead, Supplemental
Possession	At closing	Year Taxes Payable	2023
List Office	Metzger Property Services, LLC - 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 Team	

List Date	6/8/2023	Start Showing Date		Exp Date	7/31/2023	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	3.0%	Variable Rate	No	Special List Cond.	None		
Virtual		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		Sell Agent			
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
 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). © 2023 IRMLS. All Rights Reserved.



Overview



Legend

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

Parcel ID	021-064-002.C	Alternate ID	021-726002-54	Owner Address	Russell Frank N & Debra J Nieman 5255 W 550 N Warsaw, IN 46582
Sec/Twp/Rng	0016-0033-5	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
Property Address	5255 W 550 N WARSAW	Acreage	2		
District	Prairie				
Brief Tax Description	021-064-002.C PTTR N 1/2 N 1/2 NW SE 16-33-5 2.00A				
	(Note: Not to be used on legal documents)				

Date created: 3/30/2023
Last Data Uploaded: 3/30/2023 4:49:43 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

6-7-2023

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)

5255 W. 550 N. WARSAW, IN 46582

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:	✓			

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.

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)	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	✓			
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	✓			


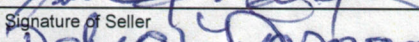
Property address (number and street, city, state, and ZIP code)

5255 W. 550 N., WARSAW, IN 46582

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? _____			<input checked="" type="checkbox"/>
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:		<input checked="" type="checkbox"/>	
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"/>	<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?	<input checked="" type="checkbox"/>	<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) 01/7/2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller 	Date (mm/dd/yy) 01/7/2023	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)

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 ...GENERATION AFTER GENERATION

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 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Average Utilities

	Company	Average Amount
Gas	NipSCO	\$ 75 - 125 / MO.
Electric	BEMC	\$ 100 - 125 / MO.
Water		\$
Other		\$
HOA		\$

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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**

43-06-16-200-131.000-019

RUSSELL FRANK N & DEBRA J

5255 W 550 N

511, 1 Family Dwell - Unplatted (0 to 9.9

PRAIRIE TWP ACREAGE/2 1/4

General Information

Parcel Number 43-06-16-200-131.000-019

Local Parcel Number 2172600254

Tax ID:

Routing Number 021-064-002.C

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

Year: 2022

Location Information

County Kosciusko

Township PRAIRIE

District 019 (Local 019) PRAIRIE TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 2111000-019 PRAIRIE TWP ACREAGE

Section/Plat 16-33-5

Location Address (1) 5255 W 550 N WARSAW, IN 46582

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA Electricity

Streets or Roads TIF Unpaved

Neighborhood Life Cycle Stage Other

Printed Monday, April 4, 2022

Review Group 2019

Ownership

RUSSELL FRANK N & DEBRA J NIEM 5255 W 550 N WARSAW, IN 46582

Legal

21-64-2.C PT TR N 1/2 N 1/2 NW SE 16-33-5 2.00A



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

Table with columns for Assessment Year (2022-2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

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

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and W/I.

Res

Notes

9/27/2018 REA: 2019 ADJUSTED GRADE OF HOUSE TO "C" & 1/2SFR TO 3/4SFR. CHANGED GRADE OF OFF ON T3 TO D FOR REASSESSMENT. 1/18/2018 2018: 2018 REMOVED FINISH FROM HOME & CORRECTED 20X31 T3 TO EARTH FLOOR NO ELECTRIC NO INSULATION PER OWNER PER FIELD VISIT 09/27/2017. REMOVED 4X8 CNPY & ADDED 20X24 LEANTO PER BP 18 PAY 19. 1/18/2018 BP: 2018 BP# 170587 20X24 LEANTO \$800 08/07/2017.

1/3/2017 BP: 2017 160768 14X34 LEAN TO \$400.00 09/19/2016

2/3/2016 2016: ADDED 4 X 8 CNPY AND CORRECTED HEIGHT ON 24 X 36 T3 PER PICTOMETRY

3/13/2015 BP: BP #14 0913 POLE BARN \$1800 & WDDK \$800 12/8/14 MJ

8/12/2014 2015: 2015 ADDED WDDK TO HOUSE & ADDED OFF TO CAR SHED PER PICTOMETRY

ADDED 20X31 POLE BLDG & CHANGED CARSHED TO POLE BARN MJ

8/12/2014 REA: 2015 ADDED WDDK TO HOUSE & ADDED OFF TO CAR SHED PER PICTOMETRY

Land Computations

Table with columns for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, and Total Value.

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1 3/4
Style 50 Newer 1+1/2story 1
Finished Area 2054 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
Wood Deck	240	\$4,200
Wood Deck	729	\$9,900

Plumbing

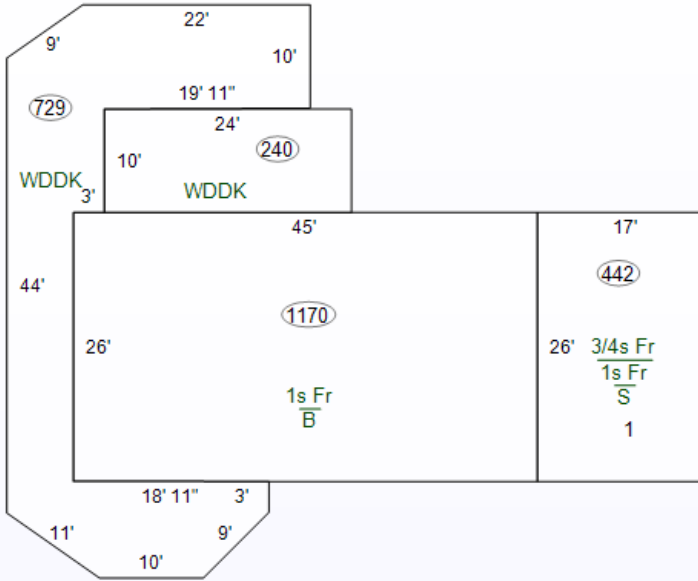
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1612	1612	\$106,100	
2				
3				
4				
1/4				
1/2				
3/4 1Fr	442	442	\$22,100	
Attic				
Bsmt	1170	0	\$29,500	
Crawl				
Slab	442	0	\$0	
Total Base			\$157,700	

Adjustments

1 Row Type Adj. x 1.00	\$157,700
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:2 PS:1 PO:1 \$12,700
No Heating (-)	\$0
A/C (+)	1:1612 3/4:442 \$4,200
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$176,200

Sub-Total, 1 Units

Exterior Features (+)	\$14,100	\$190,300
Garages (+) 0 sqft	\$0	\$190,300
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.92	
Replacement Cost		\$175,076

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 3/4	Wood Frame	C	1966	1985	37 A		0.92		3,224 sqft	\$175,076	28%	\$126,050	0%	100%	1.480 1.0000	\$186,600

General Information

Occupancy Barn, Pole (T3)
 Description Barn, Pole (T3) 1
 Story Height 0
 Style N/A
 Finished Area
 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

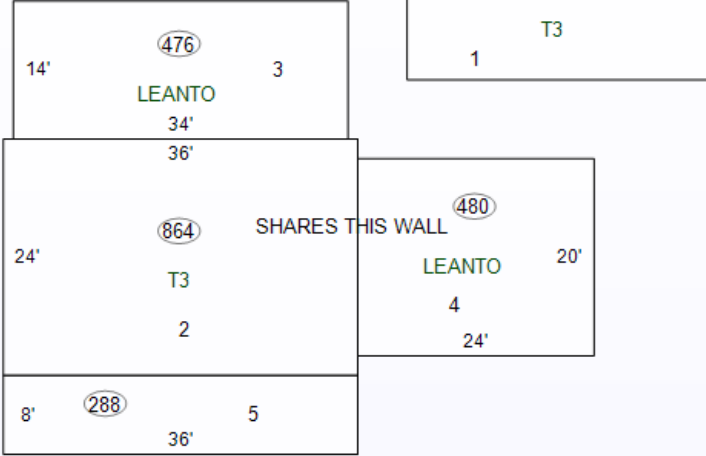
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr Base Finish Value Totals
 1
 2
 3
 4
 1/4
 1/2
 3/4
 Attic
 Bsmt
 Crawl
 Slab

Total Base Row Type Adj.

Adjustments
 Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
 Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade)
 Location Multiplier 0.92
 Replacement Cost \$10,025

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: Barn, Pole (T3) 1	0%	1	T3AW	C	2014	2014	8 A	\$22.83	0.92	\$0.00	20' x 31' x 10'	\$10,025	20%	\$8,020	0%	100%	1.480	1.0000	\$11,900
2: Barn, Pole (T3) 2	0%	1	T3AW	D	1977	1977	45 A	\$20.97	0.92	\$0.00	24' x 36' x 12'	\$12,903	60%	\$5,160	0%	100%	1.480	1.0000	\$7,600
3: Lean-To 1	0%	1	Earth Floor	D	2016	2016	6 A	\$5.58	0.92	\$0.00	476 sqft x 10'	\$1,955	15%	\$1,660	0%	100%	1.480	1.0000	\$2,500
4: Lean-To 2	0%	1	Earth Floor	D	2017	2017	5 A	\$5.58	0.92	\$0.00	20'x24' x 10'	\$1,971	15%	\$1,680	0%	100%	1.480	1.0000	\$2,500
5: OFP	0%	1		D	2012	2012	10 A		0.92		8'x37'	\$7,728	12%	\$6,800	0%	100%	1.480	1.0000	\$10,100

...Generation after Generation



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