

*Expanding your Horizon...*



**Metzger**  
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  
BUSINESS VALUATIONS AND LIQUIDATIONS, WE  
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
ALS EVERY YEAR... MAKING US BIG ENOUGH TO  
GUARANTEE PROFESSIONAL SERVICE AND  
SMALL ENOUGH TO VALUE  
YOUR BUSINESS!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

***Beautiful, Country Homestead on 3.4+/- Acres!***

This property will be offered at Auction on Wednesday, August 23, 2023 at 6:30 pm at the property. 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 \$20,000 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 29, 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 \$2,544.96. 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: Wednesday, August 23, 2023 at 6:30 pm**  
***Bid Live In-Person or Online!***

**510 W. 800 S., Columbia City, IN 46725**

**Washington Township • Whitley County**

**Auction Manager: Rainelle Shockome 260.341.4801**

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

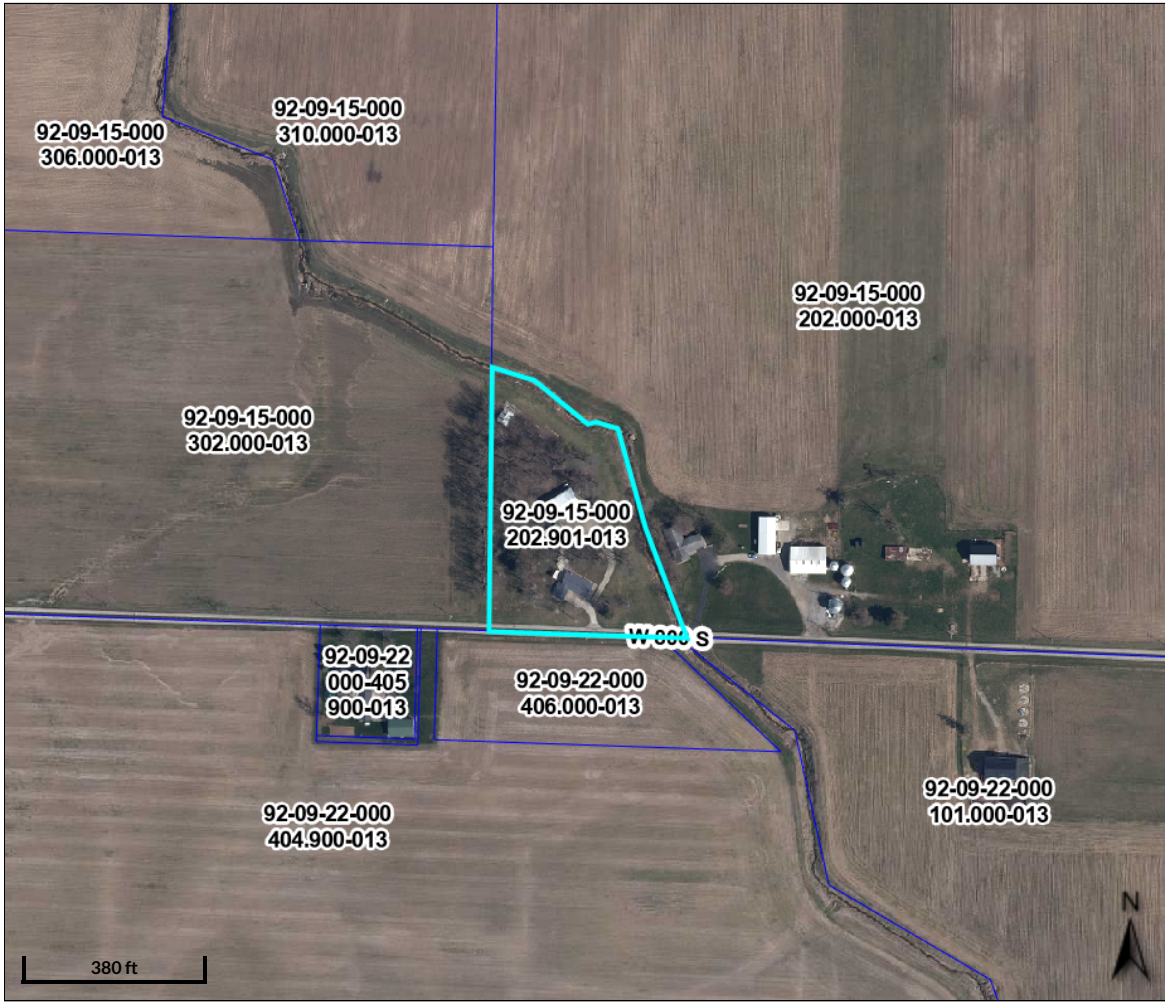


**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL, CAGA  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

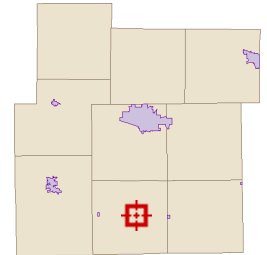
★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

260-982-0238






WWW.METZGERAUCTION.COM



**Overview**




**Legend**

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

<b>Parcel ID</b>	92-09-15-000-202.901-013	<b>Alternate ID</b>	92-09-15-000-202.901-013	<b>Owner Address</b>	Leman, Steven K & Wanda K 510 W 800 S Columbia City, IN 46725
<b>Sec/Twp/Rng</b>	15-30-09	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
<b>Property Address</b>	510 W 800 S Columbia City	<b>Acreage</b>	3.408		
<b>District</b>	Washington Township				
<b>Brief Tax Description</b>	PT SW4 PT SE4 S15 T30 R9 3.408A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/5/2023  
Last Data Uploaded: 7/5/2023 3:31:24 AM



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202324922	<b>510 W 800 S</b>	<b>Columbia City</b>	<b>IN 46725</b>	<b>LP \$0</b>
	<b>Area</b> Whitley County	<b>Parcel ID</b> 92-09-15-000-202.901-013	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrm</b> 3	<b>F</b> 1
	<b>Township</b> Washington	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School</b> WHITCC	<b>Elem</b> Little Turtle	<b>Jr</b> Indian Springs	<b>SrH</b> Columbia City
	<b>Legal Description</b> PT SW4 PT SE4 S15 T30 R9 3.408A			
	<b>Directions</b> Take SR 9 to 800 S, turn right. Destination is on the right.			
	<b>Inside City</b> N	<b>City</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>

**Remarks** Beautiful Country Homestead on 3.4+/- Acres going to Auction on Wednesday, August 23, 2023 at 6:30 pm! This stunning ranch-style home is situated on a sprawling 3.4-acre lot and boasts 3 bedrooms and 1.5 bathrooms. As you step inside, you'll be greeted by a spacious living room and an updated kitchen complete with new cabinets, countertops, and stainless steel appliances. The kitchen opens up to a dining room and family room, anchored by a wood-burning stove and patio doors leading out to an outdoor oasis. The perfect spot for hosting friends and family, this outdoor space features a fire pit under a charming corn crib, as well as a gorgeous stone fireplace, large patio, and a 12x16 pavilion. There are multiple outbuildings, perfect for storing equipment or for use as a workshop. The spacious 64x40 pole barn features a beautiful brick wall & mezzanine, great for organization and extra storage space, as well as modern conveniences such as heat, concrete floors, and electricity. With two overhead doors, you'll have easy access to all your equipment and supplies. This is the perfect property for those who need a large and functional space for their business or hobbies. This home has been lovingly updated throughout, with new flooring, light fixtures, paint, gas

**Agent Remarks** Auction: Wed. 8.23.23 6:30 pm Open House: Sun. 8.13.23 2-4pm & Tues. 8.15.23 5:30-7:30pm TERMS: \$20,000 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

<b>Se</b>	<b>Lo</b>	<b>Lot</b>	3.4100 / 148,452 / 400x523	<b>Lot Desc</b>	3-5.9999
<b>Above Gd Fin SqFt</b>	1,784	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin</b>	0
<b>Age</b>	49	<b>New Const</b>	No	<b>Date</b>	
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	1	<b>Well Type</b> Private
<b>L</b> 12 x 38	M	<b>B-Upper</b>	0	0	<b>Sewer</b> Septic
<b>D</b> 12 x 15	M	<b>B-Blw G</b>	0	0	<b>Fuel /</b> Electric, Gas, Wood
<b>F</b> x		<b>Laundry Rm</b>	Main	<b>Heating</b>	
<b>K</b> 12 x 15	M	<b>Laundry L/W</b>	3 x 6	<b>Cooling</b>	Central Air
<b>B</b> 10 x 12	M	<b>AMENITIES</b>	Ceiling Fan(s), Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Firepit, Garage Door Opener, Landscaped, Patio Open, Range/Oven Hook Up Elec, Stand Up Shower, Main Floor Laundry, Washer Hook-Up		
<b>D</b> x					<b>Water Soft-Owned</b> Yes
<b>M</b> 12 x 15	M				<b>Water Soft-Rented</b> No
<b>2</b> 12 x 14	M				<b>Alarm Sys-Sec</b> No
<b>3</b> 11 x 12	M	<b>Garage</b>	2.0 / Attached / 23 x 26 / 598.00		<b>Alarm Sys-Rent</b> No
<b>4</b> x		<b>Outbuilding</b>	Pole/Post Building 64 x 40		<b>Garden Tub</b> No
<b>5</b> x		<b>Outbuilding</b>	Pole/Post Building 20 x 30 600		<b>Jet Tub</b> No
<b>R</b> x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable
<b>LF</b> x		<b>Other Fees</b>			
<b>E</b> x		<b>Restrictions</b>			
					<b>Pool</b> No
					<b>Pool Type</b>
					<b>SALE INCLUDES</b> Microwave, Refrigerator, Washer, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener -Owned

<b>Water</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake</b>
<b>Auctioneer Name</b> Chad Metzger & Rainelle	<b>Lic #</b> AC31300015	<b>Auction</b> 8/23/2023	<b>Time</b> 6:30
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b>	at the property
<b>Annual</b> \$2,544.96	<b>Exemptions</b> Homestead, Mortgage,	<b>Excluded Party</b>	None
<b>Possession</b> at closing	<b>Year Taxes Payable</b> 2023	<b>Assessed Value</b>	

**List Office** Metzger Property Services, LLC - Off: 260-982-0238  
**Agent E-mail** rshockome@yahoo.com  
**Co-List Office**  
**Showing Instr** Showingtime or Open House  
**List Agent** Rainelle L Shockome - Cell: 260-341-4801  
**List Agent - User Code** UP388037905  
**Co-List Agent**

<b>List Date</b> 7/17/2023	<b>Start Showing Date</b>	<b>Exp Date</b> 10/15/2023	<b>Owner/Seller a Real Estate Licensee</b> No	<b>Agent/Owner Related</b> No
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.5%	<b>Variable Rate</b> No	<b>Special List Cond.</b> None	
<b>Virtual</b> Unbranded Virtual Tour	<b>Lockbox Type</b> Mechanical/Comb	<b>Lockbox Location</b> front door	<b>Type of Sale</b>	
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>			<b>Conc Paid</b>
<b>Sell Office</b>	<b>Sell Agent</b>			<b>Sell</b>
<b>Co-Sell Office</b>	<b>Co-Sell</b>			

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238  
 Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2023 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 7-5-23

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) 516W 800 S. Columbia City, In 46725

1. The following are in the conditions indicated:

Table A: APPLIANCES. Columns: None/Not Included/Rented, Defective, Not Defective, Do Not Know. Rows include items like Built-in Vacuum System, Clothes Dryer, Dishwasher, etc.

Table B: ELECTRICAL SYSTEM. Columns: None/Not Included/Rented, Defective, Not Defective, Do Not Know. Rows include items like Air Purifier, Burglar Alarm, Ceiling Fan(s), etc.

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 items like Cistern, Septic Field / Bed, Plumbing, etc.

Table D: HEATING & COOLING SYSTEM. Columns: None/Not Included/Rented, Defective, Not Defective, Do Not Know. Rows include items like Attic Fan, Central Air Conditioning, etc.

Table E: Other Systems. Columns: Yes, No, Do Not Know. Rows include questions about public water/sewer systems, sewage disposal, and improvements.

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.

Signature of Seller: [Signature], Date (mm/dd/yy): 7/2/23. Signature of Buyer: [Signature], Date (mm/dd/yy): 7/2/23.

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): [Signature], Date (mm/dd/yy): [Blank].



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

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?			
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?		<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 <i>Steven K. Lema</i>	Date (mm/dd/yy) 7/2/23	Signature of Buyer	Date (mm/dd/yy) 7/2/23
Signature of Seller <i>Wanda K. Lema</i>	Date (mm/dd/yy) 7/2/23	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)
----------------------------------	-----------------	----------------------------------	-----------------

## Columbia City Property Improvements

### House

- New flooring throughout whole house
- Paint (walls & trim)
- New baseboard throughout
- New interior doors, including hardware
- New outlet and switch plate covers
- Full bathroom (shower, floor, toilet, vanity)
- ½ bath (vanity, medicine cabinet, toilet)
- New kitchen (cabinets, counter, appliances)
- Brought woodstove up to specs by adding larger stone slabs
- All new light fixtures throughout house and garage
- New laundry cabinets
- All new closet shelving
- New garage door opener
- Storage cabinets in garage
- New gas furnace
- New A/C system
- New water heater
- New water softener
- Reverse osmosis unit
- Insulated blinds

### Outside

- Pavilion - 12x16
- 1000-gallon owned LP tank
- New well feeds pole barn
- 2 overhead door openers in pole barn
- Reworked driveway drain to eliminate standing water
- Stairs and railing added to mezzanine in pole barn
- Hook-ups for 4 RV's (electric and water)
- Outhouse
- Fire pit with crib cover
- 12x20' lean-to added to out-building
- Chicken coops
- Garden plots
- Landscaping
- Added gutters and down spouts on Pole Barn and smaller building

wood  
Propane LP 1000 Tank Owned  
Rental LP Small



***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](mailto:info@metzgerauction.com)**

General Information

Parcel Number 92-09-15-000-202.901-013
Local Parcel Number

Tax ID:

Routing Number 13

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

Year: 2023

Location Information

County Whitley
Township WASHINGTON TOWNSHIP
District 013 (Local 090)
School Corp 8665
Neighborhood 921310-013
Section/Plat 15
Location Address (1) 510 W 800 S

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 26, 2023

Review Group 2026

Ownership

Leman, Steven K & Wanda K
510 W 800 S
Columbia City, IN 46725-9761

Legal

PT SW4 PT SE4 S15 T30 R9 3.408A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/17/2021 to 01/01/1900.

Notes

12/1/2021 23P24: Permit - Pavilion--complete
10/4/2019 RA20: No change per reassessment
11/17/2017 18p19: 2018 pay 2019
1/1/18 added pole building, removed #1 utility shed
1/1/1900 RA16: Reassessment 2016

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

Table with columns: Assessment Year (2023-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 100', CI 66' X 100')

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 for 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (3.41), Actual Frontage (0), Developer Discount, Parcel Acreage (3.41), 81-83 Legal Drain NV (0.00), 91/92 Acres (2.41), 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 (\$30,000), 91/92 Value (\$20,500), Supp. Page Land Value, CAP 1 Value (\$30,000), CAP 2 Value (\$0), CAP 3 Value (\$20,500), Total Value (\$50,500).

Data Source N/A

Collector

Appraiser



**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	21
<b>Finished Area</b>	1784 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input 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
Patio, Concrete	162	\$900

**Plumbing**

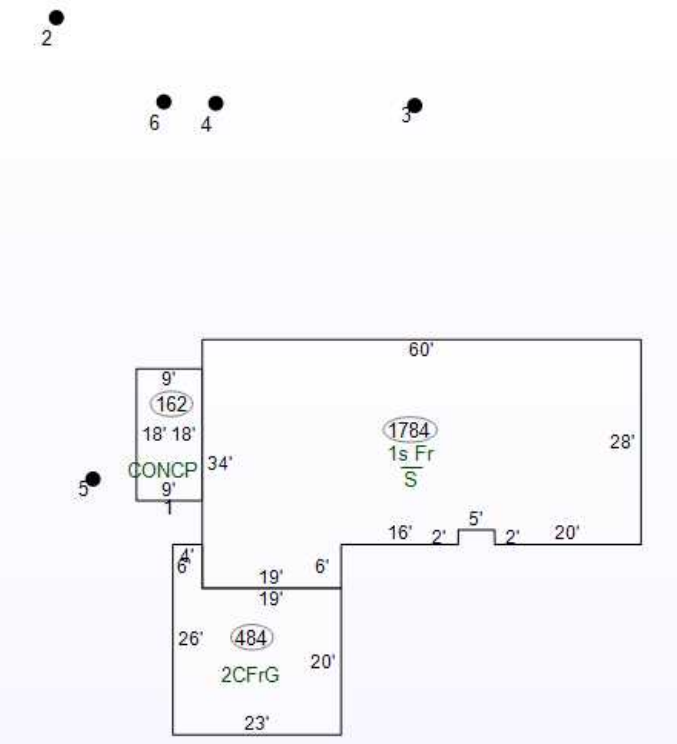
#	TF
Full Bath	1 3
Half Bath	1 2
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
<b>Total</b>	<b>4 7</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Heat Pump



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1784	1784	\$115,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1784	0	\$0	
<b>Total Base</b>			<b>\$115,100</b>	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		<b>\$115,100</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1784	\$4,100
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$120,800</b>
<b>Sub-Total, 1 Units</b>		

Exterior Features (+)	\$900	\$121,700
Garages (+) 484 sqft	\$15,200	\$136,900
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.93
<b>Replacement Cost</b>		<b>\$127,317</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co	Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1	Wood Frame	C	1974	2004	19	G		0.93		1,784 sqft	\$127,317	16%	\$106,950	0%	100%	1.590	1.0000	\$170,100
2: Barn, Pole (T3) (40x64	0%	1	T3AWI	C	1900	2004	19	A	\$18.47	0.93		40' x 64' x 18'	\$68,440	35%	\$44,490	0%	100%	1.000	1.0000	\$44,500
3: Detached Garage	0%	1	Wood Frame	C	2012	2012	11	A	\$31.48	0.93	\$29.28	30'x20'	\$17,566	10%	\$15,810	0%	100%	1.000	1.0000	\$15,800
4: Lean-To (11x12x5)	0%	1	Earth Floor	D	1974	1974	49	A	\$3.36	0.93		11'x12' x 5'	\$329	65%	\$120	0%	100%	1.000	1.0000	\$100
5: Porch (free standing)	0%	1		C	2022	2022	1	A		0.93		12'x16'	\$7,068	2%	\$6,930	0%	100%	1.000	1.0000	\$6,900
6: Utility Shed (12x12)	0%	1		D	1974	1974	49	A	\$21.43	0.93	\$15.94	12'x12'	\$2,296	65%	\$800	50%	100%	1.000	1.0000	\$400

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**