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**PROVIDING PROFESSIONAL AUCTION,
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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
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

GREAT TRANSITIONAL PROPERTY! 8.92+/- ACRES WITH TRIER & MAYSVILLE ROAD FRONTAGE!

This property will be offered at Auction on Thursday, September 28, 2023 at 6:30 pm at the New Covenant Worship Center in Fort Wayne! Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. A 3% buyer's premium will be charged; for Broker-Represented Buyer's, the buyer's premium will be 4%. 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 November 3, 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 \$6,159.60. 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: Thursday, September 28, 2023 at 6:30 pm
Bid Live In-Person or Online!

**Auction Location: New Covenant Worship Center - 3420 E. Paulding Road,
Fort Wayne, IN 48616**

Property Location: 9071 Maysville Rd., Fort Wayne, IN 46815
St. Joseph Township • Allen County

Auction Manager: Gary Spangle 574.551.1768

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



Tract 1
4.5 Acres

Tract 2
4.42 Acres

Listings as of 08/30/2023

Property Type LOTS AND LAND Status Active CDOM 1 DOM 1 Auction Yes

MLS 202331293 * Maysville Road Fort Wayne IN 46815 Status Active LP \$0



Area Allen County Parcel ID 02-08-26-426-005.000-072 Type Residential Land
 Sub None Cross Street Lot #
 School District FWC Elem Haley JrH Blackhawk SrH Snider
 REO No Short Sale No Waterfront Y/N N
 Legal Description Approximately 4.5+/- acres part of: 9.115 A TR S OF TRIER RD & N OF MAYSVILLE RD PT OF E 61.35 A
 Directions Head southwest off of 469 onto Maysville Rd. Property is on the southwest corner of Maysville & Trier.
 Inside City Limits N City County Zoning R1 Zoning Description

Remarks 8.92+/- Acres of Great Transitional Land, Ready for you to Develop offered in 2 Tracts going to Auction on Thursday, September 28, 2023 at 6:30 pm!
 Tract 1: 4.5+/- acres of Prime Real Estate off of Trier & Maysville Roads! Great Potential for savvy real estate investors and visionary individuals. This property presents a unique prospect for those with an eye for strategic development and growth. Whether it's a commercial building, a residential complex, or undeveloped land, this transitional property offers a versatile canvas to bring your vision to life. Great opportunity to reposition or redevelop this property into a thriving retail space, a vibrant mixed-use development, or even a community hub. Ideal corner location just off of 469! Unique Investment opportunity, there is a 36x64 Stall Area with 19 Horse Stalls, the 60x120 Indoor Arena provides year-round riding space. Property also has a 35x78 Barn - great for storing equipment or a workshop area. This property is ideal for investors of all kinds and makes a fantastic property! Bid on each tract individually or the entirety for 8.92+/- acres! Bid live in-person or online!
 Open House: Monday, September 18th 5-6:30 pm

Agent Remarks Auction: Thurs. 9.28.23 6:30 pm Open House: Mon. 9.18.23 5-6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50 /50 by the Seller and Buyer(s). A 4% buyer's premium shall be collected and retained by Metzger Property Services. RE BROKERS: Must Register Clients 24 hrs. in

Sec Lot Lot Ac/SF/Dim 4.5000 / 196,020 / 615x430
 Parcel Desc 3-5-9999 Platted Development No Platted Y/N Yes
 Township St Joe Date Lots Available Price per Acre \$ \$0.00
 Type Use Residential, Other, Road Access County Road Surface Tar and Stone Road Frontage County
 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
 LAND FEATURES Barn, Pole Barn

Strctr/Bldg Imprv Yes
 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 & Gary Spangle Auctioneer License # AC31300015
 Auction Location New Covenant Worship Center: Auction Start Date 9/28/2023
 Financing: Existing Proposed Excluded Party None
 Annual Taxes \$6,159.6 Exemption Year Taxes Payable 2023 Assessed Value
 Is Owner/Seller a Real Estate Licensee No Possession 10 days after closing
 List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Gary Spangle - Cell: 574-551-1768
 Agent ID RB18000216 Agent E-mail gary@metzgerauction.com
 Co-List Office Metzger Property Services, LLC Co-List Agent Chad Metzger - Cell: 260-982-9050
 Showing Instr
 List Date 8/29/2023 Exp Date 12/31/2023
 Contract Type Exclusive Right to Sell BBC 1.0% Variable Rate No Special Listing Cond. None
 Virtual Tours:
 Pending Date Closing Date Selling Price How Sold CDOM 1
 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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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

8-1-2023

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)

9021 Mayeville Rd Ft Wayne IN 46815

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	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.

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				
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well	X		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?			
Are the structures connected to a public sewer system?			
Are there any additions that may require improvements to the sewage disposal system?			
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			
Are the improvements connected to a private/community sewer system?			

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				

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)
<i>[Signature]</i>	8-1-2023		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	8-1-2023		
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)

9071 Maysville Rd Ft. Wayne, IN 46815

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X
Does the roof leak?			X
Is there present damage to the roof?	X		X
Is there more than one layer of shingles on the house?	X		
If yes, how many layers? _____			X

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


Explain:

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

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

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Signature of Seller <i>Jessie Moore</i>	Date (mm/dd/yy) 8-1-2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Jessie Moore</i>	Date (mm/dd/yy) 8-1-2023	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)

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202331295	9071 Maysville Road	Fort Wayne	IN 46815	LP \$0
	Area Allen County	Parcel ID 02-08-26-426-005.000-072	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township St Joe	Style Two Story	REO No	Short Sale No
	School District FWC	Ele Haley	JrH Blackhawk	SrH Snider
	Legal Description Approximately 4.42+/- acres part of: 9.115 A TR S OF TRIER RD & N OF MAYSVILLE RD PT OF E 61.35 A			
	Directions Head southwest off of 469 onto Maysville Rd. Property is on the southwest corner of Maysville & Trier.			
	Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description

Remarks 8.92+/- Acres of Great Transitional Land, Ready for you to Develop offered in 2 Tracts going to Auction on Thursday, September 28, 2023 at 6:30 pm! Tract 2: 4.42+/- acres of Prime Real Estate off of Maysville Road! This would make a Great Transitional Property with it's ideal location! Potential for savvy real estate investors and visionary individuals. This property presents a unique prospect for those with an eye for strategic development and growth. Whether it's a commercial building, a residential complex, or undeveloped land, this transitional property offers a versatile canvas to bring your vision to life. Great opportunity to reposition or redevelop this property into a thriving retail space, a vibrant mixed-use development, or even a community hub. There is a fixer upper home features 3 bedrooms & 1 bath. Ideal corner location just off of 469! Bid on this tract individually or for the entirety for 8.92+/- acres! Bid live in-person or online! Open House: Monday, September 18th 5-6:30 pm

Agent Remarks Auction: Thurs. 9.28.23 6:30 pm Open House: Mon. 9.18.23 5-6:30 pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). A 4% buyer's premium shall be collected and retained by Metzger Property Services. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any &

Sec	Lot	Lot	4.4200	/	192,535	/	690x325	Lot Desc	Corner
Above Gd Fin	1,416	Above Gd Unfin	SqFt 0		Below Gd Fin	SqFt 0		Ttl Below Gd	SqFt 616
Age 98	New Const No	Date Complete			Ext Aluminum, Brick,			Bsmt Full Basement	
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material	
RM DIM	LV	B-Main	1	0	Well Type	Private		Dryer Hookup Gas	No
LR 21 x 11	M	B-Upper	1	0	Sewer	City		Dryer Hookup Elec	No
DR 15 x 11	M	B-Blw G	0	0	Fuel /	Forced Air		Dryer Hookup G/E	No
FR x		Laundry Rm	Main		Heating			Disposal	No
KT 12 x 10	M	Laundry L/W	x		Cooling	Central Air		Water Soft-Owned	No
BK x		AMENITIES	Main Floor Laundry, Washer Hook-Up					Water Soft-Rented	No
DN x								Alarm Sys-Sec	No
MB 13 x 9	U							Alarm Sys-Rent	No
2B 11 x 10	U							Garden Tub	No
3B 11 x 10	U	Garage	/	/	x	/		Jet Tub	No
4B x		Outbuilding 1	None		x			Pool	No
5B x		Outbuilding 2			x			Pool Type	
RR x		Assn Dues		Frequency	Not Applicable				
LF x		Other Fees							
EX x		Restrictions							

Water Access	Wtr Name	Water Frontage	Channel Frontage
Water		Water Type	Lake Type
Auctioneer Name Chad Metzger & Gary Spangle	Lic # AC31300015	Auction Date 9/28/2023	Time 6:30
Financing: Existing	Proposed	Location New Covenant Worship Center	Excluded Party None
Annual Taxes \$6,159.60	Exemption No Exemptions	Year Taxes Payable 2023	Assessed

Possession 10 days after closing	List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Gary Spangle - Cell: 574-551-1768
Agent E-mail gary@metzgerauction.com	Co-List Office Metzger Property Services, LLC	List Agent - User UP388053999
Showing Instr Showingtime or Open House	Co-List Agent Chad Metzger - Cell: 260-982-9050	List
List Date 8/29/2023	Start Showing Date	Exp Date 12/31/2023
Contract Exclusive Right to Sell	Buyer Broker 1.0%	Owner/Seller a Real Estate Licensee No
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location back door
Pending Date	Closing Date	Selling Price
Ttl Concessions Paid	Sold/Concession	Agent/Owner Related No
Sell Office	Sell Agent	Special List None
Co-Sell Office	Co-Sell	Type of
		How Sold
		Conc Paid By
		Sell

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

General Information

Parcel Number 02-08-26-426-005.000-072
Local Parcel Number 75-0026-0048

Tax ID:

Routing Number - - -

Property Class 102 Livestock Other Than Dairy and Po

Year: 2023

Location Information

County Allen
Township ST. JOSEPH TOWNSHIP
District 072 (Local 075)
School Corp 0235
Neighborhood 631018-072
Section/Plat 0263113
Location Address (1) 9071 MAYSVILLE RD FORT WAYNE, IN 46815

Ownership

BOWMAN GEORGE E & DEBBY D
8960 TRIER RD
FORT WAYNE, IN 46815-5828

Legal

9.115 A Tr S Of Trier Rd & N Of Maysville Rd Pt Of E
61.35 A Se1/4 Sec 26 Ex .20 ac tr on W



Transfer of Ownership

Date 01/01/1900 Owner BOWMAN GEORGE E
Doc ID Code Book/Page Adj Sale Price W/ I

Notes

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

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

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

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.

Zoning

Subdivision

Lot

Market Model Res | St Joe 631018 1250 - 2540

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, April 13, 2023

Review Group 2021

Data Source N/A

Collector 03/31/2021 kwmaaa

Appraiser 03/31/2021 kwmaaa

Land Computations

Table with columns for various land computation metrics (Calculated Acreage, Actual Frontage, etc.) and their values.

General Information

Occupancy Single-Family
Description Single-Family (1416 S
Story Height 2
Style 31 Older conv 2 story/
Finished Area 1416 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, Enclosed Frame	108	\$7,200
Stoop, Masonry	30	\$1,500
Canopy, Shed Type	30	\$300

Plumbing

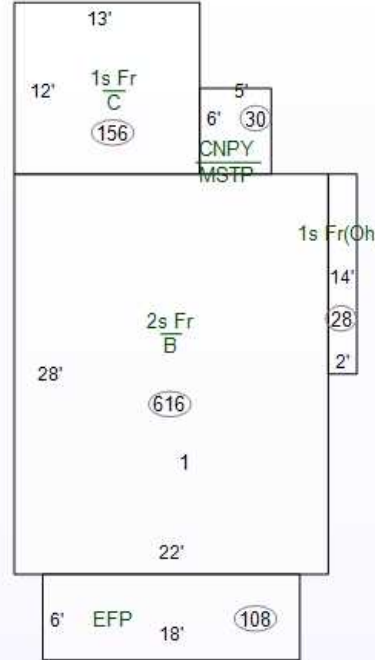
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air nsmtr bldg -pp-



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	800	800	\$68,100	
2 1Fr	616	616	\$31,100	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	616	0	\$21,000	
Crawl	156	0	\$2,800	
Slab				

Total Base \$123,000
Adjustments 1 Row Type Adj. x 1.00 \$123,000

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:800 2:616 \$4,900
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$130,300

Sub-Total, 1 Units

Exterior Features (+)	\$9,000	\$139,300
Garages (+) 0 sqft	\$0	\$139,300
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.93	

Replacement Cost \$129,549

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 (1416 Sq	100%	2	Wood Frame	C	1925	1925	98 F		0.93		2,032 sqft	\$129,549	50%	\$64,770	0%	100%	1.0000 2.0800	\$134,700
2: Fence for Elec Tower	0%	1	9 Gauge Galvaniz	C	2006	2006	17 A	\$17.71	0.93	\$20.18	108' x 8'	\$2,180	80%	\$440	0%	100%	1.0000 1.0000	\$400
3: Utility Shed (6x8)	0%	1	SV	D	2014	2014	9 A		0.93		6'x8'		30%		0%	100%	1.0000 1.0000	\$0

General Information	
Occupancy	Barn, Bank & Flat (T2)
Description	Barn, Bank & Flat (T2)
Story Height	0
Style	N/A
Finished Area	
Make	

Floor Finish	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

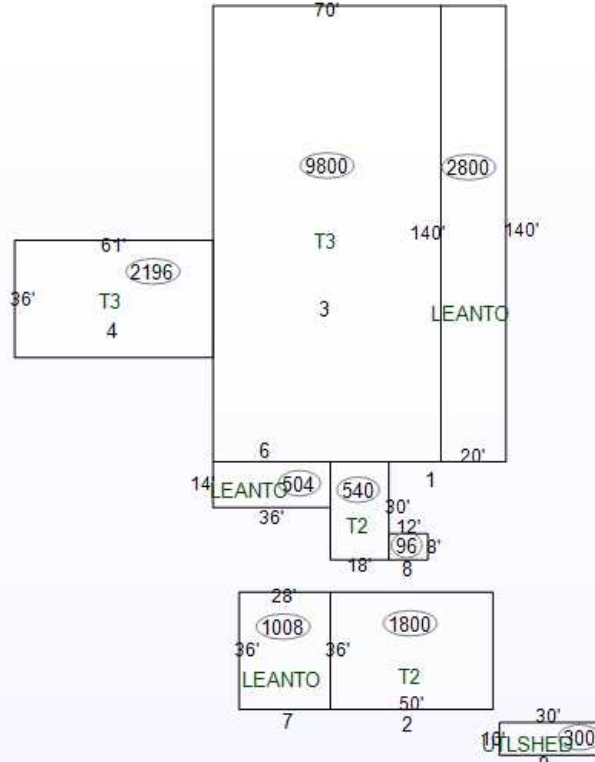
Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features		
Description	Area	Value

Plumbing	
#	TF
Full Bath	
Half Bath	
Kitchen Sinks	
Water Heaters	
Add Fixtures	
Total	

Accommodations	
Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type	
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Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Adjustments		Total Base
	Row Type	Adj.
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		

Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		
Location Multiplier		0.93
Replacement Cost		\$15,303

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: Barn, Bank & Flat (T2)	0%	1		D	1925	1925	98 F	\$37.10	0.93		30' x 18' x 10'	\$15,303	70%	\$4,590	0%	100%	1.0000	0.6500	\$3,000
2: Barn, Bank & Flat (T2)	0%	1		C	1925	1925	98 F	\$31.64	0.93		36' x 50' x 14'	\$60,905	70%	\$18,270	0%	100%	1.0000	0.6500	\$11,900
3: Barn, Pole (T3) (140x7	0%	1	T31SO	C	1995	1995	28 A	\$8.27	0.93		140' x 70' x 14'	\$85,291	50%	\$42,650	0%	100%	1.0000	0.6500	\$27,700
4: Barn, Pole (T3) (36x61	0%	1	T31SO	C	1995	1995	28 A	\$12.97	0.93		36' x 61' x 12'	\$36,168	50%	\$18,080	0%	100%	1.0000	0.6500	\$11,800
5: Lean-To (140x20x12)	0%	1	Earth Floor	C	2013	2013	10 A	\$6.39	0.93		140'x20' x 12'	\$16,640	20%	\$13,310	0%	100%	1.0000	1.0000	\$13,300
6: Lean-To (14x36x10)	0%	1	Concrete Floor	C	1995	1995	28 A	\$9.69	0.93		14'x36' x 10'	\$4,542	50%	\$2,270	0%	100%	1.0000	1.0000	\$2,300
7: Lean-To (36x28x10)	0%	1	Concrete Floor	C	1925	1925	98 A	\$9.69	0.93		36'x28' x 10'	\$9,084	65%	\$3,180	0%	100%	1.0000	1.0000	\$3,200
8: Shed Canopy	100%	1		C	2016	2016	7 A		0.93		8'x12'	\$651	6%	\$610	0%	100%	1.0000	1.0000	\$600
9: Utility Shed (10x30)	0%	1	SV	D	1925	1925	98 P		0.93		10'x30'		80%		0%	100%	1.0000	1.0000	\$0

...Generation after Generation



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