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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *Historic Home with 3-Car Garage & Building Site in 2 Tracts!*

This property will be offered at Online Auction on Tuesday, September 12, 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 \$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 October 13, 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 \$2,197.62. 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: Tuesday, September 12, 2023**

**Bidding begins closing out at 6 pm!**

**110 E. Branson St., Lafontaine, IN 46940**

**Liberty Township • Wabash County**

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



**Metzger** PROPERTY SERVICES, LLC  
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E BRANSON ST

CLARK ST

TRACT 1  
0.34 Acres

E MAPLE DR

Liberty

TRACT 2  
0.8 Acres

56

56

56

56

56

132

56


56

56

TRACT 2

0.8 Acres



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 3	<b>DOM</b> 3	<b>Auction</b> Yes
<b>MLS #</b> 202328957	<b>110 E Branson Street</b>	<b>LaFontaine</b>	<b>IN 46940</b>	<b>LP \$0</b>
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-19-27-402-046.000-006	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 1
	<b>Township</b> Liberty	<b>Style</b> One and Half Story	<b>REO</b> No	<b>H Baths</b> 1
	<b>School District</b> WAC	<b>Ele</b> Southwood	<b>JrH</b> Southwood	<b>SrH</b> Southwood
	<b>Legal Description</b> GRUELLS LOTS 40 & 41	<b>Directions</b> From SR 15, take Kendall St to Clark St. Then west on Branson St.		
	<b>Inside City Limits</b> Y	<b>City Zoning</b> R3	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** Historic Home with 3-Car Garage & Potential Building Site offered in 2 Tracts selling via Online Only Auction on Tuesday, September 12, 2023 -- Bidding begins closing out at 6 pm! Tract 1: The open staircase with original woodwork greets you in the large entry hall. The formal living room provides a warm and inviting space to entertain guests or relax with loved ones. The main floor also includes a kitchen, dining room, office, mudroom, & half bath. Upstairs, you'll find a landing area that provides additional living space. The 3 spacious bedrooms offer comfort and privacy, while the full bath features a clawfoot tub, perfect for unwinding after a long day. The original woodwork, hardwood floors, and doors throughout the home exude character and craftsmanship. The 3-car detached garage provides ample space for parking, storage, or even a workshop. Bid on this tract individually or in combination with the vacant lot across the street! Open House: Tuesday, Sept. 5th 5:30-6pm

**Agent Remarks** Online Auction: Tues. 9.12.23 6pm Open House: Tues. 9.5.23 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative'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.

Sec	Lot 0	Lot	0.3500	/	15,246	/	115x135	Lot Desc	0-2.9999				
<b>Above Gd Fin</b>	1,888	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	812	<b>Ttl Fin SqFt</b>	1,888	<b>Year Built</b>	1910		
<b>Age</b>	113	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Aluminum, Brick	<b>Bsmt</b>	Partial Basement, Unfinished	<b>#</b>	6		
<b>Room Dimensions</b>			<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Basement Material</b>					
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	0	1	<b>Well Type</b>	<b>Dryer Hookup Gas</b> No <b>Fireplace</b> No							
<b>LR</b> 14 x 14	M	<b>B-Upper</b>	1	0	<b>Sewer</b>	City	<b>Dryer Hookup Elec</b> No <b>Guest Qtrs</b> No						
<b>DR</b> 14 x 16	M	<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Gas, Hot Water	<b>Dryer Hookup G/E</b> No <b>Split FlrPln</b> No						
<b>FR</b> x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b> No <b>Ceiling Fan</b> No						
<b>KT</b> 10 x 16	M	<b>Laundry L/W</b>	x		<b>Cooling</b>	Window	<b>Water Soft-Owned</b> No <b>Skylight</b> No						
<b>BK</b> x		<b>AMENITIES</b>	Deck Open, Porch Covered, Porch Open										
<b>DN</b> x			<b>Water Soft-Rented</b> No <b>ADA Features</b> No										
<b>MB</b> 12 x 14	U		<b>Alarm Sys-Sec</b> No <b>Fence</b>										
<b>2B</b> 14 x 14	U		<b>Alarm Sys-Rent</b> No <b>Golf Course</b> No										
<b>3B</b> 10 x 12	U	<b>Garage</b>	3.0	/	Detached	/	42 x 26	/	1,092.00	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>4B</b> x		<b>Outbuilding 1</b>	Shed				8 x 12			<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>5B</b> x		<b>Outbuilding 2</b>					x			<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>RR</b> x		<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable							
<b>LF</b> x		<b>Other Fees</b>											
<b>EX</b> 12 x 14	M	<b>Restrictions</b>											

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Water</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger	<b>Lic #</b> AC31300015	<b>Auction Date</b> 9/12/2023	<b>Time</b> 6 pm
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Location</b>	Online Only: bidmetzger.com
<b>Annual Taxes</b> \$2,197.62	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b>	2023
<b>Possession</b>	at closing	<b>Excluded Party</b>	None
<b>Assessed</b>			

<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050			
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User</b> UP388053395			
<b>Co-List Office</b>	<b>Co-List Agent</b>			
<b>Showing Instr</b> Showingtime or Open House				
<b>List Date</b> 8/14/2023	<b>Start Showing Date</b>	<b>Exp Date</b> 12/31/2023	<b>Owner/Seller a Real Estate Licensee</b> No	<b>Agent/Owner Related</b> No
<b>Contract</b> Exclusive Right to Sell	<b>Buyer Broker</b> 1.5%	<b>Variable Rate</b> No	<b>Special List</b>	None
<b>Virtual Tours:</b> Unbranded Virtual Tour	<b>Lockbox Type</b> Mechanical/Combo	<b>Lockbox Location</b> side door	<b>Type of</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</b>	<b>Conc Paid By</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

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# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7/31/23

**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)

410 E Branson ST LA FORTAINE, IN 46940

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				X
Microwave Oven	X			
Oven				X
Range				X
Refrigerator		X		
Room Air Conditioner(s)				X
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures				X
Sauna	X			
Smoke / Fire Alarm(s)	X			
Switches and Outlets				X
Vent Fan(s)	X			
60 / 100 / 200 Amp Service (Circle one)				
Generator	X			

**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: *Dennis Wood POA*      Date (mm/dd/yy): *07-31-2023*

Signature of Buyer: \_\_\_\_\_      Date (mm/dd/yy): \_\_\_\_\_

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing): \_\_\_\_\_      Date (mm/dd/yy): \_\_\_\_\_

Signature of Seller (at closing): \_\_\_\_\_      Date (mm/dd/yy): \_\_\_\_\_

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing				X
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric				X
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well	X			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	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?			X
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?		X	

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



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

110 E Branson St LA Fontaine, IN 46940

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X	Do structures have aluminum wiring?			X
Does the roof leak?		X		Are there any foundation problems with the structures?			X
Is there present damage to the roof?		X		Are there any encroachments?		X	X
Is there more than one layer of shingles on the house?		X		Are there any violations of zoning, building codes, or restrictive covenants?		X	X
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:		X	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW	Is the access to your property via a private road?		X	
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 the access to your property via a public road?	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		Is the access to your property via an easement?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Explain:				Are there any structural problems with the building?			X
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				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)?			
				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	

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Signature of Seller <i>Denise Wood, POA</i>	Date (mm/dd/yy) <i>7-31-2023</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)





CHAD METZGER CAI, CAGA

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- ★ REAL ESTATE SALES

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### Average Utilities

	Company	Average Amount
Gas		\$
Electric		\$
Water	Town of Lafontaine	\$
Other		\$
HOA		\$



Listings as of 08/17/2023

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

MLS 202329445 \*\* E Branson Street LaFontaine IN 46940 Status Active LP \$0



Area Wabash County Parcel ID 85-19-27-402-046.000-006 Type Residential Land
Sub None Cross Street
School District WAC Elem Southwood JrH Southwood SrH Southwood
REO No Short Sale No Waterfront Y/N N
Legal Description PT W1/2 SW1/4 27-26-7 .80AC
Directions From SR 15, take Kendall to Clark St. Then west on Branson St.
Inside City Limits Y City R1 County Zoning Zoning Description

Remarks Potential Building Site & Historic Home with 3-Car Garage offered in 2 Tracts selling via Online Only Auction on Tuesday, September 12, 2023 -- Bidding begins closing out at 6 pm! Tract 2: Potential Building Site on 0.8+/- acres! Great Opportunity to Build your Dream Home! Bid on this tract individually or in combination with the home across the street!

Agent Remarks Online Auction: Tues. 9.12.23 6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative'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

Sec Lot 0 Lot Ac/SF/Dim 0.8000 / 34,848 / 220x155
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, Recreational Road Access City Road Surface Asphalt Road Frontage City
Water Type None Well Type Easements Yes
SEWER TYPE None 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 9/12/2023
Financing: Existing Proposed Excluded Party None
Annual Taxes \$2,197.6 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 8/17/2023 Exp Date 12/31/2023
Contract Type Exclusive Right to Sell BBC 1.5% 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 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
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# 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 85-19-27-402-046.000-006
Local Parcel Number 0050030200

Tax ID:

Routing Number 1N.50

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

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) 110 E BRANSON ST LA FONTAINE, IN 46940

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Static

Ownership

SPEICHER PHILLIP & MARILYN
110 E BRANSON ST
LA FONTAINE, IN 46940

Legal

GRUELLS LOTS 40 & 41& PT W1/2 SW1/4 27-26-7 .80AC



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

Table with columns for Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and various valuation amounts for Land, Improvement, and Total.

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

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

Transfer of Ownership

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

Res

Notes

9/16/2020 RP: Reassessment Packet 2021
12/4/1998 ADJL: ADJACENT LAND PARCEL 45, 46 & 80

Land Computations

Table with columns for various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.



**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1 1/2  
**Style** N/A  
**Finished Area** 1888 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Open Masonry	176	\$7,400
Wood Deck	144	\$2,900

**Plumbing**

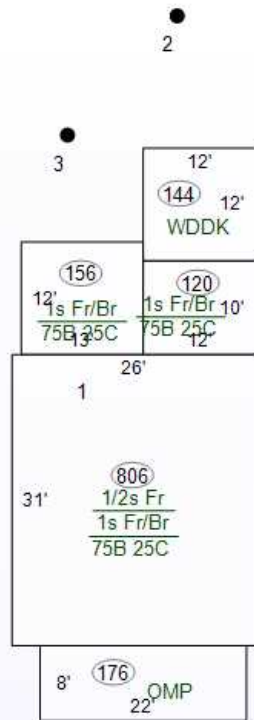
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Hot Water or Steam



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	95	1082	1082	\$91,000	
2					
3					
4					
1/4					
1/2	1Fr	806	806	\$27,900	
3/4					
Attic					
Bsmt		812	0	\$23,500	
Crawl		270	0	\$3,400	
Slab					

<b>Total Base</b>		\$145,800
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$145,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		\$147,400
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$10,300	\$157,700
Garages (+) 0 sqft	\$0	\$157,700
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.88	
<b>Replacement Cost</b>		\$124,898

**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	3/6 Masonry	D+2	1910	1949	74 A		0.88		2,700 sqft	\$124,898	50%	\$62,450	0%	100%	1.250	1.0000	\$78,100
2: Detached Garage R 01	100%	1	Wood Frame	C	1984	1984	39 F	\$25.08	0.88	\$26.44	26'x42'	\$28,867	34%	\$19,050	0%	100%	1.000	1.0000	\$19,100
3: Utility Shed R 01	0%	1		D	1982	1982	41 F	\$23.66	0.88	\$16.66	8'x12'	\$1,599	70%	\$480	50%	100%	1.000	1.0000	\$200



*...Generation after Generation*



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