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**PROVIDING PROFESSIONAL AUCTION,
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BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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

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REAL ESTATE AUCTION TERMS

2-Story Home with Lake Access to James Lake!

This property will be offered at Online Only Auction on Thursday, August 24, 2023 – Bidding begins closing out at 6:30 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 \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 29, 2023. Possession will be subject to the current tenant's rights. Taxes & Rent will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,358.66. 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, August 24, 2023

Bidding begins closing out at 6:30 pm!

59 EMS T7A Ln., Leesburg, IN 46538

Tippecanoe Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340

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



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

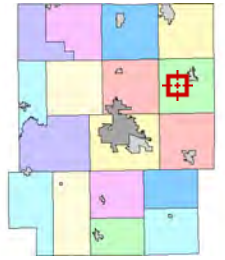
260-982-0238

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




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Overview




Legend

-  Lakes
-  Cities and Towns
-  Townships

Parcel ID	005-063-036	Alternate ID	005-719002-35	Owner Address	Truex Heather M
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		59 EMST7A Ln
Property Address	59 EMST7A LN	Acreage	n/a		Leesburg, IN 46538
	LEESBURG				
District	Tippecanoe				
Brief Tax Description	005-063-036				
	LOT 65 LAKESIDE DEV 2ND ADD				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/27/2023
 Last Data Uploaded: 6/27/2023 3:08:01 AM

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202325898	59 Ems T7a Lane	Leesburg	IN 46538	LP \$0
	Area Kosciusko County	Parcel ID 43-08-16-300-219.000-023	Type Site-Built Home	Waterfront No
	Sub Lake Side / Lakeside	Cross Street	Bedrm 4	F 2
	Township Tippecanoe	Style Two Story	REO No	Short Sale No
	School WSC	Elem North Webster	Jr Wawasee	SrH Wawasee
Legal Description 5-63-36 LOT 65 LAKESIDE DEV 2ND ADD				
Directions On the south side of James Lake. Take 500 N to EMS T7 Ln., then east on EMS T7A Ln.				
Inside City N	City	County Zoning R1	Zoning Description	

Remarks Beautiful 2-story home with lake access selling via Online Only Auction on Thursday, August 24, 2023 -- Bidding begins closing out at 6:30 pm! This 2-story home is located on a quiet cul-de-sac with access to James Lake and pier space available through the association. The association includes all the best amenities, including a swimming beach, basketball court, community pier, tennis courts, and a playground for the little ones. This home boasts 4 bedrooms and 2.5 bathrooms, all open-concept and perfect for entertaining. Relax in the cozy living room with fireplace, or prepare a delicious meal in the kitchen featuring quartz countertops, a walk-in pantry, and stainless steel appliances. Don't miss the expansive master bedroom with ensuite, walk-in closet, and vaulted ceilings - the perfect place to unwind after a long day. You'll love the fenced-in yard and 2+car attached garage for all your storage needs. Home has tenants leasing until May 2024. Great Income Opportunity! Open House: Wednesday, August 16th 5:30-6pm

Agent Remarks Online Auction: Thurs. 8.24.23 6:30pm Open House: Wed. 8.16.23 5:30-6pm *Lease Agreement is available upon request. TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including

Se	Lo 65	Lot	0.4500	/	19,602	/	97X200	Lot Desc	0-2.9999			
Above Gd Fin	SqFt 1,920	Above Gd Unfin	SqFt 0	Below Gd Fin	0			Ttl Below Gd	0	Ttl Fin	SqFt 1,920	Year Built 1996
Age 27	New Const No	Date		Ex Vinyl				Bsm Slab	# Rooms 10			
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material				
RM DIM	LV	B-Main	0	1	Well Type	Private		Dryer Hookup Gas	No	Fireplace	Yes	
L 12 x 13	M	B-Upper	2	0	Sewer	Septic		Dryer Hookup	No	Guest Qtrs	No	
D 12 x 10	M	B-Blw G	0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	No	Split FlrPln	No	
F x		Laundry Rm	Upper		Heating			Disposal	No	Ceiling Fan	No	
K 23 x 9	M	Laundry L/W	x		Cooling	Central Air		Water Soft-Owned	Yes	Skylight	No	
B x		AMENITIES Attic-Walk-up, Breakfast Bar, Countertops-Solid Surf, Open Floor Plan, Pantry-Walk In, Patio Open, Porch Open, Washer Hook-Up					Water Soft-Rented	No	ADA Features	No		
D x							Alarm Sys-Sec	No	Fence			
M 18 x 12	U						Alarm Sys-Rent	No	Golf Course	No		
2 11 x 11	U						Garden Tub	No	Nr Wlkg Trails	No		
3 11 x 10	U	Garage	2.0	/	Attached	/	23 x 28	/	644.00	Jet Tub	No	
4 12 x 10	U	Outbuilding	None				x			Pool	No	
5 x		Outbuilding					x			Pool Type		
R x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES Dishwasher, Microwave, Refrigerator, Range-Gas, Water Softener-Owned				
LF x		Other Fees						FIREPLACE Living/Great Rm				
E x		Restrictions										

Water	Wtr Name	Water Frontage	Channel
Water Features Pier/Dock, Private Beach, Walk to Lake Access, Assoc		Water Type	Lake
Auctioneer Name Chad Metzger & John Burnau	Lic # AC31300015	Auction 8/24/2023	Time 6:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual \$1,358.66	Exemptions Homestead, Mortgage,	Year Taxes Payable 2023	Assessed Value

Possession subject to current tenant's rights	List Agent Chad Metzger - Cell: 260-982-9050			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent - User Code UP388053395			
Agent E-mail chad@metzgerauction.com	List Team			
Co-List Office	Co-List Agent			
Showing Instr Showingtime or Open House				
List Date 7/24/2023	Start Showing Date	Exp Date 11/30/2023	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Variable Rate No	Special List Cond. None	
Virtual Unbranded Virtual Tour	Lockbox Type Mechanical/Comb	Lockbox Location front 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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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)
04/06/2023

Note: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by

P.L. 180-2014, Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer					Septic Field/Bed			<input checked="" type="checkbox"/>		
Clothes Washer					Hot Tub	<input checked="" type="checkbox"/>				
Dishwasher			<input checked="" type="checkbox"/>		Plumbing			<input checked="" type="checkbox"/>		
Disposal			<input checked="" type="checkbox"/>		Aerator System	<input checked="" type="checkbox"/>				
Freezer			<input checked="" type="checkbox"/>		Sump Pump	<input checked="" type="checkbox"/>				
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems	<input checked="" type="checkbox"/>				
Hood	<input checked="" type="checkbox"/>				Water Heater/Electric	<input checked="" type="checkbox"/>				
Microwave Oven			<input checked="" type="checkbox"/>		Water Heater/Gas			<input checked="" type="checkbox"/>		
Oven			<input checked="" type="checkbox"/>		Water Heater/Solar	<input checked="" type="checkbox"/>				
Range			<input checked="" type="checkbox"/>		Water Purifier	<input checked="" type="checkbox"/>				
Refrigerator			<input checked="" type="checkbox"/>		Water Softener New			<input checked="" type="checkbox"/>		
Room Air Conditioner(s)	<input checked="" type="checkbox"/>				Well			<input checked="" type="checkbox"/>		
Trash Compactor	<input checked="" type="checkbox"/>				Septic and Holding Tank/Septic Mound			<input checked="" type="checkbox"/>		
TV Antenna/Dish			<input checked="" type="checkbox"/>		Geothermal and Heat Pump	<input checked="" type="checkbox"/>				
Other:					Other Sewer System (Explain)	<input checked="" type="checkbox"/>				
					Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				<input checked="" type="checkbox"/>	
					Are the structures connected to a public sewer system?				<input checked="" type="checkbox"/>	
					Are there any additions that may require improvements to the sewage disposal system?				<input checked="" type="checkbox"/>	
					If yes, have the improvements been completed on the sewage disposal system?			n/a		
					Are the improvements connected to a private/community water system?				<input checked="" type="checkbox"/>	
					Are the improvements connected to a private/community sewer system?				<input checked="" type="checkbox"/>	
B. Electrical System	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning			<input checked="" type="checkbox"/>		
Ceiling Fan(s)			<input checked="" type="checkbox"/>		Hot Water Heat			<input checked="" type="checkbox"/>		
Garage Door Opener / Controls			<input checked="" type="checkbox"/>		Furnace Heat/Gas			<input checked="" type="checkbox"/>		
Inside Telephone Wiring and Blocks/Jacks	<input checked="" type="checkbox"/>				Furnace Heat/Electric	<input checked="" type="checkbox"/>				
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating	<input checked="" type="checkbox"/>				
Light Fixtures			<input checked="" type="checkbox"/>		Woodburning Stove	<input checked="" type="checkbox"/>				
Sauna	<input checked="" type="checkbox"/>				Fireplace	<input checked="" type="checkbox"/>				
Smoke/Fire Alarm(s)			<input checked="" type="checkbox"/>		Fireplace Insert not used				<input checked="" type="checkbox"/>	
Switches and Outlets			<input checked="" type="checkbox"/>		Air Cleaner					
Vent Fan(s)			<input checked="" type="checkbox"/>		Humidifier	<input checked="" type="checkbox"/>				
60/100/200 Amp Service (Circle one)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>		Propane Tank	<input checked="" type="checkbox"/>				
Generator	<input checked="" type="checkbox"/>				Other Heating Source	<input checked="" type="checkbox"/>				

NOTE: Means a condition that would have a significant "Defect" 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 Heather Truex	Date (mm/dd/yy) 4/6/2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP code)											
2. ROOF		YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES			YES	NO	DO NOT KNOW	
Age, if known	Years. <u>4</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Do structures have aluminum wiring?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Does the roof leak?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is there present damage to the roof?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Is there more than one layer of shingles on the house?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
If yes, how many layers?					<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
3. HAZARDOUS CONDITIONS					YES	NO	DO NOT KNOW				
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?					<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is there any 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Explain:											
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)											
					Is the access to your property via a private road?						
					Is the access to your property via a public road?						
					Is the access to your property via an easement?						
					Have you received any notices by any governmental or quasi-governmental agencies affecting this property?						
					Are there any structural problems with the building?						
					Have any substantial additions or alterations been made without a required building permit?						
					Are there moisture and/or water problems in the basement, crawl space area, or any other area?						
					Is there any damage due to wind, flood, termites, or rodents?						
					Have any structures been treated for wood destroying insects?						
					Are the furnace/woodstove/chimney/flue all in working order?						
					Is the property in a flood plain?						
					Do you currently pay for flood insurance?						
					Does the property contain underground storage tank(s)?						
					Is the homeowner a licensed real estate salesperson or broker?						
					Is there any threatened or existing litigation regarding the property?						
					Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?						
					Is the property located within one (1) mile of an airport?						

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

Signature of Seller <u>Weather Truex</u>	Date (mm/dd/yy) <u>4/6/2023</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)



FORM #03.



LEASE INFORMATION

59 EMS T7A Ln., Leesburg, IN 46538

Rent: \$1,800.00 per month

Utilities are not included in the lease agreement.

Tenants are responsible for mowing & repairs caused by their own actions.

Lease Contract is up on May 31, 2024.

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

43-08-16-300-219.000-023

TRUEX HEATHER M

59 EMS T7A LN

510, 1 Family Dwell - Platted Lot

TIPPECANOE LAKE OFF W 1/2

General Information

Parcel Number 43-08-16-300-219.000-023
Local Parcel Number 0571900235

Tax ID:

Routing Number 005-063-036

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 503600-023
TIPPECANOE LAKE OFF WATER -

Section/Plat 16-33-7

Location Address (1)
59 EMS T7A LN
LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Lakeside Development 2nd Add

Lot 65

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 3, 2023

Review Group 2025

Ownership

TRUEX HEATHER M
59 EMS T7A LN
LEESBURG, IN 46538

Legal

5-63-36
LOT 65 LAKESIDE DEV 2ND ADD



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, Land Res (1), Land Non Res (2), Land Non Res (3), Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 220', CI 100' X 220')

Table with 12 columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I

Res

Notes

10/30/2020 REA: 2021 ADDED 1 EXTRA FIXTURE (UTILITY SINK, TWIN SINK) PER LISTING
CORRECTED LOT DIMENSIONS PER ORIGINAL PLAT - JPB

Land Computations

Table with 2 columns: Description, Value. Includes Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$48,400

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	60 Newer convent'l 2/2
Finished Area	1920 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" 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
Patio, Concrete	21	\$200
Patio, Concrete	196	\$1,200

Plumbing

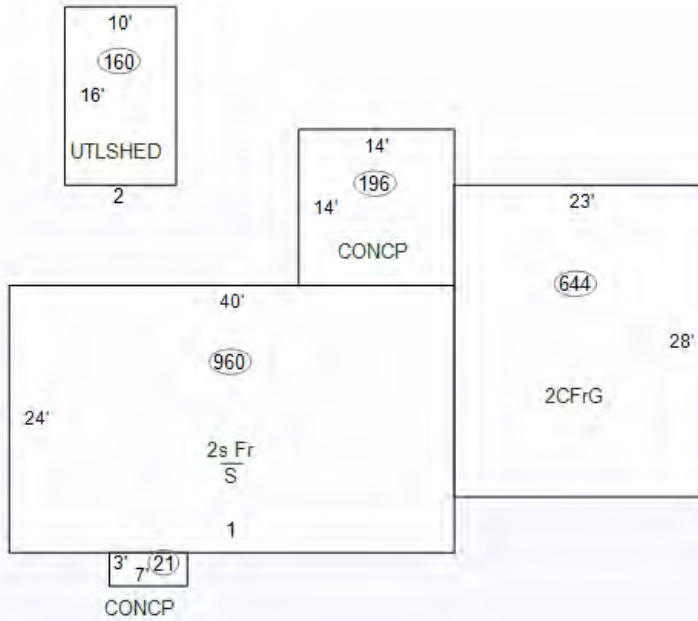
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	960	960	\$77,400	
2 1Fr	960	960	\$38,600	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	960	0	\$0	
			Total Base	\$116,000

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:960 2:960	\$4,500
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit		\$130,800
Sub-Total, 1 Units		
Exterior Features (+)	\$1,400	\$132,200
Garages (+) 644 sqft	\$19,600	\$151,800
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
Replacement Cost		\$153,622

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%	2	Wood Frame	C+2	1996	2000	23 A		0.92		1,920 sqft	\$153,622	22%	\$119,820	0%	100%	1.830 1.0000	\$219,300
2: Utility Shed	0%	1		D	1998	1998	25 A	\$21.43	0.92	\$15.77	10'x16'	\$2,524	55%	\$1,140	0%	100%	1.830 1.0000	\$2,100

...Generation after Generation



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