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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
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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Property Services, LLC

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260-982-0238

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

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REAL ESTATE AUCTION TERMS

Exceptional Waterfront Home on the Manatee River!

This property will be offered at Online Auction on Thursday, October 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 \$50,000 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 November 17, 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 \$4,416.00. Metzger Property Services LLC, Chad Metzger, Charles Rutenberg Realty, 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, October 12, 2023

Bidding begins closing out at 6 pm!

329 4th Street W., Palmetto, FL 34221

Manatee County

This is a Joint Venture with Charles Rutenberg Realty.

Agent: Dave Mayhew 228.806.1488

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

Manatee County Map



Manatee County
Government, Sources:
Esri, HERE, Garmin,
USGS, Intermap,

Notes: Notes

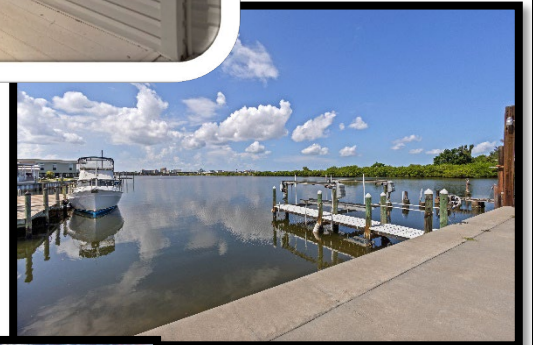
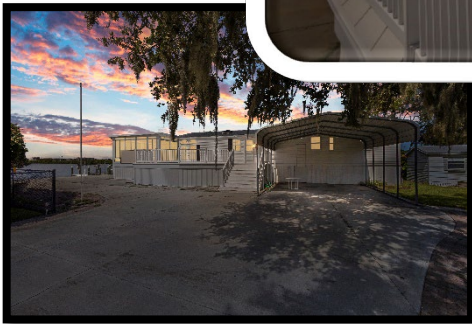
This map was developed by the Manatee County Geographic Information Systems Division. It is provided for general reference and is not warranted in any way. Errors from non-coincidence of features from different sources may exist. The Manatee County BOC shall be held harmless for inappropriate or unintended uses of the information.



Manatee County
Zoning
Staff Report Map
Map Prepared 7/10/2023
1 inch = 47 feet

Exceptional Waterfront Home on the Manatee River!

329 4th Street W., Palmetto, FL 34221



- 2 bedrooms, 2 bathrooms
- Open Layout
- Sunroom with pop-out sliding windows
- Private Dock w/ Boat Lift
- 2 Outbuildings
- 5 RV hook-ups w/ electricity & sewer connections



Cross Property 360 Property View

329 4TH STREET W, PALMETTO, Florida 34221

Listing

U8212308 329 4TH ST W, PALMETTO, FL 34221



County: Manatee
Subdiv: RIVIERE ADD TO PALMETTO
Subdiv/Condo:
Beds: 2
Baths: 2/0
Pool: None
Property Style: Manufactured Home - Post 1977
Total Acreage: 1/2 to less than 1
Garage: No **Attch:** **Spcs:**
Garage/Parking Features:
LP/SqFt: \$161.71
Status: Active
On Market Date: 09/07/2023
List Price: \$250,000
Year Built: 2002
Special Sale: Auction
ADOM: 0
CDOM: 0
Pets:
Carport: Yes **Spcs:** 1
Heated Area: 1,546 SqFt / 144 SqM
Total Area: 2,092 SqFt / 194 SqM
New Construction: No
Total Annual Assoc Fees: \$0.00
Average Monthly Fees: \$0.00
Flood Zone Code: AE

Auction Property. Auction set for Oct 12th at 6pm!!! Discover a slice of paradise with this exceptional waterfront property along the picturesque Manatee River. This 1546 sqft home has two bedrooms, two bathrooms. Spacious interior with and a layout that will give your family a perfect entertaining and relaxing experience. The kitchen is equipped with an array of brand new stainless steel appliances providing style and functionality for culinary enthusiasts. The open floorplan flows easily between your kitchen, dining room and living room, offering ample natural light throughout, making it warm and inviting. The master suite is spacious and located in the back of the home providing privacy after a long day of work. The guest bedroom is generously sized with ample closet space and easy access to the full guest bath. Outdoor living is a paramount focus of this home. The enclosed sunroom features pop out sliding windows to help feel the cool breeze during the evening hours. During the high heat of the day enjoy the sunroom while in the ac with two mini-splits providing the relief from the heat. A private dock with boat lift rated at 10,000lb invites water enthusiasts to explore the Manatee River and beyond. Protecting your investment and enhancing the property's aesthetic appeal is the seawall which has been rebuilt within the last ten years. The property boasts two outbuildings, each approximately 10'x20' and 10'x15', offering endless possibilities for storage, workshops, or even guest cottages. Catering to your adventurous spirit, there are five RV hook-ups complete with electric and sewer connections, allowing you to share this riverside haven with friends and family. The farthest north RV hook-up is electrically metered separate so adding a more permanent structure is a possibility. Set up an appointment to see this property today or wait for viewing days on (Saturday) Sept 30th 11am-1pm, (Saturday) Oct 7th 11am-1pm and the day of the auction Oct 12th from 4pm to 6pm. This home is being sold as is for the ease of the seller. Register for the auction at <http://www.BidMetzger.com>

Land, Site, and Tax Information

Legal Desc: THAT PORTION OF LOTS 4, 5 AND 6 OF J H RIVIERE'S ADD TO PALMETTO, PB 1 PG 137, BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A 5/8" IRON PIPE FOUND MARKING THE INTERSECTION OF THE S R/W LN OF 4TH ST W AND THE W R/W LN OF 3RD AVE W, SD PT OF INTERSECTION BEING THE NE COR OF SD LOT 5; TH S 00 DEG 16 MIN 42 SEC E ALONG SD W R/W LN,
SE/TP/RG: 23-34S-17E
Subdivision #:
Tax ID: 3102900109
Taxes: \$4,416
Auction Type: Reserve
Auction Firm/Website: <http://www.BidMetzger.com>
Homestead: Yes
Ownership: Fee Simple
SW Subd Condo#:
Flood Zone: AE
Floors in Unit/Home: One
Book/Page: 1-137,
Total # of Floors: 1
MH Model:
Land Lease Y/N: No **Land Lease Fee:**
Lot Dimensions: x125
Water Frontage: Yes-River
Water Access: Yes-River
Water View: Yes-River
Zoning: MHP1
Future Land Use:
Zoning Comp:
Tax Year: 2022
Property Access: Yes
AG Exemption YN:
CDD: No **Annual CDD Fee:**
Complex/Comm Name:
SW Subd Name: Jet Mhp
Flood Zone Date:
Floor #:
Census Block:
Bldg Name/#:
MH Width: Double Wide
Total Units:
Lot Size Acres: 0.62 **Lot Size:** 27,208 SqFt / 2,528 SqM
Waterfront Ft: 60
Water Name: MANATEE RIVER
Water Extras: Yes-Dock - Wood, Lift
Block/Parcel:
Front Exposure: East
Lot #: 4
Buyers Premium: 8%
Other Exemptions:
Flood Zone Panel:
Planned Unit Dev:
Census Tract:

Interior Information

A/C: Central Air
Heat/Fuel: Central
Utilities: Public
Sewer: Public Sewer
Water: Public
Fireplace: No
Heated Area Source: Public Records
Appliances Incl: Dishwasher, Microwave, Range, Refrigerator
Flooring Covering: Carpet, Vinyl
Interior Feat: Ceiling Fans(s), Kitchen/Family Room Combo, Vaulted Ceiling(s)

Room Type	Level	Approx Dim	Flooring	Bedroom Closet Type	Features
Living Room	First	17x15			
Dining Room	First	9x8			
Office	First	12x11			
Kitchen	First	12x10			
Master Bedroom	First	14x14			
Bedroom 1	First	11x10			
Florida Room	First	19x15			
Balcony/Porch/Lanai	First	15x12			

Exterior Information

Ext Construction: Vinyl Siding
Roof: Metal
Property Description:
Ext Features: Private Mailbox, Storage
Pool: None
Pool Dimensions:
Spa:
Garage Dim:
Architectural Style:
Pool Features:
Patio And Porch Features:
Foundation: Crawlspace, Slab
Garage/Parking Features:
Road Surface Type: Concrete

Green Features

Disaster Mitigation:
Solar Panel Ownership:
Green Water Features:

Community Information

HOA Pmt Sched:	Mo Maint\$(add HOA):	
Master Assn/Name: No	Master Assn Fee:	Master Assn Ph:
Condo Fee:	Other Fee:	Housing for Older Per: No

Realtor Information

List Agent: David Mayhew	List Agent ID: 270527909	List Agent Direct: 228-806-1488
List Agent E-mail: dldmayhew75@gmail.com	List Agent Fax:	List Agent Cell:
List Agent 2: Jason Strange	List Agent 2 ID: 260039446	List Agent 2 Phone: 727-501-2075
List Agent 2 Email: jason@acceleratedlisting.com		

List Office: [CHARLES RUTENBERG REALTY INC](#)

Original Price: \$250,000
On Market Date: 09/07/2023
Previous Price:

Representation:
Occupant Type: Vacant
Owner: PEGGY CASE
Financing Avail: Cash
Dual Variable Compensation: No
Single Agent: 2%

Confidential Info:
Showing Instructions: Use ShowingTime Button
Driving Directions: From the Corner of Ellenton (301), South Tamiami Trail (41) head West on 10th St W to 5th Ave W. Turn left (south) onto 5th Ave W to Illinois St turn Left (east). Turn Right (South) onto Wisconsin St to 4th St W. Property will be on your right on the corner of 4th St W and 3rd Ave Dr W.

Realtor Remarks: Room sizes approximate. No repairs/credits-condition unknown AS IS. USE CURRENT FAR/BAR AS-IS CONTRACT. Pls submit attachments w/ all offers and POF/ as PDF - Do NOT send a link. Seller choice Escrow AND Title: Gasdick Stanton Early, P. A., 1601 W Colonial Dr, Orlando, FL 32804, ph 407.423.5203. Seller may review all offers after at least 3 business days.

List Office Fax:
Price Change:
Listing Service Type: Full Service
Owner Phone:
Listing Type: Exclusive Right To Sell
Non-Rep: 0%
Trans Broker: 2%

Call Center #:
List Office ID: 260000779
List Office Phone: 727-538-9200
LP/SqFt: \$161.71
Expiration Date: 11/18/2023

Seller's Preferred Closing Agent

Closing Agent Name:	Phone: 4074235203
Email: re@gse-law.com	Fax:
Address: 1601 W Colonial Dr Orlando, Florida 32804	
Closing Company Name: Gasdick Stanton Early, P. A	

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Accessibility Issues?

We want this website to be accessible to everyone. If you experience any accessibility problems using the website, please contact our ADA support hotline at **844-209-0134** to report the issue and for assistance getting the information you need.

Search Criteria

Property Type is 'Residential'
Status is 'Active'
Street Number is 329
State is 'Florida'
Selected 1 of 9 results.

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**



Parcel ID: 3102900109
 Ownership: DAY, KIMBERLY; NEWVILLE, PAUL; NEWVILLE, ROBERT; NEWVILLE, DEREK; CASE, THOMAS
 Owner Type: INDIVIDUAL; INDIVIDUAL; INDIVIDUAL; INDIVIDUAL; INDIVIDUAL
 Mailing Address: DAY, KIMBERLY, NEWVILLE, PAUL, NEWVILLE, ROBERT, NEWVILLE, DEREK, 101 HODGE DR, CLARKSVILLE IN 47129
 Situs Address: 329 4TH ST W, PALMETTO FL 34221-5222
 Jurisdiction: CITY OF PALMETTO
 Tax District: 0019; CITY OF PALMETTO
 CRA/TIF District: P; PALMETTO CRA
 Market Area: 01; CITY OF PALMETTO
 Sec/Twp/Rge: 23-34S-17E
 Neighborhood: 5085; PEGAL POINT- GATTON
 Subdivision: 3102400; RIVIERE ADDITION TO PALMETTO; LOT 4
 Parcel Type: REAL PROPERTY
 Parcel Created: 01/25/2001
 Split/Combine: SPLIT
 Parent Parcel ID: 3102900002
 Map Number: 4B23
 Land Use: 0801; TWO OR MORE HOUSES
 Land Size: 0.6246 Acres or 27,208 Square Feet
 Building Area: 4,392 SqFt Under Roof / 3,002 SqFt Living or Business Area / 4,392 SqFt Residential Impervious Area
 Living Units: 2
 Residential Bldgs: 2



DESCRIPTION

THAT PORTION OF LOTS 4, 5 AND 6 OF J H RIVIERE'S ADD TO PALMETTO, PB 1 PG 137, BEING MORE PARTICULARLY DESC AS FOLLOWS: BEG AT A 5/8" IRON PIPE FOUND MARKING THE INTERSECTION OF THE S R/W LN OF 4TH ST W AND THE W R/W LN OF 3RD AVE W, SD PT OF INTERSECTION BEING THE NE COR OF SD LOT 5; TH S 00 DEG 16 MIN 42 SEC E ALONG SD W R/W LN, ALSO BEING THE E LN OF SD LOT 5, A DIST OF 150.00 FT TO THE PT OF INTERSECTION OF SD W R/W LN AND THE S R/W LN OF 3RD ST DR W, SD PT OF INTERSECTION ALSO BEING THE NW COR OF SD LOT 6; TH N 89 DEG 22 MIN 32 SEC E ALONG SD S R/W LN, A DIST OF 50.00 FT TO A CONCRETE MONUMENT MARKING THE NE COR OF SD LOT 6; TH S 00 DEG 16 MIN 42 SEC E ALONG THE MONUMENTED E LN OF SD LOT 6, A DIST OF 55.66 FT; TH S 85 DEG 36 MIN 37 SEC W 78.33 FT; TH S 06 DEG 35 MIN 13 SEC W, 50.28 FT; TH N 83 DEG 42 MIN 57 SEC W ALONG THE OUTSIDE FACE OF AN EXISTING CONCRETE SEAWALL AND ITS ELY EXTENSION, A DIST OF 67.20 FT TO A PT ON THE W LN OF AFOREMENTIONED LOT 4; TH N 00 DEG 04 MIN 34 SEC W ALONG SD W LN, A DIST OF 253.70 FT TO THE NW COR OF AFOREMENTIONED LOT 4, ALSO BEING A PT ON THE S R/W LN OF 4TH ST W; TH E ALONG SD S R/W LN A DIST OF 100.00 FT TO THE POB (1658/2776) P1#310290010/9

2023 PRELIMINARY CERTIFIED VALUES				
	County	School	IndSpcDist	Municipality
Land Value:	199,991	199,991	199,991	199,991
Improvement Value:	300,820	300,820	300,820	300,820
Total Market Value:	500,811	500,811	500,811	500,811
Land Classified Agricultural:	0	0	0	0
Classified Use Value:	0	0	0	0
Classified Use Savings:	0	0	0	0
Ineligible for 10% Cap:	0	500,811	0	0
Eligible for 10% Cap Next Year:	0	0	0	0
Eligible for 10% Cap This Year:	500,811	0	500,811	500,811
10% Cap Savings:	56,272	0	56,272	56,272
Ineligible for SOH Cap:	500,811	500,811	500,811	500,811
Eligible for SOH Cap Next Year:	0	0	0	0
Eligible for SOH Cap This Year:	0	0	0	0
SOH Cap Savings:	0	0	0	0
Assessed Value:	444,539	500,811	444,539	444,539
Exempt Value:	0	0	0	0
Taxable Value:	444,539	500,811	444,539	444,539

2023 SPECIAL ASSESSMENTS			
FD07 NORTH RIVER FIRE DISTRICT			686.52
ADDRESSES ASSIGNED TO THE PROPERTY			
329 4TH ST W			
PROPERTY APPRAISER INSPECTIONS			
09/17/2021	JAH	INSPECTION BY IMAGE TECHNOLOGY	5 YEAR STATUTORY REVIEW
12/28/2015	AJR	ON SITE INSPECTION	PAO REQUEST



LAND INFORMATION

----- Frontage ----- ----- Depth -----

#	Type	Code	Ag	Ex	Sqft	Acres	Rate	Value	Actual	Effect	Depth	Table	Factor	Override	Influences	Zoning
1	F	205	No	90%	8,500	0	2,160	139,536		68	125	2	1.0			PL_MHP-1
2	S	205	No	0%	18,708	0	6	60,455					1.0			PL_MHP-1

SALES INFORMATION

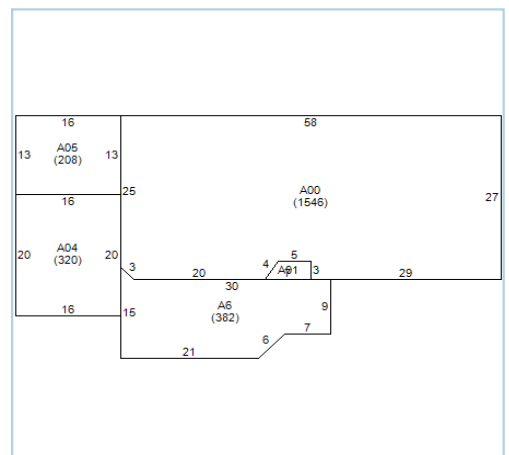
Salekey	Sale Date	Book/Page/Inst #	Instrument Type	V / I	Qual Code	Sale Price	Grantee	Grantor
2404075	9/15/2022	202341046574	DEATH CERT	I	11	\$	CASE, PEGGY J	CASE, PEGGY J
2422448	9/15/2022	202341031277	ORDER OF DET HM	I	11	\$	DAY, KIMBERLY	CASE, PEGGY J
2422449	9/15/2022	202341050234	CORRECTIVE DEED	I	11	\$	DAY, KIMBERLY	DAY, KIMBERLY
2310015	10/2/2020	202041120718	DEATH CERT	I	11	\$	CASE, PEGGY J	CASE, LEO JR
1744051	12/4/2000	1658 / 2776	DEED	I	01	\$180,000	CASE, LEO JR	GATTON, STEVEN E

BUILDING PERMITS

Permit	Issued	Purpose	Description	Contractor	Amount	Agency Status	Final Date	Cert Occ Date
PLP19-0112	02/12/2019	REROOF/ROOFING MEMBRANE	METAL	AKVM CONSTRUCTION GROUP	\$1,100	FINALED	03/06/2019	
PLP140571	06/19/2014	REROOF/ROOFING MEMBRANE	REROOF W/SHINGLES	THE HOME DEPOT AT-HOME SERVICE	\$6,299	FINALED	10/22/2014	
110125	02/17/2011	CONCRETE RETAINING/SEA WALL	SEAWALL	DUNCAN SEAWALL	\$20,565	CLOSED		
110104	02/09/2011	DEMOLISH	DEMO		\$250	CLOSED		
100594	09/28/2010	ZONING/FENCING/MISCELLANEOUS	INSTALL 280 FT OF 5 FT C/L	USA STEEL FENCE	\$2,499	CLOSED		
040057	01/20/2004	NEW ADDITION (RESIDENTIAL)	ROOM ADDITION-SUN ROOM	BAY AREA REMODELERS	\$2,000	CLOSED		
021599	09/20/2002	CONCRETE FOUNDATION	CONCRETE SLAB		\$2,500	CLOSED		
021143	04/02/2002	STORAGE BLDG	10X20 SHED			CLOSED		
0200001034	03/01/2002	NEW ADDITION (RESIDENTIAL)	20X21 CARPORT RS		\$1,400	CLOSED		
0200001002	02/19/2002	MISCELLANEOUS	25X28 CARPORT W/ EXISTING CONCRETE	MISTER EXTERIOR	\$6,000	CLOSED		
0200000889	01/09/2002	MOBILE HOME SET-UP	MH SET UP		\$63,500	CLOSED		
0200000184	12/03/2001	MOBILE HOME SET-UP	MOBILE HOME, RV & PARK MODEL SET UP TEMP CERT OF OCC		\$85,000	CLOSED		03/08/2002
0200000143	11/21/2001	DEMOLISH	DEMO OF STRUCTURE SF		\$	CLOSED		
0200000126	11/13/2001	ZONING/FENCING/MISCELLANEOUS	FENCE		\$300	CLOSED		
0100000234	01/16/2001	DOCK	WOOD DOCK			CLOSED		
0100000217	01/10/2001	STORAGE BLDG	UTILITY ROOM			CLOSED		

RESIDENTIAL DWELLING #1

override model:	class: MANUFACTURED HOMES
dwelling type: Dwelling Valuation	grade: AVERAGE
stories: 1	c&d:
construction: WOOD FRAME	c&d factor: 0%
building style: H2	functional depr: 0%
year built: 2002	funct. depr. reason:
effective year: 2004	economic depr: 0%
lower level:	econ. depr. reason:
heating: MOBILE HOME A/C	cost model: 5
attic:	area factor: 1.267
electric: AVERAGE/TYPICAL	adjusted area: 1546
exterior wall: VINYL SIDING	story height factor: 1.000
floors: AVERAGE/TYPICAL	construction factor: 2.000
interior: AVERAGE/TYPICAL	grade factor: 1.00
plumbing: AVERAGE/TYPICAL	percent good: 57%
roof material: SHINGLES COMP	additional area: 0
roof type: HIP AND/OR GABLE	total living area: 1546
garage type: 2 CAR CARPORT	total under roof: 2092
condo complex:	adj. base value: 212856
condo floor: 1	plumbing value: 4200
condo unit #:	lower level value: 0
condo view:	hvac value: 0
condo type:	attic value: 0
condo notes: RESMOD1	dwelling subtotal: 217056
add'l condo notes:	user factor: 1.020
condo extra value:	user amount: 0
bedrooms: 2	base rcn: 221397
full baths: 2	local multiplier: 1.000
half baths:	subtotal rcn: 221397
additional fixtures: 2	base rcnld: 126196
total fixtures: 8	additions rcnld: 23756
wood burn fp stacks:	total rcnld: 149952
wb fireplace openings:	override rcnld:
wb fp add'l stories stack:	adjustment factor: 1.02000
prefabricated fireplaces:	dwelling value: 152951
prefab add'l stories stack:	eligible for exem: 100.00%
total fireplace value: 0	





ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					1,546	1	100%		43%	0	0%
1	OP	OPEN PORCH		OP			18	1	100%	614	43%	350	0%
4	CB	CABANA (MH ENCL.PORCH)		CB			320	1	100%	21,441	43%	12,221	0%
5	S4	SCREEN PORCH 40		S4			208	1	100%	14,425	43%	8,222	0%
6	WD	WOOD DECK ATTACHED		WD			382	1	100%	5,198	43%	2,963	0%

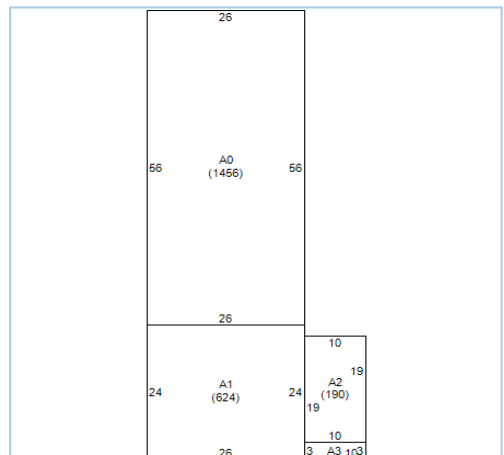
RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Grade	Cuft	Units	Rate	Basercn	Depr	Locmult	Adjfact	Value	Ex %
5	BLF	BOAT LIFT	2003	2010	1		0	1	3,750.00	3,750	29%	1	1	2,261	0%
7	CON	CONCRETE PAVING	2002	2009	2,970		0	1	1.62	4,805	24%	1	1	3,103	0%
3	FNR	FENCE-RESIDENTIAL NV	2003	2010		C	0	1	0.00		55%	1	1		100%
4	FNR	FENCE-RESIDENTIAL NV	2010	2014		C	0	1	0.00		35%	1	1		100%
6	SWG	SEAWALL - GOOD	2011	2015	60		0	1	225.00	13,500	6%	1	1	10,787	0%
2	UTL	UTILITY-LOW	2002	2010	264	C	0	1	9.00	2,376	29%	1	1	1,437	0%
1	WDK	WOOD DOCK	2003	2008	120	C	0	1	33.00	3,960	35%	1	1	2,185	0%



RESIDENTIAL DWELLING #2

override model:		class:	MANUFACTURED HOMES
dwelling type:	Dwelling Valuation	grade:	AVERAGE
stories:	1	c&d:	
construction:	WOOD FRAME	c&d factor:	0%
building style:	H2	functional depr:	0%
year built:	2002	funct. depr. reason:	
effective year:	2002	economic depr:	0%
lower level:		econ. depr. reason:	
heating:	MOBILE HOME A/C	cost model:	5
attic:		area factor:	1.198
electric:	AVERAGE/TYPICAL	adjusted area:	1456
exterior wall:	VINYL SIDING	story height factor:	1.000
floors:	AVERAGE/TYPICAL	construction factor:	2.000
interior:	AVERAGE/TYPICAL	grade factor:	1.00
plumbing:	AVERAGE/TYPICAL	percent good:	52%
roof material:	SHINGLES COMP	additional area:	0
roof type:	HIP AND/OR GABLE	total living area:	1456
garage type:	2 CAR CARPORT	total under roof:	2300
condo complex:		adj. base value:	201264
condo floor:		plumbing value:	4200
condo unit #:		lower level value:	0
condo view:		hvac value:	0
condo type:		attic value:	0
condo notes:	RESMOD1	dwelling subtotal:	205464
add'l condo notes:		user factor:	1.020
condo extra value:		user amount:	0
bedrooms:	2	base rcn:	209573
full baths:	2	local multiplier:	1.000
half baths:		subtotal rcn:	209573
additional fixtures:	2	base rcnld:	108978
total fixtures:	8	additions rcnld:	16056
wood burn fp stacks:		total rcnld:	125034
wb fireplace openings:		override rcnld:	
wb fp add'l stories stack:		adjustment factor:	1.02000
prefabricated fireplaces:		dwelling value:	127535
prefab add'l stories stack:		eligible for exem:	0.00%
total fireplace value:	0		





ROOMS, AREAS & ADDITIONS

A#	Code	Description	Lower	1st Floor	2nd Floor	3rd Floor	Area	Gf	Mktadj	Rcn Value	Depr	Rcnld	Ex %
0	BASE	BASE					1,456	1	100%		48%	0	0%
1	CP	CARPORT		CP			624	1	100%	19,094	48%	9,929	0%
2	UT	UTIL UTILITY		UT			190	1	100%	10,760	48%	5,595	100%
3	OP	OPEN PORCH		OP			30	1	100%	1,024	48%	532	0%

RESIDENTIAL DWELLING FEATURES

#	Code	Description	Yrblt	Effyr	Area	Grade	Cuft	Units	Rate	Basercn	Depr	Locmult	Adjfact	Value	Ex %
8	UTL	UTILITY-LOW	2002	2010	104		0	1	9.00	936	29%	1	1	561	100%

...Generation after Generation



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