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

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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
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GUARANTEE PROFESSIONAL SERVICE AND  
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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *3 Bedroom Ranch with 2-Car Garage!*

This property will be offered at Online Only Auction on Monday, December 4, 2023 -- Bidding begins closing out at 5:30 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$3,000 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before January 5, 2024. 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 \$1,229.04. 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, December 4, 2023**

**Bidding begins closing out at 5:30 pm!**

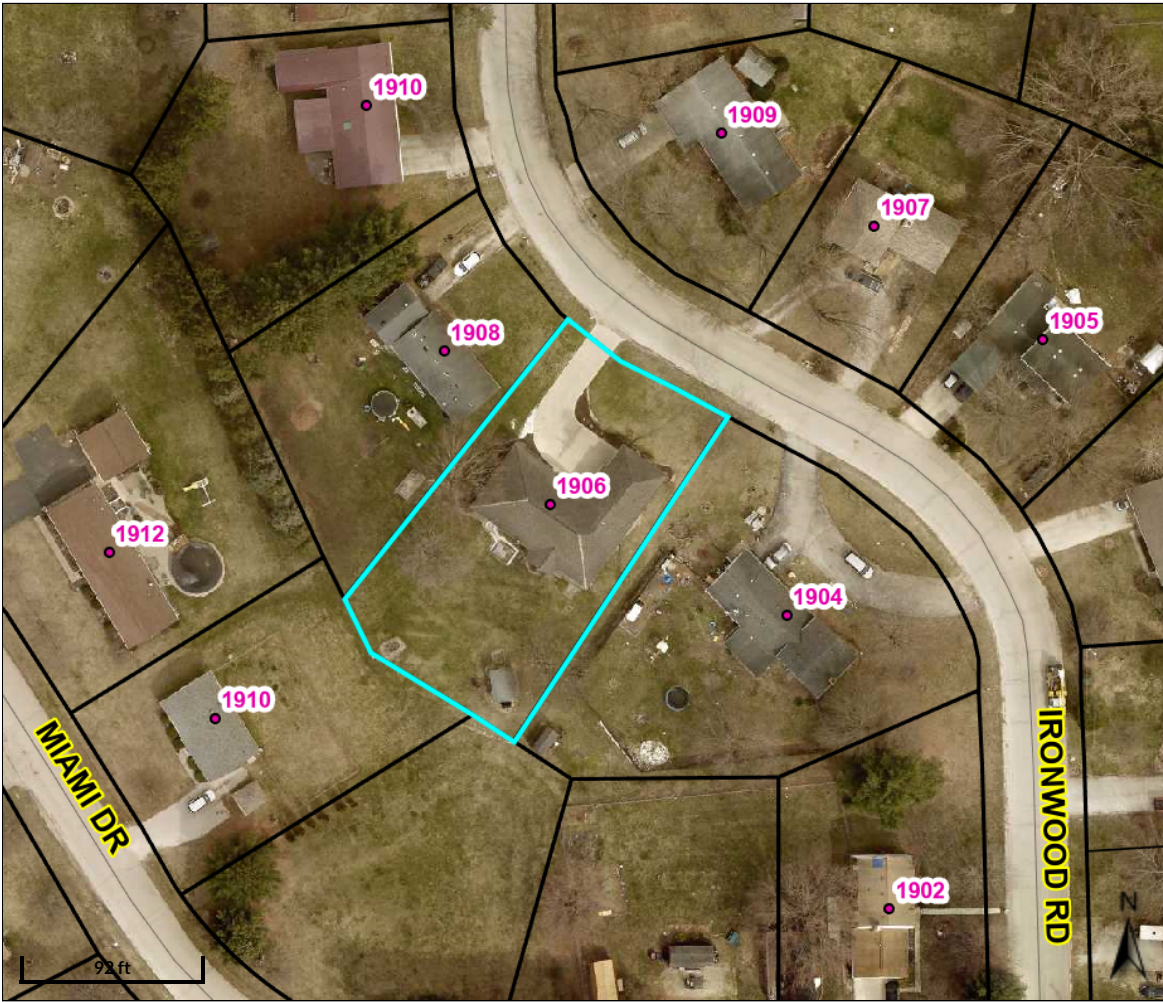
**1906 Ironwood Dr., Warsaw, IN 46580**

**Wayne Township • Kosciusko County**

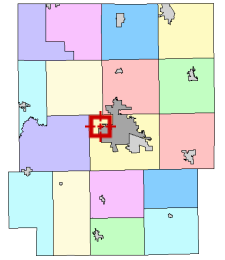
***Auction Manager: John Burnau 574.376.5340***

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





**Overview**



**Legend**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

|                              |  |                     |  |                      |   |
|------------------------------|--|---------------------|--|----------------------|---|
| <b>Parcel ID</b>             | 003-033-016.E  | <b>Alternate ID</b> | 003-711002-30                                    | <b>Owner Address</b> | Sparks Family Living Trust<br>German & Zora Sparks LE & Co-Trustees |
| <b>Sec/Twp/Rng</b>           | --   | <b>ID</b>           |  |                      | 1906 Ironwood Rd  |
| <b>Property Address</b>      | 1906 IRONWOOD RD   | <b>Class</b>        | RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT |                      | Warsaw, IN 46580  |
|                              | WARSAW   | <b>Acreage</b>      | n/a  |                      |   |
| <b>District</b>              | Wayne  |                     |  |                      |   |
| <b>Brief Tax Description</b> | 003-033-016.E<br>LOT 5 SHULL ADD OF OL 1<br>OF SHULL AMENDED SD PL<br><i>(Note: Not to be used on legal documents)</i> |                     |  |                      |   |

Date created: 10/25/2023  
Last Data Uploaded: 10/25/2023 3:13:20 AM



Residential Agent Full Detail Report

Schedule a Showing

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes
MLS # 202340439 1906 Ironwood Drive Warsaw IN 46580 LP \$0
Area Kosciusko County Parcel ID 43-10-12-100-147.000-031 Type Site-Built Home Waterfront No
Sub Shull(s) Cross Street Bedrms 3 F Baths 2 H Baths 0
Township Wayne Style One Story REO No Short Sale No
School District WRS Elem Madison JrH Edgewood SrH Warsaw
Legal Description 3-33-16.E LOT 5 SHULL ADD OL 1 SHULL AMENDED SD PLAT
Directions Zimmer Rd. to Oakwood Dr. to Ironwood
Inside City N City Zoning County Zoning R1 Zoning Description

Remarks 3 Bedroom Ranch with 2-Car Garage selling via Online Only Auction on Monday, December 4, 2023 -- Bidding begins closing out at 5:30 pm! This lovely ranch home features 3 generously-sized bedrooms, providing ample space for your family or guests. The master bedroom offers a peaceful retreat with its ensuite bathroom featuring a double vanity & garden tub. The remaining 2 bedrooms are equally comfortable, offering flexibility for a home office or hobby room. The well-appointed kitchen is complete with a stylish and functional island. For the tech-savvy homeowner, the home comes equipped with a built-in speaker system, allowing you to enjoy your favorite tunes throughout the house. The 2-car attached garage provides space for your vehicles and additional storage. Great Location in a quiet rural neighborhood but minutes from shopping, restaurants, & schools! Open House: Wednesday, November 29th 5:30-6pm

Agent Remarks Online Auction: Mon. 12.4.23 5:30pm Open House: Wed. 11.29.23 5:30-6pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Trustee'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.

Table with columns: Sec, Lot 5, Lot, 0.3800 / 16,470 / 94X183, Lot Desc, Slope, 0-2.9999, Above Gd Fin SqFt, 2,055, Above Gd Unfin SqFt, 0, Below Gd Fin SqFt, 0, Ttl Below Gd SqFt, 0, Ttl Fin SqFt, 2,055, Year Built, 2000. Includes details for Age, Room Dimensions, Baths, Full, Hal, Water, WELL, Basement Material, Dryer Hookup Gas, No, Fireplace, No, etc.

Water Access, Wtr Name, Water Frontage, Channel, Water Features, Water Type, Lake Type, Auctioneer Name, Chad Metzger & John Burnau, Lic # AC31300015, Auction Date 12/4/2023, Time 5:30, Location Online Only: bidmetzger.com, Financing: Existing, Proposed, Excluded Party None, Annual Taxes \$1,229.04, Exemption Homestead, Over 65, Year Taxes Payable 2023, Assessed Value, 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 Code UP388053395, Co-List Office, Co-List Agent, Showing Instr Showingtime or Open House, List Date 11/3/2023, Start Showing Date, Exp Date 1/31/2024, Owner/Seller a Real Estate Licensee No, Agent/Owner Related No, Contract Type Exclusive Right to Sell, Buyer Broker Comp. 1.5%, Variable Rate No, Special List Cond. None, Virtual Tours, Lockbox Type Mechanical/Combo, Lockbox Location front door, Type of Sale, Pending Date, Closing Date, Selling Price, How Sold, Ttl Concessions Paid, Sold/Concession Remarks, Conc Paid By, Sell Office, Sell Agent, Sell Team, Co-Sell Office, Co-Sell Agent

Presented 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.



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10/15/2023

**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)

1906 Ironwood Dr., Warsaw, IN 46580

1. The following are in the conditions indicated:

| A. APPLIANCES           | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|-------------------------|--------------------------|-----------|---------------|-------------|
| Built-in Vacuum System  | ✓                        |           | ✓             |             |
| Clothes Dryer           | ✓                        |           | ✓             |             |
| Clothes Washer          | ✓                        |           | ✓             |             |
| Dishwasher              | ✗                        |           | ✓             |             |
| Disposal                | ✓                        |           | ✓             |             |
| Freezer                 | ✓                        |           | ✓             |             |
| Gas Grill               | ✓                        |           | ✓             |             |
| Hood                    |                          |           | ✓             |             |
| Microwave Oven          |                          |           | ✓             |             |
| Oven                    |                          |           | ✓             |             |
| Range                   |                          |           | ✓             |             |
| Refrigerator            |                          |           | ✓             |             |
| Room Air Conditioner(s) | ✓                        |           | ✗             |             |
| Trash Compactor         | ✓                        |           | ✓             |             |
| TV Antenna / Dish       | ✓                        |           | ✓             |             |
| Other:                  |                          |           |               |             |

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

**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<br><i>Christine Jammin</i>   | Date (mm/dd/yy)<br>10-15-23 | Signature of Buyer               | Date (mm/dd/yy) |
| Signature of Seller<br><i>[Signature]</i>  | Date (mm/dd/yy)<br>10/15/23 | 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)             | Signature of Seller (at closing) | Date (mm/dd/yy) |

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

|  |     |    |             |
|--|-----|----|-------------|
| Are the structures connected to a public water system?                               | Yes | No | Do Not Know |
| 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                   |                          |           |               | ✓           |
| Central Air Conditioning    |                          |           | ✓             |             |
| Hot Water Heat              | ✓                        |           |               |             |
| Furnace Heat / Gas          |                          |           | ✓             |             |
| Furnace Heat / Electric     | ✓                        |           |               |             |
| Solar House-Heating         | ✓                        |           |               |             |
| Woodburning Stove           | ✓                        |           |               |             |
| Fireplace                   | ✓                        |           |               |             |
| Fireplace Insert            | ✓                        |           |               |             |
| Air Cleaner                 | ✓                        |           |               |             |
| Humidifier                  | ✓                        |           |               |             |
| Propane Tank                | ✓                        |           |               |             |
| Other Heating Source        | ✓                        |           |               |             |

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

| 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? |     | ✓  |             |
| 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?  |     | ✓  |             |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?   |     | ✓  |             |

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?   |     | ✓  |             |
| Are there any foundation problems with the structures?  |     | ✓  |             |
| Are there any encroachments?  |     | ✓  |             |
| Are there any violations of zoning, building codes, or restrictive covenants?                             |     | ✓  |             |
| Is the present use a non-conforming use? Explain:   |     | ✓  |             |
| Is the access to your property via a private road?  |     | ✓  |             |
| Is the access to your property via a public road?   | ✓   |    |             |
| Is the access to your property via an easement?   |     | ✓  |             |
| Have you received any notices by any governmental or quasi-governmental agencies affecting this property? |     | ✓  |             |
| Are there any structural problems with the building?  |     | ✓  |             |
| Have any substantial additions or alterations been made without a required building permit?               |     | ✓  |             |
| Are there moisture and/or water problems in the basement, crawl space area, or any other area?            |     | ✓  |             |
| Is there any damage due to wind, flood, termites or rodents?  |     | ✓  |             |
| Have any structures been treated for wood destroying insects?   |     | ✓  |             |
| Are the furnace/woodstove/chimney/flue all in working order?  | ✓   | ✗  |             |
| Is the property in a flood plain?   |     | ✓  |             |
| Do you currently pay flood insurance?   |     | ✓  |             |
| Does the property contain underground storage tank(s)?  |     | ✓  |             |
| Is the homeowner a licensed real estate salesperson or broker?  |     | ✓  |             |
| Is there any threatened or existing litigation regarding the property?                                    |     | ✓  |             |
| Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?        |     | ✓  |             |
| Is the property located within one (1) mile of an airport?  |     | ✓  |             |

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

|  |                             |                                  |                 |
|--|-----------------------------|----------------------------------|-----------------|
| Signature of Seller<br><i>Christina Janner</i>   | Date (mm/dd/yy)<br>10-15-23 | Signature of Buyer               | Date (mm/dd/yy) |
| Signature of Seller<br><i>[Signature]</i>  | Date (mm/dd/yy)<br>10/15/23 | 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) |

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

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

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

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

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

***You are now ready to Bid in that specific auction!***

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

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

***Happy Bidding!***

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



43-10-12-100-147.000-031

SPARKS FAMILY LIVING TRUST

1906 IRONWOOD RD

510, 1 Family Dwell - Platted Lot

SHULL ADDITION/300700-0

General Information

Parcel Number 43-10-12-100-147.000-031
Local Parcel Number 0371100230
Tax ID:

Ownership

SPARKS FAMILY LIVING TRUST
GERMAN & ZORA SPARKS LE & CO-
1906 IRONWOOD RD
WARSAW, IN 46580

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/30/2007 to 01/01/1900.

Legal

3-33-16.E
LOT 5 SHULL ADD OL 1 SHULL AMENDED SD
PLAT

Routing Number 003-033-016.E

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2023

Location Information

County Kosciusko
Township WAYNE
District 031 (Local 031 )
School Corp 4415
Neighborhood 300700-031
Section/Plat 12-32-5
Location Address (1) 1906 IRONWOOD RD
WARSAW, IN 46580

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')

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

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Shull Add OutLot 1 Amd

Lot 5

Market Model N/A

Characteristics

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

Printed Sunday, April 2, 2023
Review Group 2024

Data Source N/A Collector Appraiser

Notes

11/25/2019 REA: 2020 CORRECTED PLMBG TO 2 FULL BATHS & 4 XTRA FIXTURES (4 FIX BATH, 5 FIX BATH, LAUNDRY SINK) PER QUESTIONNAIRE (GC)
5/14/2019 REA: 2020 REMOVED 4X4 CONC THAT IS A DOOR ENTRANCE FOR REASSESSMENT.
9/29/2015 REA: 2016 CHANGED CONDITION ON SHED PER PICTOMETRY
9/15/2009 BP: #000384 4/24/00 RES/GARAGE 170000

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$17,800.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 2055 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 | 190  | \$10,500 |
| Porch, Open Frame     | 95   | \$4,900  |

**Plumbing**

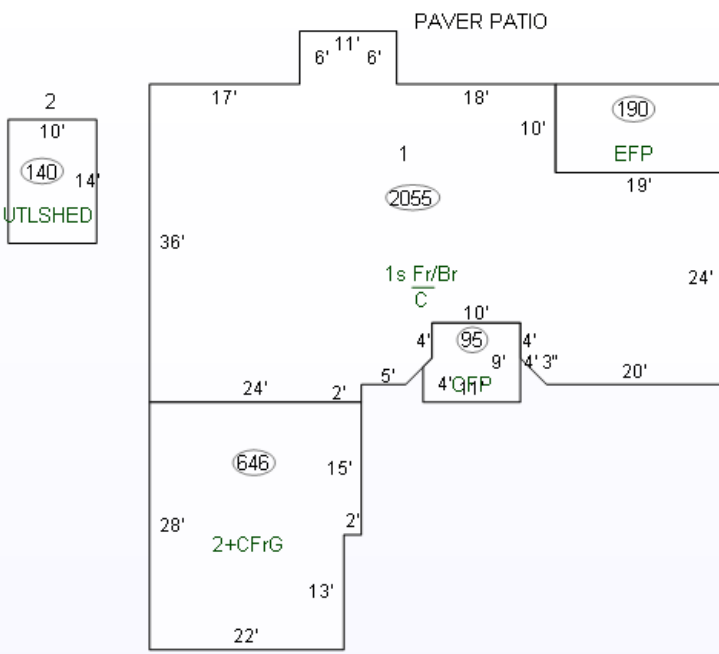
|               | #        | TF        |
|---------------|----------|-----------|
| Full Bath     | 2        | 6         |
| Half Bath     | 0        | 0         |
| Kitchen Sinks | 1        | 1         |
| Water Heaters | 1        | 1         |
| Add Fixtures  | 4        | 4         |
| <b>Total</b>  | <b>8</b> | <b>12</b> |

**Accommodations**

|                    |          |
|--------------------|----------|
| Bedrooms           | 3        |
| Living Rooms       | 0        |
| Dining Rooms       | 1        |
| Family Rooms       | 1        |
| <b>Total Rooms</b> | <b>9</b> |

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

| Floor Constr | Base | Finish | Value     | Totals |
|--------------|------|--------|-----------|--------|
| 1 91A        | 2055 | 2055   | \$130,000 |        |
| 2            |      |        |           |        |
| 3            |      |        |           |        |
| 4            |      |        |           |        |
| 1/4          |      |        |           |        |
| 1/2          |      |        |           |        |
| 3/4          |      |        |           |        |
| Attic        |      |        |           |        |
| Bsmt         |      |        |           |        |
| Crawl        | 2055 | 0      | \$8,300   |        |
| Slab         |      |        |           |        |

**Total Base** \$138,300

**Adjustments** 1 Row Type Adj. x 1.00 \$138,300

|                  |                    |         |
|------------------|--------------------|---------|
| Unfin Int (-)    |                    | \$0     |
| Ex Liv Units (+) |                    | \$0     |
| Rec Room (+)     |                    | \$0     |
| Loft (+)         |                    | \$0     |
| Fireplace (+)    |                    | \$0     |
| No Heating (-)   |                    | \$0     |
| A/C (+)          | 1:2055             | \$4,600 |
| No Elec (-)      |                    | \$0     |
| Plumbing (+ / -) | 12 - 5 = 7 x \$800 | \$5,600 |
| Spec Plumb (+)   |                    | \$0     |
| Elevator (+)     |                    | \$0     |

**Sub-Total, One Unit** \$148,500

**Sub-Total, 1 Units**

|                                   |          |                  |
|-----------------------------------|----------|------------------|
| Exterior Features (+)             | \$15,400 | \$163,900        |
| Garages (+) 646 sqft              | \$19,600 | \$183,500        |
| Quality and Design Factor (Grade) |          | 1.00             |
| Location Multiplier               |          | 0.92             |
| <b>Replacement Cost</b>           |          | <b>\$168,820</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            | 1/6 Masonry  | C     | 2000       | 2000     | 23 A          |           | 0.92 |          | 2,055 sqft | \$168,820 | 22%      | \$131,680     | 0%      | 100%    | 1.630 1.0000 | \$214,600    |
| 2: Utility Shed R 01  | 0%          | 1            |              | D     | 1972       | 1972     | 51 A          | \$21.43   | 0.92 | \$15.77  | 10'x14'    | \$2,208   | 65%      | \$770         | 0%      | 100%    | 1.630 1.0000 | \$1,300      |

*...Generation after Generation*



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