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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



Metzger
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Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

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REAL ESTATE AUCTION TERMS

2 Homes & Potential Building Sites offered in 4 Tracts!

This property will be offered at Online Only Auction on Wednesday, July 26, 2023 – Bidding begins closing out at 6 pm. Tracts 2, 3, & 4 are selling regardless of price! 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% 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 1, 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 \$3,212.58. 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: Wednesday, July 26, 2023

Bidding begins closing out at 6 pm!

Tract 1: 9288 W. 1100 S35, Lafontaine, IN 46940

Tract 2: 15 W. Grant St., Lafontaine, IN 46940

**Tract 3 & 4: W. Grant St., Lafontaine, IN - across the street from tract 2
Wabash & Huntington County**

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



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

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

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TRACT 1

13

197 ft



| | | | | |
|--|-------------------------------|---|-----------------------------|-----------------------------|
| Property Type RESIDENTIAL | Status Active | CDOM 13 | DOM 13 | Auction Yes |
| MLS # 202321733 | 9288 W 1100 S35 | LaFontaine | IN 46940 | LP \$0 |
|  | Area Huntington County | Parcel ID 35-10-28-400-029.900-020 | Type Site-Built Home | Waterfront No |
| | Sub None | Cross Street | Bedrm 3 | F 1 |
| | Township Wayne | Style One Story | REO No | Short Sale No |
| | School HCS | Elem Salamonie | Jr Riverview | SrH Huntington North |
| Legal Description Approximately 2+/- acres part of: 012-00299-00 E PT W SE SEC 28 60A | | | | |
| Directions Just west of SR 105 on SR 218. | | | | |
| Inside City N | City | County Zoning A1 | Zoning Description | |

Remarks 2 Homes & Potential Building Sites offered in 4 Tracts selling via Online Only Auction on Wednesday, July 26, 2023 -- Bidding begins closing out at 6 pm! This is Tract 1 which features a Country Home on 2+/- Acres! This home sits on 2 acres of picturesque land, where you can truly enjoy the tranquility and beauty of rural living. The home features 3 cozy bedrooms and 1 full bathroom, perfect for a family or anyone who enjoys a quieter lifestyle. The property also includes 2 outbuildings, ideal for storing equipment and supplies or tending to livestock. With plenty of outdoor space and charming rustic character, this home is an ideal retreat from the hustle and bustle of the city. Bid on this tract individually, in combination, or for all 4 properties for more income producing property! Open House: Sunday, July 16th 1-2pm

Agent Remarks Online Auction: Wed. 7.26.23 6pm Open House: Sun. 7.16.23 1-2pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Trustee's 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). 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

| Se | Lo | Lot | 2.0000 | / 87,120 | / 260X350 | Lot Desc | Level, 0-2.9999 | | | |
|------------------------|---------------------|--|---------------|--------------------------|-------------------------------|--|---------------------------------|-----------------------|-------------------|------------------------|
| Above Gd Fin | SqFt 1,338 | Above Gd Unfin | SqFt 0 | Below Gd Fin | 0 | Ttl Below Gd | 570 | Ttl Fin | SqFt 1,338 | Year Built 1939 |
| Age 84 | New Const No | Date | | Ex Shingle, Vinyl | | Bsm Crawl, Partial Basement, Unfinished | | # Rooms 5 | | |
| Room Dimensions | | Baths | Full | Half | Water WELL | Basement Material | Block | | | |
| RM DIM | LV | B-Main | 1 | 0 | Well Type Private | Dryer Hookup Gas | No | Fireplace | No | |
| L | x | B-Upper | 0 | 0 | Sewer Septic | Dryer Hookup | Yes | Guest Qtrs | No | |
| D | x | B-Blw G | 0 | 0 | Fuel / Gas, Forced Air | Dryer Hookup G/E | No | Split FlrPln | No | |
| F | 12 x 12 | Laundry Rm | Main | | Heating | Disposal | No | Ceiling Fan | No | |
| K | 12 x 12 | Laundry L/W | x | | Cooling None | Water Soft-Owned | No | Skylight | No | |
| B | x | AMENITIES Attic Storage, Attic-Walk-up, Dryer Hook Up | | | | Water Soft-Rented | No | ADA Features | No | |
| D | x | Electric, Range/Oven Hook Up Elec, Tub/Shower Combination, | | | | Alarm Sys-Sec | No | Fence | | |
| M | 8 x 8 | Main Floor Laundry, Washer Hook-Up | | | | Alarm Sys-Rent | No | Golf Course | No | |
| 2 | 12 x 12 | | | | | Garden Tub | No | Nr Wlkg Trails | No | |
| 3 | 10 x 10 | Garage | / | / | x / | Jet Tub | No | Garage Y/N | No | |
| 4 | x | Outbuilding | Barn | | 26 x 50 | Pool | No | Off Street Pk | | |
| 5 | x | Outbuilding | Barn | | 26 x 66 1716 | Pool Type | | | | |
| R | x | Assn Dues | | Frequency | Not Applicable | SALE INCLUDES | Refrigerator, Washer, Sump Pump | | | |
| LF | x | Other Fees | | | | | | | | |
| E | x | Restrictions | | | | | | | | |

| | | | |
|-------------------------------------|-------------------------|--------------------------------|-----------------------------|
| Water | Wtr Name | Water Frontage | Channel |
| Water Features | | Water Type | Lake |
| Auctioneer Name Chad Metzger | Lic # AC31300015 | Auction 7/26/2023 | Time 6 pm |
| Financing: Existing | Proposed | Location | Online Only: bidmetzger.com |
| Annual \$2,619.42 | Exemptions | 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 | | | |
| Co-List Office | Co-List Agent | | | |
| Showing Instr Showingtime or Open House | | | | |
| List Date 6/23/2023 | 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 Unbranded Virtual Tour | Lockbox Type Mechanical/Comb | Lockbox Location west side door | Type of Sale | |
| Pending Date | Closing Date | Selling Price | How Sold | |
| Ttl Concessions Paid | Sold/Concession Remarks | | Conc Paid | |
| 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.



Huntington County

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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)

1. The following are in the conditions indicated:

Table A: APPLIANCES. Columns: None/Not Included/Rented, Defective, Not Defective, Do Not Know. Rows include Built-in Vacuum System, Clothes Dryer, Dishwasher, Freezer, Gas Grill, Microwave Oven, Oven, Range, Refrigerator, etc.

Table B: ELECTRICAL SYSTEM. Columns: None/Not Included/Rented, Defective, Not Defective, Do Not Know. Rows include 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.

Table C: WATER & SEWER SYSTEM. Columns: None/Not Included/Rented, Defective, Not Defective, Do Not Know. Rows include 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.

Table D: HEATING & COOLING SYSTEM. Columns: None/Not Included/Rented, Defective, Not Defective, Do Not Know. Rows include 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 (Rented), 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: Juanita Rapp, Date: 5-15-23. Signature of Buyer.

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).

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

| 2. ROOF | YES | NO | DO NOT KNOW |
|--|-----|----|-------------|
| Age, if known: _____ Years. | | | X |
| Does the roof leak? | | | X |
| Is there present damage to the roof? | | | X |
| Is there more than one layer of shingles on the house? | | | X |
| 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? | | X | X |
| 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? | | X | X |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | X | |

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? | | | X |
| Are there any foundation problems with the structures? | | | X |
| Are there any encroachments? | | X | |
| Are there any violations of zoning, building codes, or restrictive covenants? | | X | |
| Is the present use a non-conforming use? Explain: | | | |
| Is the access to your property via a private road? | | X | |
| Is the access to your property via a public road? | X | | |
| Is the access to your property via an easement? | | X | |
| Have you received any notices by any governmental or quasi-governmental agencies affecting this property? | | X | |
| Are there any structural problems with the building? | | | X |
| Have any substantial additions or alterations been made without a required building permit? | | X | |
| Are there moisture and/or water problems in the basement, crawl space area, or any other area? | X | | |
| Is there any damage due to wind, flood, termites or rodents? | | | X |
| Have any structures been treated for wood destroying insects? | | X | |
| Are the furnace/woodstove/chimney/flue all in working order? | | | X |
| Is the property in a flood plain? | | X | |
| Do you currently pay flood insurance? | | X | |
| Does the property contain underground storage tank(s)? | X | | |
| Is the homeowner a licensed real estate salesperson or broker? | | X | |
| Is there any threatened or existing litigation regarding the property? | | X | |
| Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? | | | X |
| Is the property located within one (1) mile of an airport? | | X | |

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>Juanita Rapp</i> | Date (mm/dd/yy) <i>5-15-23</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) |

S MAIN ST

TRACT 2

S FIRST ST

E GRANT ST

TRACT 3

TRACT 4

Liberty

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202321735 15 W Grant Street LaFontaine IN 46940 LP \$0



Area Wabash County Parcel ID 85-19-27-404-010.000-006 Type Site-Built Home Waterfront No
 Sub None Cross Street Bedrm 3 F 2 H 0
 Township Liberty Style One and Half Story REO No Short Sale No
 School WAC Elem Southwood Jr Southwood SrH Southwood

Legal Description SISSONS LOT 15 & S1/2 LOT 16
 Directions From Hwy 15, turn east on 218. Turn north on Main St, then east on Grant St.
 Inside City Y City R3 County Zoning Zoning Description

Remarks 2 Homes & Potential Building Sites offered in 4 Tracts selling via Online Only Auction on Wednesday, July 26, 2023 -- Bidding begins closing out at 6 pm! This is Tract 2 which features a 3 bedroom home with 2 full baths located in a small town neighborhood! This home is selling regardless of price! This lovely home features 2 bedrooms upstairs and 1 bedroom on the main floor, providing plenty of living space and flexibility. With 2 full bathrooms, mornings can be a breeze for the whole family. The property also includes a convenient 2 car detached garage and a barn that is perfect for storing equipment or converted into a workshop. This home is perfect for those who appreciate small town living without sacrificing the convenience of modern amenities. Bid on this tract individually, in combination, or for all 4 properties for more income producing property! Open House: Sunday, July 16th 1-2pm

Agent Remarks Online Absolute Auction: Wed. 7.26.23 6 pm Open House: Sunday, July 16th 1-2pm TERMS: 10% 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). 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.

| Se | Lo | 15 | Lot | 0.2600 | / | 11,088 | / | 84X132 | Lot Desc | Corner, Level, 0-2.9999 | | | |
|------------------------|---------|--------------|--|-------------|--------------------|--------------|------------------|--------------------------|---|-------------------------|----------------|--------------|------|
| Above Gd Fin | SqFt | 1,540 | Above Gd Unfin | SqFt | 0 | Below Gd Fin | 0 | Ttl Below Gd | 0 | Ttl Fin SqFt | 1,540 | Year Built | 1899 |
| Age | 124 | New Const | No | Date | | Ex | Shingle, Vinyl | Bsm | Crawl | | | # Rooms | 6 |
| Room Dimensions | | Baths | Full | Half | Water | CITY | | Basement Material | | | | | |
| | RM DIM | LV | B-Main | 2 | 0 | Well Type | | Dryer Hookup | Gas | No | Fireplace | No | |
| L | x | | B-Upper | 0 | 0 | Sewer | City | Dryer Hookup | | No | Guest Qtrs | No | |
| D | x | | B-Blw G | 0 | 0 | Fuel / | Gas, Forced Air | Dryer Hookup G/E | | No | Split FlrPln | No | |
| F | 8 x 10 | M | Laundry Rm | Main | | Heating | | Disposal | | No | Ceiling Fan | No | |
| K | 10 x 12 | M | Laundry L/W | 7 x 20 | | Cooling | Central Air | Water Soft-Owned | | No | Skylight | No | |
| B | x | | AMENITIES Stand Up Shower, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up | | | | | | Water Soft-Rented | | No | ADA Features | No |
| D | 10 x 16 | M | | | | | | Alarm Sys-Sec | | No | Fence | | |
| M | 10 x 12 | M | | | | | | Alarm Sys-Rent | | No | Golf Course | No | |
| 2 | 12 x 14 | U | | | | | | Garden Tub | | No | Nr Wlkg Trails | No | |
| 3 | 12 x 14 | U | Garage | 2.0 | / Detached | / | 14 x 22 / 308.00 | Jet Tub | | No | Garage Y/N | Yes | |
| 4 | x | | Outbuilding | | Pole/Post Building | | 22 x 18 | Pool | | No | Off Street Pk | | |
| 5 | x | | Outbuilding | | | | x | Pool Type | | | | | |
| R | x | | Assn Dues | | Frequency | | Not Applicable | SALE INCLUDES | Refrigerator, Washer, Kitchen Exhaust Hood, Water Heater Electric | | | | |
| LF | x | | Other Fees | | | | | | | | | | |
| E | 10 x 16 | M | Restrictions | | | | | | | | | | |

Water Wtr Name Water Frontage Channel
 Water Features Water Type Lake
 Auctioneer Name Chad Metzger Lic # AC31300015 Auction 7/26/2023 Time 6 pm Location Online Only: bidmetzger.com
 Financing: Existing Proposed Excluded Party None
 Annual \$403.76 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 6/23/2023 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 Mechanical/Comb Lockbox Location west side door Type of Sale
 Pending Date Closing Date Selling Price How Sold
 Ttl Concessions Paid Sold/Concession Remarks Conc Paid
 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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Property Type LOTS AND LAND Status Active CDOM 0 DOM 0 Auction Yes

MLS 202321736 *** Grant Street LaFontaine IN 46940 Statu Active LP \$0



Area Wabash County Parcel ID 85-19-27-404-059.000-00 Type Residential Land
 Sub None Cross Street Lot #
 School District WAC Elem Southwood JrH Southwood SrH Southwood
 REO No Short Sale No Waterfront Y/N N
 Legal Description PT FR E1/2 SE (UNPLATTED) 27-26-7 .03AC & SISSONS W1/2 14 & SISSONS W1/2 13
 Directions From Hwy 15, turn east on 218. Turn north on Main St, then east on Grant St.
 Inside City Limits Y City Zoning R3 County Zoning Zoning Description

Remarks 2 Homes & Potential Building Sites offered in 4 Tracts selling via Online Only Auction on Wednesday, July 26, 2023 -- Bidding begins closing out at 6 pm! This is Tract 3 which features a potential building site to build your dream home! This lot is selling regardless of price! Bid on this tract individually, in combination, or for all 4 properties for more income producing property!

Agent Remarks Online Absolute Auction: Wed. 7.26.23 6pm TERMS: 10% 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). 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

Sec Lot Lot Ac/SF/Dim 0.2100 / 9,148 / 150x65
 Parcel Desc 0-2.9999 Platted Development No Platted Y/N Yes
 Township Liberty Date Lots Available Price per Acre \$ \$0.00
 Type Use Residential Road Access City Road Surface Asphalt Road Frontage City
 Water Type City, Available Well Type Easements Yes
 SEWER TYPE City, Available 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? Yes

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 7/26/2023

Financing: Existing Proposed Excluded Party None

Annual Taxes \$69.02 Exemption No Exemptions 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 6/23/2023 Exp Date 7/31/2023

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 Co-Sell Agent

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

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Listings as 06/23/2023

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

MLS 202321738 **** W Grant Street LaFontaine IN 46940 Statu Active LP \$0



Area Wabash County Parcel ID 85-19-27-404-059.000-00 Type Residential Land
 Sub None Cross Street Lot #
 School District WAC Elem Southwood JrH Southwood SrH Southwood
 REO No Short Sale No Waterfront Y/N N
 Legal Description PT W1/2 VAC FIRST ST & PT W1/2 VAC ALLEY & 20X66 (UNPLATTED - .03A) & SISSON E1/2 13 & 14 &
 Directions From Hwy 15, turn east on 218. Turn north on Main St, then east on Grant St.
 Inside City Limits Y City Zoning R3 County Zoning Zoning Description

Remarks 2 Homes & Potential Building Sites offered in 4 Tracts selling via Online Only Auction on Wednesday, July 26, 2023 -- Bidding begins closing out at 6 pm!
 This is Tract 4 which features a potential building site to build your dream home! This lot is selling regardless of price! Bid on this tract individually, in combination, or for all 4 properties for more income producing property!

Agent Remarks Online Absolute Auction: Wed. 7.26.23 6pm TERMS: 10% 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). 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

Sec Lot Lot Ac/SF/Dim 0.3000 / 13,068 / 150x90
 Parcel Desc 0-2.9999 Platted Development No Platted Y/N Yes
 Township Liberty Date Lots Available Price per Acre \$ \$0.00
 Type Use Residential Road Access City Road Surface Asphalt Road Frontage City
 Water Type City Well Type Easements Yes
 SEWER TYPE City 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 7/26/2023

Financing: Existing Proposed Excluded Party None

Annual Taxes \$120.22 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 6/23/2023 Exp Date 7/31/2023

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 Co-Sell Agent

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.



Wabash County

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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)

15 E Grant St LaFontaine, IN 46940

1. The following are in the conditions indicated:

Tables for A. APPLIANCES, B. ELECTRICAL SYSTEM, C. WATER & SEWER SYSTEM, and D. HEATING & COOLING SYSTEM. Includes columns for None/Not Included/Rented, Defective, Not Defective, and Do Not Know. Includes a 'NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property...' and a section for 'Are the structures connected to a public water/sewer system?' with Yes/No/Do Not Know columns.

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 lines for Seller and Buyer, including dates and a final certification statement: '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.'

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

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

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>Juanita [Signature]</i> | Date (mm/dd/yy) 5-15-23 | 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**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0120029900

Printed 03/17/2022 Card No. 1 of 1

PARCEL NUMBER
35-10-28-400-029.900-020
Parent Parcel Number

Rapp, George Jr & Juanita C Trustees of the Rapp
Family Trust
811 Becher Dr
WAUSAU, WI 54401-2177 USA
012-00299-00 E PT W SE SEC 28 60A

TRANSFER OF OWNERSHIP

Date

Property Address
9288 W 1100 S 35

Neighborhood
3520520 WAYNE TWP 1979 & OLDER

Property Class
101 Agri Cash grain/general farm

AGRICULTURAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 012 Wayne
Corporation N
District 020 Wayne
Routing Number 12F28-1-C11

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2016-2022.

Site Description

Topography: Level
Public Utilities: Electric

Street or Road: Paved

Neighborhood: Static

Zoning:

Legal Acres: 60.0000
Admin Legal: 60.0000

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Rows 1-7.

LAND DATA AND CALCULATIONS

001: 3-1-15 CHANGED NBHD
1-1-20 FORM 11 RETURNED, FORWARD TIME EXPIRED
CY17: CYCLICAL REASSESSMENT 2017
1-1-17 removed shed; changed cond of outbldgs
CY21: CYCLICAL REASSESSMENT 2021

Supplemental Cards

Supplemental Cards

Table with columns: MEASURED ACREAGE, FARMLAND COMPUTATIONS, Parcel Acreage, TRUE TAX VALUE, Supplemental Cards, TOTAL LAND VALUE.

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.0
 Finished Area: 1338
 Attic: None
 Basement: 1/2

ROOFING
 Material: Asphalt shingles

FLOORING
 Slab B
 Sub and joists 1.0
 Wood 1.0

EXTERIOR COVER
 Masonry B
 Wood siding 1.0

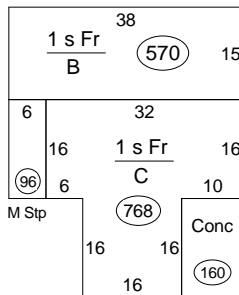
INTERIOR FINISH
 Drywall 1.0
 Unfinished B

ACCOMMODATIONS
 Finished Rooms 5
 Bedrooms 3

HEATING AND AIR CONDITIONING
 Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper
 Central War 0 1338 0 0

PLUMBING
 #
 3 Fixt. Baths 1 3
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 5

REMODELING AND MODERNIZATION
 Amount Date



| Construction | Base Area | Floor Area | Finished Area | Sq Ft | Value |
|------------------|-----------------------|------------|---------------|-------|---------------|
| 1 WOOD FRAME | 1338 | 1.0 | 1338 | | 95860 |
| 4 CONCRETE BLOCK | 570 Bsmt 768 Crawl | | 0 | --- | 20090 5250 |

| | | | |
|-------------------|------------|-------|---------------|
| TOTAL BASE | | | 121200 |
| Row Type | Adjustment | 1.00% | |
| SUB-TOTAL | | | 121200 |

| | |
|-------------------|---|
| 0 Interior Finish | 0 |
| 0 Ext Lvg Units | 0 |
| 0 Basement Finish | 0 |
| Fireplace(s) | 0 |
| Heating | 0 |
| Air Condition | 0 |
| Frame/Siding/Roof | 0 |
| Plumbing Fixt: 5 | 0 |

| Exterior Features Description | Value | SUB-TOTAL ONE UNIT | 121200 |
|---------------------------------|-------|--------------------|---------------|
| SUB-TOTAL 0 UNITS 121200 | | | |
| Garages | | | |
| MSTP | 2450 | 0 Integral | 0 |
| CONCP | 960 | 0 Att Garage | 0 |
| | | 0 Att Carports | 0 |
| | | 0 Bsmt Garage | 0 |
| Ext Features | | | 3410 |
| SUB-TOTAL | | | 124610 |
| Quality Class/Grade | | | D |
| GRADE ADJUSTED VALUE | | | 94700 |

(LCM: 95.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

| Description | Value | ID | Use | Sty Hgt | Const Type | Grade | Year Const | Eff Year | Cond | Base Rate | Feat-ures | Adj Rate | Size or Area | Computed Value | Phys Depr | Obsol Depr | Market Adj | % Comp | Value |
|-------------|-------|----|--------|---------|------------|-------|------------|----------|------|-----------|-----------|----------|--------------|----------------|-----------|------------|------------|--------|-------|
| 01 :NE | 0 | D | DWELL | 1.00 | D | | 1900 | 1939 | AV | 0.00 | N | 0.00 | 1908 | 94700 | 50 | 0 | 139 | 100 | 65800 |
| NP | 0 | 01 | T21S | 18.00 | D | | 1900 | 1900 | F | 0.00 | Y | 0.00 | 26x 50 | 0 | 0 | SV | 0 | 100 | 600 |
| NS | 0 | 02 | LEANTO | 10.00 | D | | 1900 | 1900 | F | 0.00 | Y | 0.00 | 18x 26 | 0 | 0 | SV | 0 | 100 | 100 |
| 02 :C | 0 | 03 | LEANTO | 14.00 | D | | 1900 | 1900 | F | 0.00 | Y | 0.00 | 10x 50 | 0 | 0 | SV | 0 | 100 | 100 |
| 03 :C | 0 | 04 | T3AW | 12.00 | D | | 1900 | 1900 | F | 17.65 | Y | 12.85 | 26x 66 | 22050 | 70 | 0 | 100 | 100 | 6600 |
| 04 :NE | 0 | | | | | | | | | | | | | | | | | | |

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

DP 12/07/2000

AR 03/01/2002

Neigh 3520520 AV

TOTAL IMPROVEMENT VALUE

73200

General Information

Parcel Number 85-19-27-404-010.000-006
Local Parcel Number 0050030900

Tax ID:

Routing Number 1-Q.14

Property Class 510

1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Wabash

Township LIBERTY TOWNSHIP

District 006 (Local 006) LAFONTAINE TOWN

School Corp 8050 M.S.D. WABASH COUNTY

Neighborhood 8506510-006 LAFONTAINE TOWN

Section/Plat 27

Location Address (1) 15 W GRANT ST LA FONTAINE, IN 46940

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage

Static

Printed Saturday, May 21, 2022

Review Group 2021

Ownership

RAPP GEORGE JR & JUANITA C TRU JOHN RAPP 811 BECHER DR WAUSAU, WI 54401

Legal

SISSONS LOT 15 & S1/2 LOT 16



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 1997 to 1900.

Notes

8/10/2020 RP: Reassessment Packet 2021 Changed Effective Year
7/23/2002 ADJL: ADJACENT LAND PARCEL 54

Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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 pricing details for different land types.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.25), Actual Frontage (84), 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 (\$9,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$9,200).

Data Source Estimated

Collector 06/29/2020 ES

Appraiser 06/29/2020 ES

General Information

| | |
|----------------------|--------------------|
| Occupancy | Single-Family |
| Description | Single-Family R 01 |
| Story Height | 1 1/2 |
| Style | N/A |
| Finished Area | 1540 sqft |
| Make | |

Floor Finish

| | |
|---|--|
| <input type="checkbox"/> Earth | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Slab | <input type="checkbox"/> Carpet |
| <input checked="" type="checkbox"/> Sub & Joist | <input checked="" 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 type="checkbox"/> Metal | <input checked="" type="checkbox"/> Asphalt | <input type="checkbox"/> Slate | <input type="checkbox"/> Tile |
| <input type="checkbox"/> Wood Shingle | <input type="checkbox"/> Other | | | |

Exterior Features

| Description | Area | Value |
|-----------------------|------|----------|
| Porch, Enclosed Frame | 312 | \$13,500 |
| Porch, Enclosed Frame | 203 | \$10,500 |

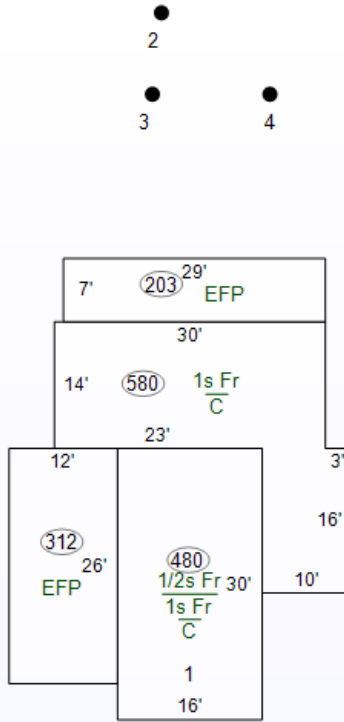
Plumbing

| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 3 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 6 |

Heat Type



Specialty Plumbing

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

Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|-------|--------|------|--------|----------|--------|
| 1 | 1Fr | 1060 | 1060 | \$82,800 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | 1Fr | 480 | 480 | \$19,700 | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | | | | |
| Crawl | | 1060 | 0 | \$6,000 | |
| Slab | | | | | |

Total Base \$108,500

Adjustments 1 Row Type Adj. x 1.00 \$108,500

| | | |
|------------------|-----------------|-----------|
| Unfin Int (-) | | \$0 |
| Ex Liv Units (+) | | \$0 |
| Rec Room (+) | | \$0 |
| Loft (+) | | \$0 |
| Fireplace (+) | | \$0 |
| No Heating (-) | 1:1060 1/2:480 | (\$6,400) |
| A/C (+) | 1:1060 1/2:480 | \$3,600 |
| No Elec (-) | | \$0 |
| Plumbing (+ / -) | 5 - 5 = 0 x \$0 | \$0 |
| Spec Plumb (+) | | \$0 |
| Elevator (+) | | \$0 |

Sub-Total, One Unit \$105,700

Sub-Total, 1 Units

| | | |
|-----------------------------------|----------|-----------|
| Exterior Features (+) | \$24,000 | \$129,700 |
| Garages (+) 0 sqft | \$0 | \$129,700 |
| Quality and Design Factor (Grade) | 0.85 | |
| Location Multiplier | 0.88 | |
| Replacement Cost | | \$97,016 |

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 1/2 | Wood Frame | D+1 | 1899 | 1950 | 72 | A | | 0.88 | | 1,540 sqft | \$97,016 | 50% | \$48,510 | 0% | 100% | 1.150 | 1.0000 | \$55,800 |
| 2: Barn, Pole (T3) | 0% | 1 | T31SO | C | 1994 | 1994 | 28 | A | \$21.07 | 0.88 | \$0.00 | 18' x 22' x 8' | \$6,535 | 50% | \$3,270 | 50% | 100% | 1.000 | 1.0000 | \$1,600 |
| 3: Detached Garage R 01 | 100% | 1 | Wood Frame | D | 1922 | 1922 | 100 | F | \$42.59 | 0.88 | \$29.98 | 14'x22' | \$9,235 | 65% | \$3,230 | 0% | 100% | 1.000 | 1.0000 | \$3,200 |
| 4: Lean-To | 0% | 1 | SV | C | 1900 | 1900 | 122 | A | | 0.88 | | 12'x16' x 8' | | 65% | | 0% | 100% | 1.000 | 1.0000 | \$500 |

...Generation after Generation



Metzger
Property Services, LLC

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