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

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REAL ESTATE AUCTION TERMS

New Build Home in Rural Subdivision!

This property will be offered at Online Only Auction on Thursday, July 27, 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. 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 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 \$3719.12. 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: Thursday, July 27, 2023

Bidding begins closing out at 6 pm!

1170 E. Kenny's Ct., Columbia City, IN 46725

Thorn Creek Township • Whitley County

Auction Manager: Tim Holmes 260.580.5473

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



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...GENERATION AFTER GENERATION

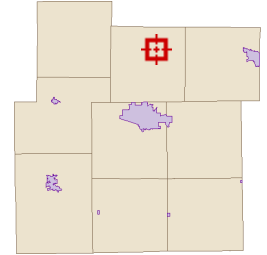
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Overview




Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Parcel ID	92-03-10-202-016.000-011	Alternate ID	92-03-10-202-016.000-011	Owner Address	Miller, Kent A 5215 N State Road 9 Columbia City, IN 46725
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	1170 E Kennys Ct Columbia City	Acreage	0.921		
District	Thorncreek Township				
Brief Tax Description	LOT 16 .921A MAGIC HILLS ESTATES <i>(Note: Not to be used on legal documents)</i>				

Date created: 6/20/2023
Last Data Uploaded: 6/20/2023 3:24:12 AM

Property Type RESIDENTIAL	Status Back on Market	CDOM 1	DOM 1	Auction Yes
MLS # 202322015	1170 E Kennys Court	Columbia City	IN 46725	LP \$0
	Area Whitley County	Parcel ID 92-03-10-202-016.000-011	Type Site-Built Home	Waterfront No
	Sub Magic Hills Estates	Cross Street	Bedrm 4	F 2
	Township Thorn Creek	Style One Story	REO No	Short Sale No
	School WHITCC	Elem Northern Heights	Jr Indian Springs	SrH Columbia City
Legal Description LOT 16 .921A MAGIC HILLS ESTATES & Block A Magic Hills Estates				
Directions From SR 9, head west on 500 N. Turn north on Virginia Trail, then northeast on Kenny's Court.				
	Inside City N	City	County Zoning A1	Zoning Description

Remarks New Build in rural subdivision selling via Online Only Auction on Thursday, July 27, 2023 -- Bidding begins closing out at 6 pm! This new custom-built home boasts a stunning open-concept living space, showcasing a gorgeous kitchen with a center island and beautiful cabinetry, a dining room with patio doors leading out to a spacious patio, and a living room with vaulted ceilings that create a bright and airy feel. With 4 spacious bedrooms and 2 full baths both with a double vanity, this home offers ample space for comfortable living. The home is situated on a large lot with plenty of outdoor space for relaxation and play. Don't miss out on this opportunity to own this newly-constructed gem in a tranquil and picturesque location. Open House: Thursday, July 20th 5:30-6pm

Agent Remarks Online Auction: Thurs. 7.27.23 6pm Open House: Thurs. 7.20.23 5:30-6pm 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). 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 16	Lot 0.9700 / 42,253 / 260x130	Lot Desc Cul-De-Sac, Partially Wooded, 0-2.9999
Above Gd Fin SqFt 2,086	Above Gd Unfin SqFt 0	Below Gd Fin 0	Ttl Below Gd 0
Age 3	New Const No	Date	Ex Brick, Vinyl
Room Dimensions	Baths Full Half	Water WELL	Basement Material
RM DIM	LV	B-Main 2 0	Well Type Private
L 20 x 17	M	B-Upper 0 0	Dryer Hookup Gas No
D 15 x 12	M	B-Blw G 0 0	Dryer Hookup No
F x		Laundry Rm Main	Dryer Hookup G/E Yes
K 13 x 9	M	Laundry L/W 7 x 5	Disposal Yes
B x		AMENITIES 1st Bdrm En Suite, Attic Pull Down Stairs, Ceiling Fan(s), Ceilings-Vaulted, Disposal, Dryer Hook Up Gas/Elec, Kitchen Island, Open Floor Plan, Patio Open, Porch Covered, Range/Oven Hook Up Gas, Twin Sink Vanity, Stand Up	Water Soft-Owned Yes
D x			Water Soft-Rented No
M 13 x 20	M		Alarm Sys-Sec No
2 15 x 11	M		Alarm Sys-Rent No
3 15 x 11	M	Garage 2.0 / Attached / 22 x 25 / 550.00	Garden Tub No
4 11 x 11	M	Outbuilding None	Jet Tub No
5 x		Outbuilding	Pool No
R x		Assn Dues Frequency Not Applicable	Pool Type
LF x		Other Fees	SALE INCLUDES Water Heater Electric, Water Softener-Owned
E x		Restrictions	FIREPLACE None

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name Chad Metzger & Tim Holmes	Lic # AC31300015	Auction 7/27/2023	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual \$3,719.12	Exemptions No 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	List Team
Co-List Office	Co-List Agent	
Showing Instr Showingtime or Open House		
List Date 6/26/2023	Start Showing Date	Exp Date 10/31/2023
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.0%	Owner/Seller a Real Estate Licensee No
Virtual Unbranded Virtual Tour	Lockbox Type Mechanical/Comb	Lockbox Location front door
Pending Date	Closing Date	Selling Price
Ttl Concessions Paid	Sold/Concession Remarks	How Sold
Sell Office	Sell Agent	Conc Paid
Co-Sell Office	Co-Sell	

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

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

6/16/23

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)
1170 E Kennedy Court Columbia City, IN 46725

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood				
Microwave Oven				
Oven			X	
Range			X	
Refrigerator			X	
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)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				
Intercom				
Light Fixtures			X	
Sauna				
Smoke / Fire Alarm(s)				
Switches and Outlets			X	
Vent Fan(s)			X	
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]	6-14-23		
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			X	
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener			X	
Well			X	
Septic & Holding Tank/Septic Mound				
Geothermal and Heat Pump				
Other Sewer System (Explain)				Public Sewer X
Swimming Pool & Pool Equipment				

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

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

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

1170 E Kennedy Court Columbia City, IN 46725

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>1</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? <u>1</u>			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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) <u>6-14-23</u>	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)

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Average Utilities

	Company	Average Amount
Gas	NIPSCO	\$ 130 / mo
Electric	REMC	\$ 150 / mo
Water	WELL	\$
Other	TRI LAKES	\$ 63 / mo
HOA	NONE	\$ - 0 -

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**

General Information

Parcel Number 92-03-10-202-016.000-011

Local Parcel Number 070-130-00030908

Tax ID:

Routing Number 26

Property Class 510 1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Whitley

Township THORNCREEK TOWNSHIP

District 011 (Local 070) THORNCREEK TOWNSHIP

School Corp 8665 WHITLEY COUNTY CONSOLIDAT

Neighborhood 921114-011 MAGIC HILLS - THORNCREEK

Section/Plat

Location Address (1) 1170 E Kennys Ct Columbia City, IN 46725

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 26, 2023

Review Group 2023

Ownership

Miller, Kent A 5215 N SR 9 Columbia City, IN 46725

Legal

LOT 16 .921A MAGIC HILLS ESTATES



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include Miller, Kent A (2019050121), Miller, B Virginia (2009090261), GOOD OIL COMPANY (2009090206), MAGIC HILLS ESTAT (11/25/1997), SPLIT LOT 17 TO MO (05/30/1989), PLATTED (05/30/1989).

Notes

8/19/2022 RA23: NO CHANGE
8/21/2020 21p22: Permit date 8/19/20
1/1/21 Check for house/attgar complete 21-22
8/18/2020 RA21: No Change
8/26/2016 RA16: Reassessment 2016 No changes per reassessment

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values for 2023, 2022, 2021, 2020.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Values for 9 A 0 0.921 1.06 \$27,800 \$29,468 \$27,140 0% 100% 1.0000 \$27,140

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.92), Actual Frontage (0), Developer Discount, Parcel Acreage (0.92), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.92), 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 (\$27,100), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$27,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$27,100)

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	2086 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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, Open Frame	116	\$5,800

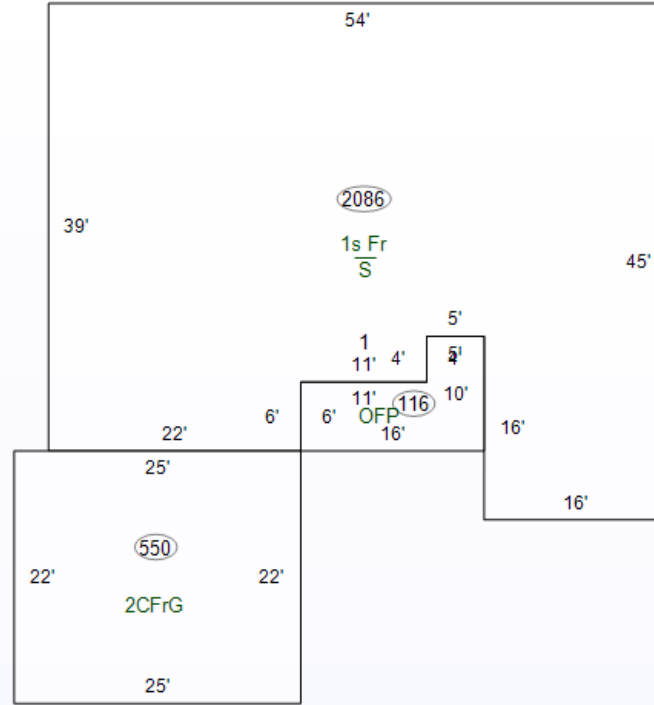
Plumbing

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

Accommodations

Bedrooms	4
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	2086	2086	\$129,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	2086	0	\$0	
			Total Base	\$129,100

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:2086	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$136,100

Sub-Total, 1 Units

Exterior Features (+)	\$5,800	\$141,900
Garages (+) 550 sqft	\$16,200	\$158,100
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.93
Replacement Cost		\$154,385

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family	100%	1	Wood Frame	C+1	2020	2020	3 A		0.93		2,086 sqft	\$154,385	3%	\$149,750	0%	100%	1.490 1.0000	\$223,100

...Generation after Generation



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Property Services, LLC

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