

*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 3 Bedroom Home with Fenced-In Backyard!*

This property will be offered at Online Auction on Monday, September 25, 2023 – Bidding begins closing out at 6 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$10,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 27, 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 \$3,754.76. 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: Monday, September 25, 2023**

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

**938 Caroline Ct., Churubusco, IN 46723**

**Smith Township • Whitley County**

***Auction Manager: Tim Holmes 260.580.5473***

***<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

[WWW.METZGERAUCTION.COM](http://WWW.METZGERAUCTION.COM)

Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202331539 938 W Caroline Court Churubusco IN 46723 LP \$0



Area Whitley County Parcel ID 92-04-11-206-096.000-010 Type Site-Built Home Waterfront No  
 Sub Thresher Ridge Cross Street Bedrms 3 F Baths 2 H Baths 1  
 Township Smith Style One Story REO No Short Sale No  
 School District SGC Ele Churubusco JrH Churubusco SrH Churubusco

Legal Description LOT 96 THRESHER RIDGE SECTION IV  
 Directions Heading north out of Churubusco on US 33. Turn southwest onto Thresher Run, then west on Meadow Way and north on Caroline Court.  
 Inside City Limits Y City Zoning R1 County Zoning Zoning Description

**Remarks** Beautiful 3 Bedroom Home with Fenced-In Backyard selling via Online Only Auction on Monday, September 25, 2023 -- Bidding begins closing out at 6 pm! Beautiful 3 bed, 2.5 bath home that exudes elegance and offers an exceptional living experience. Step into the inviting open living and dining room - the seamless flow between these areas allows for effortless entertaining and comfortable everyday living. The living room and kitchen feature vaulted ceilings that add a touch of grandeur and enhance the open and spacious feel of the home. The eat-in kitchen offers a perfect blend of style and functionality with ample counter space, breakfast bar, and a breakfast nook, this kitchen is perfect for preparing meals and gathering with loved ones. Spacious sunroom leads out to the large composite fenced-in backyard featuring a patio and pergola, as well as beautiful landscaping, this home is a true sanctuary. There are 3 bedrooms including the master suite featuring a separate shower and tub, spacious walk-in closet, and double vanity. The 3-car attached garage provides ample

**Agent Remarks** Online Auction: Mon. 9.25.23 6pm Open House: Sun. 9.17.23 1-2pm TERMS: \$10,000 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.

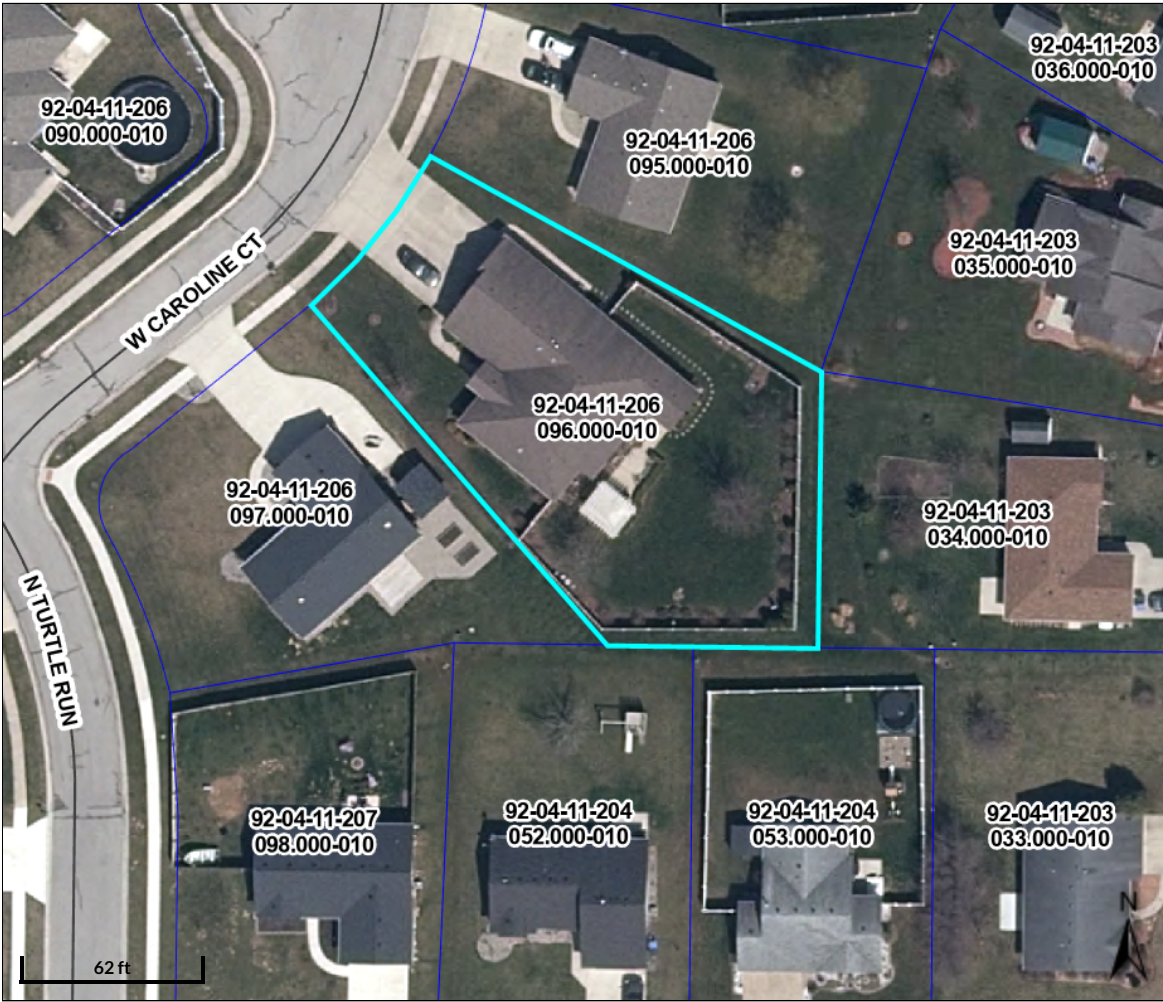
Sec	Lot 96	Lot	0.3000	/	12,960	/	81X160	Lot Desc	Cul-De-Sac, 0-2.9999				
Above Gd Fin	2,287	Above Gd Unfin	SqFt 0		Below Gd Fin	SqFt 0		Ttl Below Gd	SqFt 0		Ttl Fin	SqFt 2,287	Year Built 2008
Age 15	New Const No	Date Complete			Ext Brick, Vinyl			Bsmnt Slab			#	6	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>CITY</b>		<b>Basement Material</b>					
RM DIM	LV	B-Main	2	1	Well Type			Dryer Hookup Gas	No	Fireplace	Yes		
LR 15 x 23	M	B-Upper	0	0	Sewer City			Dryer Hookup Elec	Yes	Guest Qtrs	No		
DR 15 x 12	M	B-Blw G	0	0	Fuel / Gas, Forced Air			Dryer Hookup G/E	No	Split FlrPln	No		
FR 13 x 16	M	Laundry Rm	Main		Heating			Disposal	Yes	Ceiling Fan	Yes		
KT 13 x 13	M	Laundry L/W	5 x 6		Cooling Central Air			Water Soft-Owned	Yes	Skylight	No		
BK 13 x 11	M	<b>AMENITIES</b> 1st Bdrm En Suite, Ceiling-Cathedral, Ceiling Fan(s), Closet(s) Walk-in, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Patio Open, Porch Covered, Porch Open, Range/Oven Hook Up Elec,						Water Soft-Rented	No	ADA Features	No		
DN x								Alarm Sys-Sec	No	Fence Other-See Remarks			
MB 13 x 16	M							Alarm Sys-Rent	No	Golf Course	No		
2B 11 x 13	M							Garden Tub	No	Nr Wlkg Trails	No		
3B 12 x 13	M	Garage	2.0	/ Attached	/ 30 x 34	/ 1,020.00		Jet Tub	No	Garage Y/N	Yes		
4B x		Outbuilding 1	None		x			Pool	No	Off Street Pk			
5B x		Outbuilding 2			x			Pool Type					
RR x		Assn Dues		Frequency	Not Applicable			SALE INCLUDES	Dishwasher, Refrigerator, Kitchen Exhaust Hood, Water Heater Gas, Water Softener-Owned				
LF x		Other Fees						FIREPLACE	Living/Great Rm, Gas Starter				
EX x		Restrictions											

Water Access Wtr Name Water Frontage Channel Frontage  
 Water Water Type Lake Type  
 Auctioneer Name Chad Metzger & Tim Holmes Lic # AC31300015 Auction Date 9/25/2023 Time 6 pm Location Online Only: bidmetzger.com  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$3,754.76 Exemption Homestead, Supplemental Year Taxes Payable 2023 Assessed

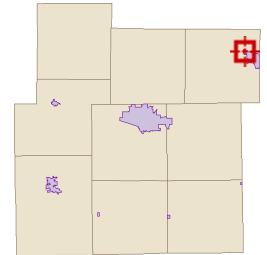
Possession at closing  
 List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050  
 Agent E-mail chad@metzgerauction.com List Agent - User UP388053395 List  
 Co-List Office Co-List Agent

Showing Instr Showingtime or Open House  
 List Date 8/31/2023 Start Showing Date Exp Date 1/31/2024 Owner/Seller a Real Estate Licensee No Agent/Owner Related No  
 Contract Exclusive Right to Sell Buyer Broker 1.5% Variable Rate No Special List None  
 Virtual Tours: Lockbox Type Mechanical/Combo Lockbox Location front door Type of  
 Pending Date Closing Date Selling Price How Sold  
 Ttl Concessions Paid Sold/Concession Conc Paid By  
 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  
 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.



**Overview**



**Legend**

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

<b>Parcel ID</b>	92-04-11-206-096.000-010	<b>Alternate ID</b>	92-04-11-206-096.000-010	<b>Owner Address</b>	Snyder, Lynn & Evelyn 938 Caroline Ct Churubusco, IN 46723
<b>Sec/Twp/Rng</b>	11--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	938 W Caroline Ct Churubusco	<b>Acreage</b>	n/a		
<b>District</b>	Churubusco Town				
<b>Brief Tax Description</b>	LOT 96 THRESHER RIDGE SECTION IV				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/21/2023  
Last Data Uploaded: 8/21/2023 3:24:25 AM



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

8/27/2023

**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)

938 W. CAROLINE Ct. Muncie, IN 47323

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	✓				Cistern	✓				
Clothes Dryer	✓				Septic Field / Bed	✓				
Clothes Washer	✓				Hot Tub	✓				
Dishwasher			✓		Plumbing	✓				
Disposal			✓		Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood			✓		Water Heater / Electric	✓				
Microwave Oven					Water Heater / Gas			✓		
Oven			✓		Water Heater / Solar	✓				
Range			✓		Water Purifier	✓				
Refrigerator			✓		Water Softener			✓		
Room Air Conditioner(s)	✓				Well	✓				
Trash Compactor	✓				Septic & Holding Tank/Septic Mound	✓				
TV Antenna / Dish	✓				Geothermal and Heat Pump	✓				
Other:	✓				Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
								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?				✓	
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	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning			✓		
Ceiling Fan(s)	✓				Hot Water Heat	✓				
Garage Door Opener / Controls					Furnace Heat / Gas			✓		
Inside Telephone Wiring and Blocks / Jacks	✓				Furnace Heat / Electric	✓				
Intercom	✓				Solar House-Heating	✓				
Light Fixtures			✓		Woodburning Stove	✓				
Sauna	✓				Fireplace				✓	
Smoke / Fire Alarm(s)				✓	Fireplace Insert	✓				
Switches and Outlets			✓		Air Cleaner	✓				
Vent Fan(s)	✓				Humidifier	✓				
60 / 100 / 200 Amp Service (Circle one)					Propane Tank	✓				
Generator	✓				Other Heating Source	✓				

**NOTE:** "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	8-27-23		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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

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

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

938 W. CAROLINE Ct., Chumbusco, IN 46123

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>15</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? <u>      </u>			

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

Explain:

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

*(This area contains a large handwritten signature in blue ink.)*

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:			<input checked="" type="checkbox"/>
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"/>	<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>(Signature)</i>	Date (mm/dd/yy) <u>8-27-23</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



**Metzger** PROPERTY SERVICES, LLC  
 CHAD METZGER, CAL, CAGA

260-982-0238

EXPANDING YOUR HORIZON...  
 ...GENERATION AFTER GENERATION

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

WWW.METZGERAUCTION.COM

**Average Utilities**

	<b>Company</b>	<b>Average Amount</b>
Gas	NIPSCO	\$
Electric	AEP	\$
Water	CITY	\$ 133
Other		\$
HOA		\$



# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://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)**

92-04-11-206-096.000-010

Snyder, Lynn & Evelyn

938 W Caroline Ct

510, 1 Family Dwell - Platted Lot

THRESHER RIDGE - BUSC 1/2

General Information

Parcel Number 92-04-11-206-096.000-010
Local Parcel Number 061-108-00000874

Tax ID:

Routing Number 79

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Whitley
Township SMITH TOWNSHIP
District 010 (Local 061) CHURUBUSCO TOWN
School Corp 8625 SMITH-GREEN COMMUNITY
Neighborhood 921015-010 THRESHER RIDGE - BUSCO
Section/Plat 11
Location Address (1) 938 W Caroline Ct Churubusco, IN 46723

Ownership

Snyder, Lynn & Evelyn
938 W Caroline Ct
CHURUBUSCO, IN 46723

Legal

LOT 96 THRESHER RIDGE SECTION IV

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 05/22/2008 to 01/01/1900.

Notes

7/29/2022 RA23: Reassessment- No Change
8/11/2015 MEMO: 3/1/09 added house w/ att garage
1/1/1900 RA16: Reassessment 2016 50% obso to concp



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2020-2023.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 95' X 140', CI 95' X 140')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 63, 81x160, 1.03, \$280, \$288, \$23,328, 0%, 100%, 1.0000, \$23,330.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 26, 2023

Review Group 2023

Data Source Aerial Collector 07/29/2022 KW Appraiser 07/29/2022 KW

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.30), Actual Frontage (63), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$23,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$23,300).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	23
<b>Finished Area</b>	2287 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 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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Porch, Open Frame	150	\$6,400

**Plumbing**

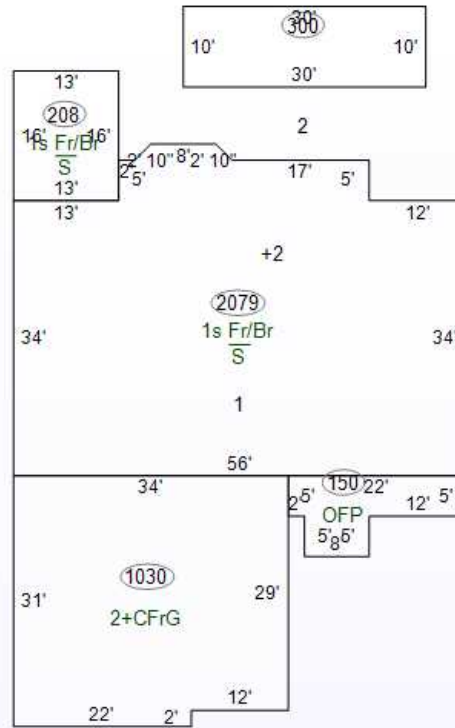
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	2	2
<b>Total</b>	6	10

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1	92	2287	2287	\$142,700
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	2287	0		\$0
			<b>Total Base</b>	\$142,700

**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 (+)	1:2287	\$4,900
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$156,300

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,400	\$162,700
Garages (+) 1030 sqft	\$28,700	\$191,400
Quality and Design Factor (Grade)		1.15
Location Multiplier		0.93
<b>Replacement Cost</b>		<b>\$204,702</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	2/6 Masonry	B-1	2008	2008	15 A		0.93		2,287 sqft	\$204,702	13%	\$178,090	0%	100%	1.630	1.0000	\$290,300
2: CONCP R	0%	1		C	2009	2009	14 A		0.93		300 sqft	\$1,581	40%	\$950	50%	100%	1.000	1.0000	\$500

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**