

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

Country Home, Shop, & Building Site on 12+/- Acres offered in 2 Tracts!

This property will be offered at Online Only Auction on Tuesday, July 23, 2024 – 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 6, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$2,142.39. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Tuesday, July 23, 2024
Bidding begins closing out at 6 pm

3208 N 150 E, Warsaw, IN 46582
Plain Township • Kosciusko County

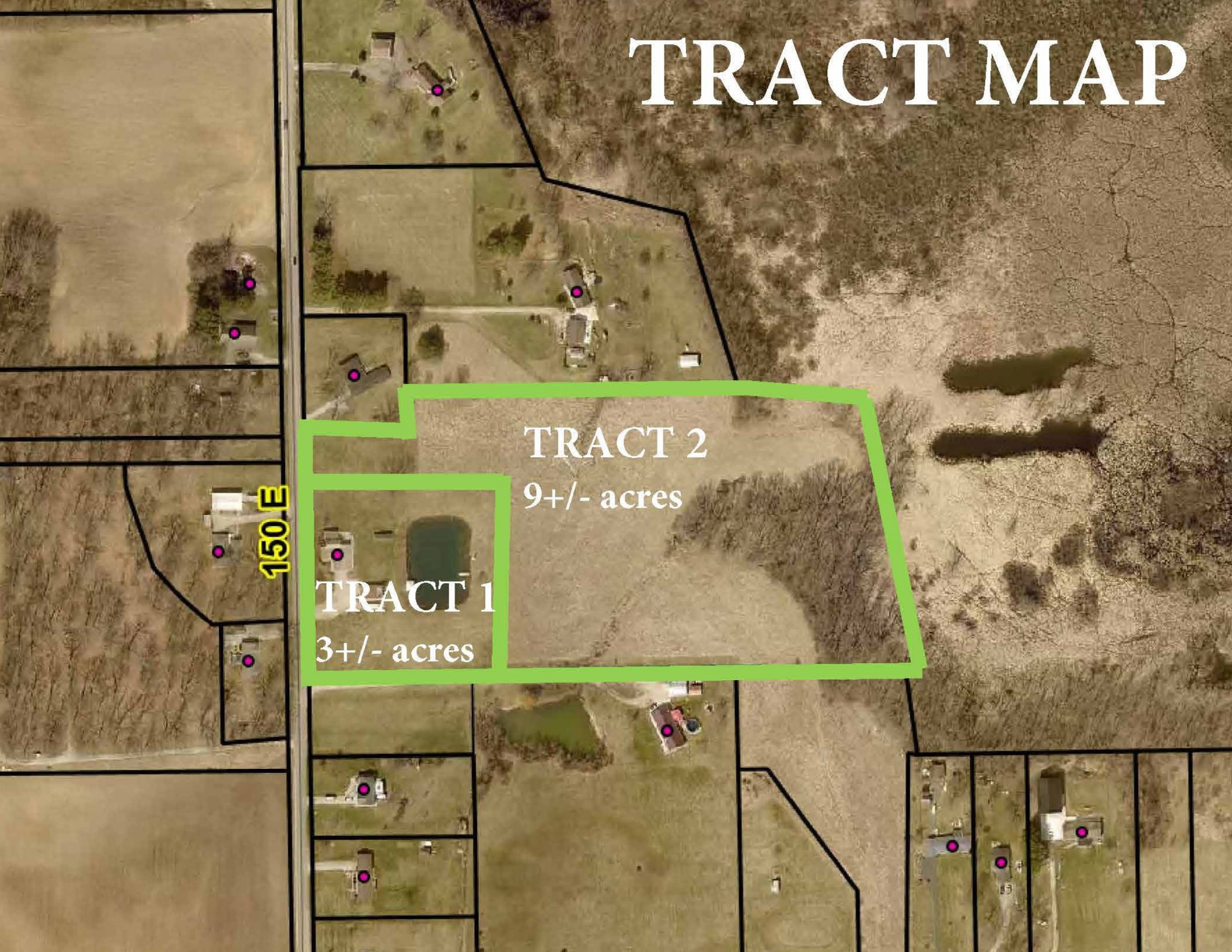
<https://bidmetzger.com/auctions/>


TRACT MAP

150 E

TRACT 1
3+/- acres

TRACT 2
9+/- acres



Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202423434	3208 N 150 E	Warsaw	IN 46582	LP \$0
	Area Kosciusko County	Parcel ID 43-07-27-200-812.000-016	Type Site-Built Home	Waterfront Yes
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Plain	Style One and Half Story	REO No	H Baths 0
	School District WRS	Elem Leesburg	JrH Lakeview	SrH Warsaw
Legal Description Approximately 3+/- acres part of: 29-108-1.JA TR W 1/2 SE 27-33-6 12.48A				
Directions Northeast of Warsaw on 150 E. Property on east side of road.				
Inside City	N	City Zoning	County Zoning A1	Zoning Description

Remarks Country Home with Heated Shop, Pond, & Potential Building Site on 12.48+/- Acres offered in 2 Tracts selling via Online Only Auction on Tues., July 23 -- Bidding begins closing out at 6 pm! This is Tract 1: Situated on 3+/- acres of countryside, this inviting home features 3 bedrooms & 2 baths. This home features an extra-large Master, Open Living & Dining Room, Eat-In Kitchen with recent upgrades such as a newer water heater, furnace & leaf guard system, ensuring both comfort & peace of mind. The property features a stocked pond with thoughtful amenities including water & electricity around the pond, allowing for camping & outdoor activities. A 2-car attached garage and heated 48x30 shop provide ample storage and workspaces. Concrete Patio is a great place to entertain & take in the serene pond, and peaceful setting. This country home presents an exceptional opportunity to embrace the joys of rural living and outdoor recreation! Open House: Wednesday, July 17th 5:30-6pm

Agent Remarks Online Estate Auction: Tues. 7.23.24 6pm Open House: Wed. 7.17.24 5:30-6pm TERMS: \$10,000 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 showings they attend including the auction to receive

Sec	Lot	Lot	3.0000	/	130,680	/	350x375	Lot Desc	0-2.9999, Water View		
Above Gd Fin SqFt	2,180	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	560	Ttl Fin SqFt	2,180	Year Built	1910
Age	114	New Const	No	Date Complete		Ext	Brick, Vinyl, Wood	Bsmt	Crawl, Partial Basement	#	8
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material	Block, Brick, Stone		
	RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	Yes
LR	18 x 16		B-Upper	1	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	12 x 12		B-Blw	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	Yes
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No
KT	16 x 16		Laundry L/W	15 x 8		Cooling	Central Air	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES Alarm System-Security, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Patio				Water Soft-Rented	No	ADA Features	No	
DN	x		Open, Porch Enclosed, Range/Oven Hook Up Elec, Split Br				Alarm Sys-Sec	Yes	Fence		
1B	20 x 22							Alarm Sys-Rent	No	Golf Course	No
2B	12 x 10							Garden Tub	No	Nr Wlkg Trails	No
3B	14 x 14	U	Garage	2.0	/	Attached	/	Jet Tub	No	Garage Y/N	Yes
4B	x		Outbuilding 1	Pole/Post Building		48 x 30		Pool	No	Off Street Pk	Yes
5B	x		Outbuilding 2	Shed		30 x 14 420		Pool Type			
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Microwave, Range-Electric		
LF	x		Other Fees								
EX	x		Restrictions								

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type	Pond	Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	7/23/2024	Time	6 pm
Financing:	Existing	Proposed		Location	Online Only: BidMetzger.com		
Annual Taxes	\$2,142.39	Exemption	Homestead, Supplemental	Year Taxes Payable	2024		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		List Team
Co-List Office							
Showing Instr	Showingtime or Open House						
List Date	6/25/2024	Start Showing Date		Exp Date	10/31/2024	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	garage	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By		Sell Team	
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). © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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)

3208 N 150 E, Warsaw, IN 46582

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 <i>B. K. Van S...</i>	Date (mm/dd/yy) <i>06/18/24</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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

3208 N 150 E, Warsaw, IN 46582

2. ROOF		YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES		YES	NO	DO NOT KNOW
Age, if known: _____ Years.					Do structures have aluminum wiring?				
Does the roof leak?					Are there any foundation problems with the structures?				
Is there present damage to the roof?					Are there any encroachments?				
Is there more than one layer of shingles on the house?					Are there any violations of zoning, building codes, or restrictive covenants?				
If yes, how many layers? _____					Is the present use a non-conforming use? Explain:				
3. HAZARDOUS CONDITIONS		YES	NO	DO NOT KNOW	Is the access to your property via a private road?				
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 the access to your property via a public road?				
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?					Is the access to your property via an easement?				
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?					Have you received any notices by any governmental or quasi-governmental agencies affecting this property?				
Explain:					Are there any structural problems with the building?				
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)					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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



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


	Company	Average Amount
Gas	<i>Nipsco</i>	\$ <i>25</i>
Electric	<i>REMC (2 services)</i>	\$ <i>100</i>
Water	<i>2 wells 1 for house</i>	\$
Other	<i>1 for pond</i>	\$
HOA		\$

Summary

Kosciusko, IN • Township: Plain • Location: 27-33N-6E

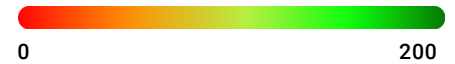
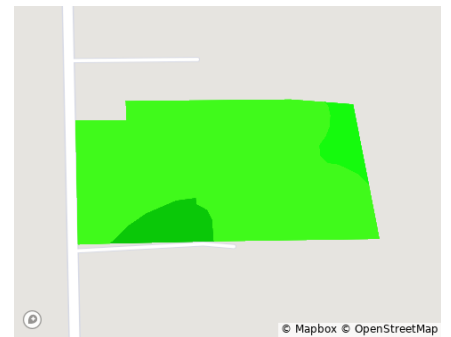
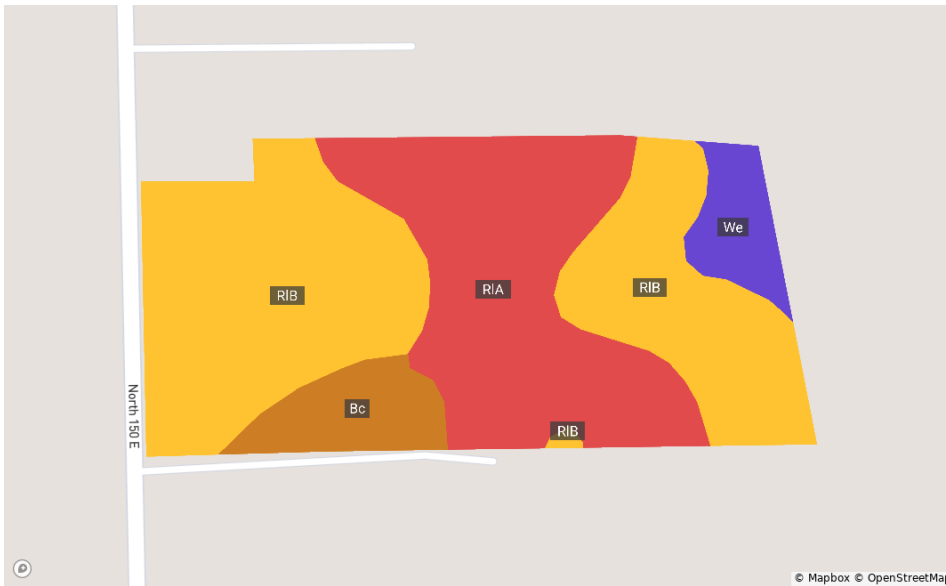
12.48 acres, 1 selection

Overview

Selections	Acres	Parcel ID Number	Owner
1 	12.48	43-07-27-200-812.000-01 6	BETTY JEAN VANSCOIK



Soils



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● RIB	Riddles fine sandy loam, 2 to 6 percent slopes	6.5	52.6%	2e	—	141
● RIA	Riddles fine sandy loam, 0 to 2 percent slopes	4.3	34.5%	—	—	141
● Bc	Barry loam	0.9	7.5%	2w	—	175
● We	Washtenaw loam, gravelly substratum	0.7	5.5%	2w	—	155

Overview 12.48 acres, 1 selection

Kosciusko, IN • Township: Plain • Location: 27-33N-6E

Type: Parcel

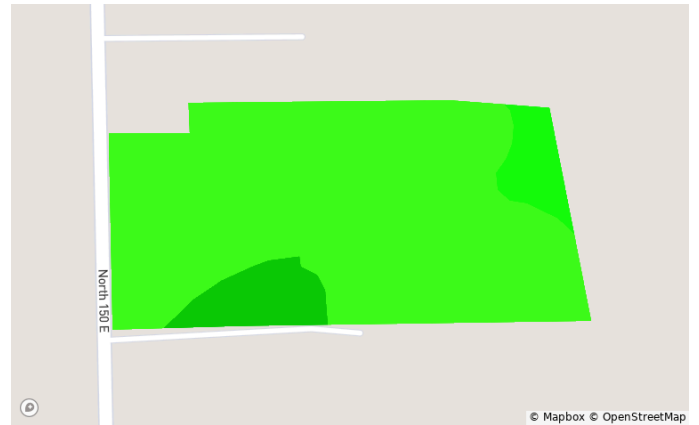
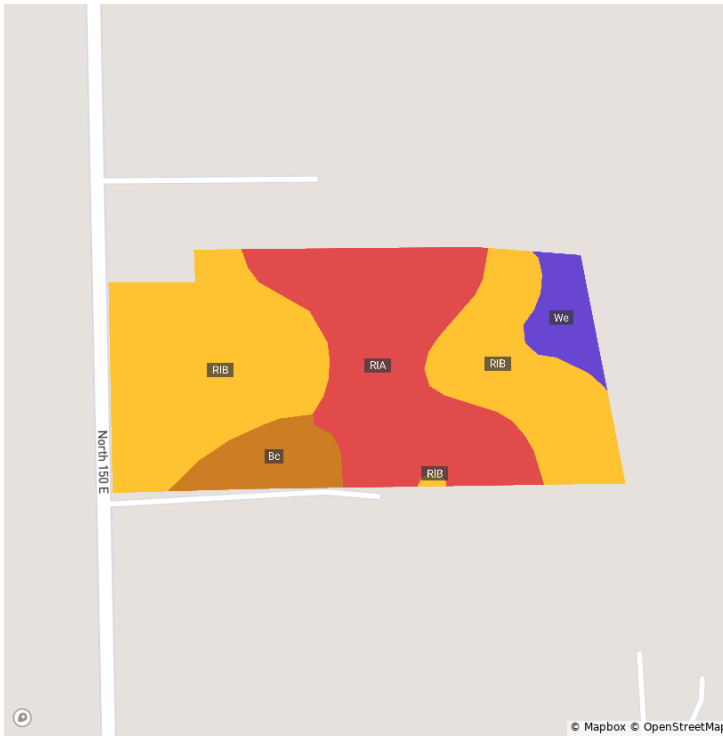


Acres 12.48	Parcel ID Number 43-07-27-200-812.000 -016	Property Address 3208 N 150 E Warsaw, IN 46582-7898
Owner 1 BETTY JEAN VANSCOIK	Owner 2 —	Owner Address 3208 150 Warsaw, IN 46582-7898

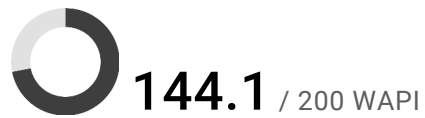
Soils

Kosciusko, IN • Township: Plain • Location: 27-33N-6E

12.48 acres, 1 selection



0 200



Code	Soil Description	Acres	% of Field	Non-IRR Class	IRR Class	WAPI
● RIB	Riddles fine sandy loam, 2 to 6 percent slopes	6.5	52.6%	2e	—	141
● RIA	Riddles fine sandy loam, 0 to 2 percent slopes	4.3	34.5%	—	—	141
● Bc	Barry loam	0.9	7.5%	2w	—	175
● We	Washtenaw loam, gravelly substratum	0.7	5.5%	2w	—	155

FSA Overview

Kosciusko, IN • Township: Plain • Location: 27-33N-6E

12.48 acres, 1 selection



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**

43-07-27-200-812.000-016

VANSCOIK BETTY JEAN REV LI

3208 N 150 E

512, 1 Family Dwell - Unplatted (10 to 19

PLAIN TWP ACREAGE - R

1/4

General Information

Parcel Number 43-07-27-200-812.000-016

Local Parcel Number 2970201390

Tax ID:

Routing Number 029-108-001.JA

Property Class 512 1 Family Dwell - Unplatted (10 to 19

Year: 2024

Location Information

County Kosciusko

Township PLAIN

District 016 (Local 016) PLAIN TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 2906900-016 PLAIN TWP ACREAGE - RES

Section/Plat 27-33-6

Location Address (1) 3208 N 150 E WARSAW, IN 46582

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level, High Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2025

Ownership

VANSCOIK BETTY JEAN REV LIV TR BETTY JEAN VANSCOIK TRUSTEE 3208 N 150 E WARSAW, IN 46582

Legal

29-108-1.JA TR W 1/2 SE 27-33-6 12.48A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 02/06/2008 to 01/01/1900.

Notes

11/9/2020 REA: 2021 CHANGED GRADE ON HOUSE TO C-1 & ADJ EFF YR TO 1970... REMOVED EXTRA FIXTURE PER QUESTIONNAIRE (SS)... 7/27/2016 REA: 2017 ADJUSTED BRICK FACTOR ON HOUSE-WAS NOT PRICING CORRECTLY...

10/17/2008 MEM: 2009 CORRECTED LAND NOT BEING FARMED

10/17/2008 TOWR: 1 TOWER

Res

Valuation Records

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2024, 2023, 2022, 2021, 2020.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows include land types 9 and 91.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (12.48), Actual Frontage (0), Developer Discount, Parcel Acreage (12.48), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (11.48), 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 (\$22,000), 91/92 Value (\$80,400), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$80,400), CAP 3 Value (\$0), Total Value (\$102,400).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style 20 1 1/2 story older
Finished Area 2080 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
Patio, Concrete	576	\$3,100
Balcony	40	\$1,500
Patio, Concrete	360	\$1,900

Plumbing

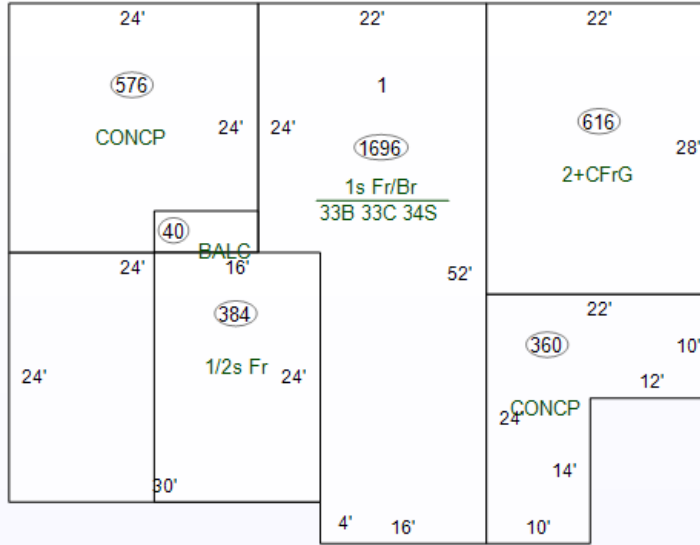
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1696	1696	\$113,200	
2				
3				
4				
1/4				
1/2 1Fr	384	384	\$17,000	
3/4				
Attic				
Bsmt	560	0	\$19,700	
Crawl	560	0	\$4,700	
Slab	577	0	\$0	
Total Base			\$154,600	

Adjustments

1 Row Type Adj. x 1.00	\$154,600
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:1696 1/2:384 \$4,400
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$165,900

Sub-Total, 1 Units

Exterior Features (+)	\$6,500	\$172,400
Garages (+) 616 sqft	\$18,600	\$191,000
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.92	
Replacement Cost		\$166,934

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	1/6 Maso	C-1	1910	1970	54	A		0.92		2,640 sqft	\$166,934	40%	\$100,160	0%	100%	1.750	1.000	100.00	0.00	0.00	\$175,300

General Information

Occupancy Barn, Pole (T3)
 Description Barn, Pole (T3) R 01
 Story Height 0
 Style N/A
 Finished Area
 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

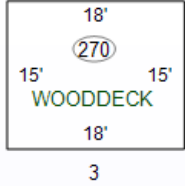
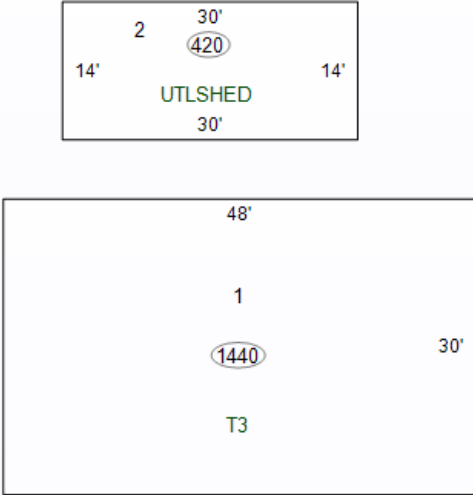
Plumbing

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

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Cost Ladder

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

Adjustments

- Unfin Int (-)
- Ex Liv Units (+)
- Rec Room (+)
- Loft (+)
- Fireplace (+)
- No Heating (-)
- A/C (+)
- No Elec (-)
- Plumbing (+ / -)
- Spec Plumb (+)
- Elevator (+)

Sub-Total, One Unit	Value	Totals
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		
Location Multiplier	0.92	
Replacement Cost		\$15,383

Specialty Plumbing

Description	Count	Value

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Barn, Pole (T3) R 01	1	T3AW	D	1987	1987	37	A	\$18.39	0.92		1,440 sqft x 12'	\$15,383	55%	\$6,920	0%	100%	1.750	1.000	100.00	0.00	0.00	\$12,100
2: Utility Shed	1		C	1900	1900	124	A	\$17.72	0.92	\$16.30	14'x30'	\$6,847	65%	\$2,400	0%	100%	1.750	1.000	100.00	0.00	0.00	\$4,200
3: WDDK	1		D	1998	1998	26	F		0.92		15'x18'	\$3,312	32%	\$2,250	0%	100%	1.750	1.000	100.00	0.00	0.00	\$3,900

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM