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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!**



Metzger
Property Services, LLC

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260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

Lakefront Property with Homes & Building Sites offered in 4 Tracts!

This property will be offered at Online Only Auction on Tuesday, August 13, 2024 -- Bidding begins closing out at 6:30 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 13, 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 \$3,344.00 total. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Tuesday, August 13, 2024

Bidding begins closing out at 6:30 pm!

Tract 1: 7604 W. Swick Rd., Claypool, IN 46510

Tract 2: 7612 W. Swick Rd., Claypool, IN 46510

Tract 3: vacant lot west of tract 2

Tract 4: vacant lot on east side of Field Ln.

Seward Township • Kosciusko County

www.BidMetzger.com

Beaver Dam Lake

TRACT MAP

TRACT 3

TRACT 2

TRACT 1

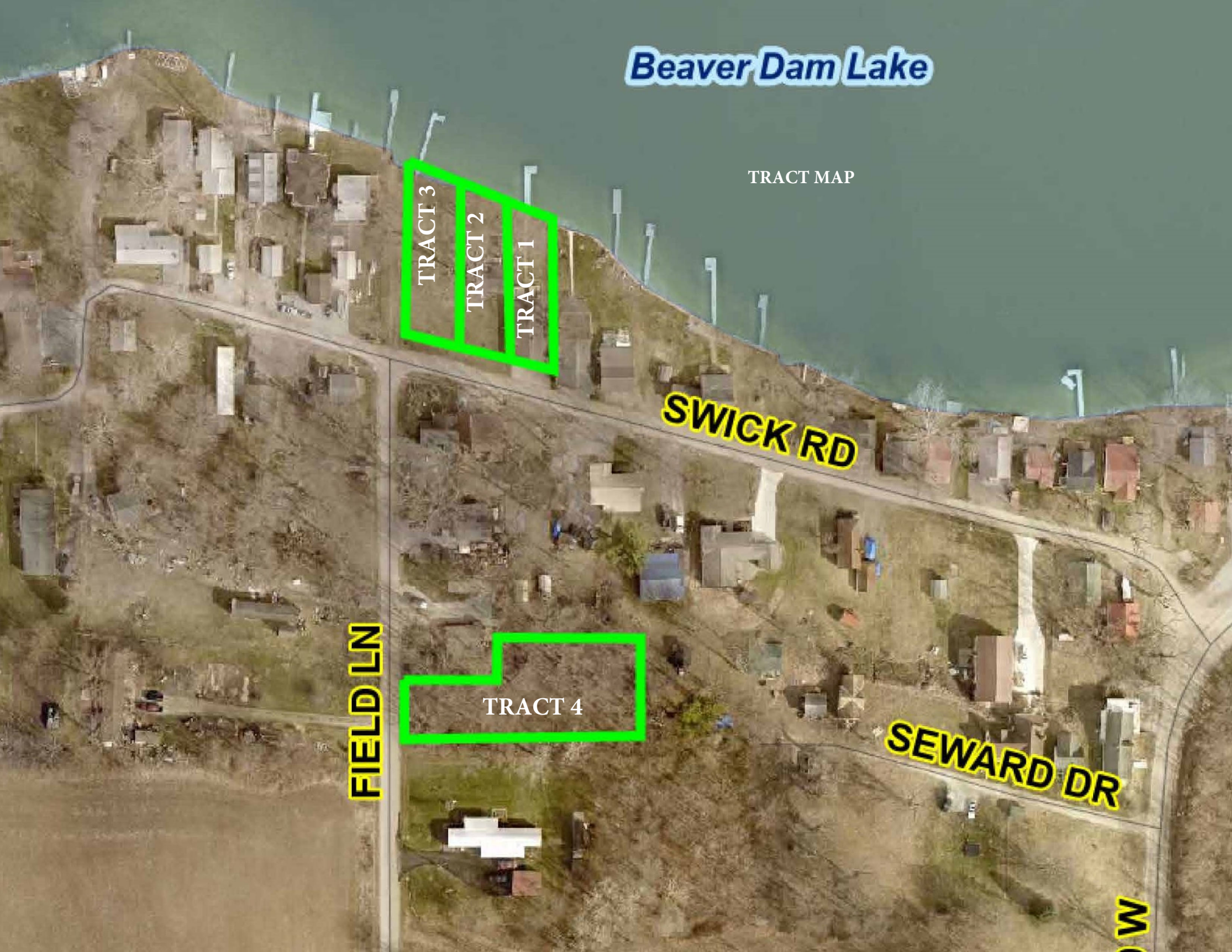
SWICK RD

FIELD LN

TRACT 4

SEWARD DR

W



TRACTS 1-3 MAP

Beaver Dam Lake

TRACT 3

0.13+/- acres

TRACT 2

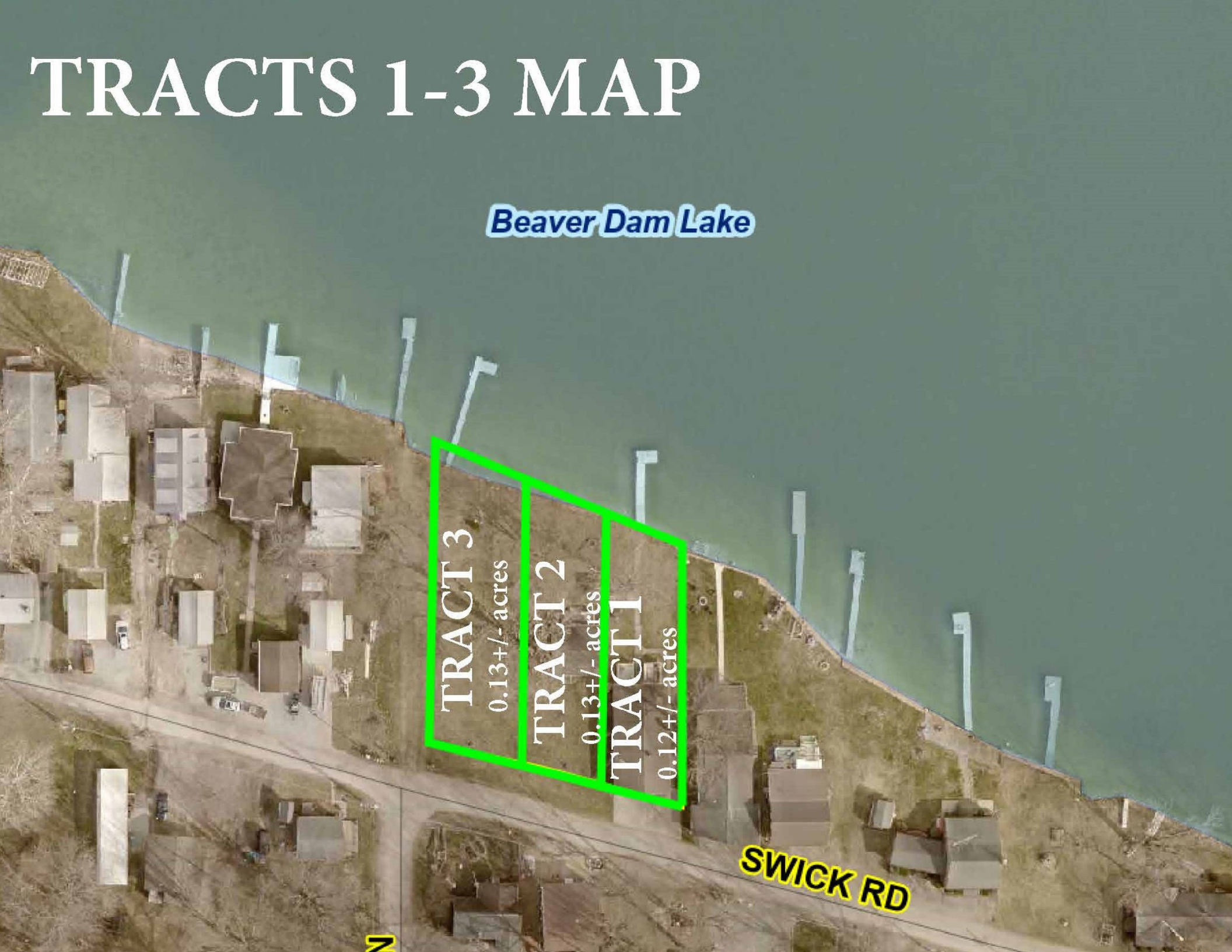
0.13+/- acres

TRACT 1

0.12+/- acres

SWICK RD

N



Beaver Dam Lake

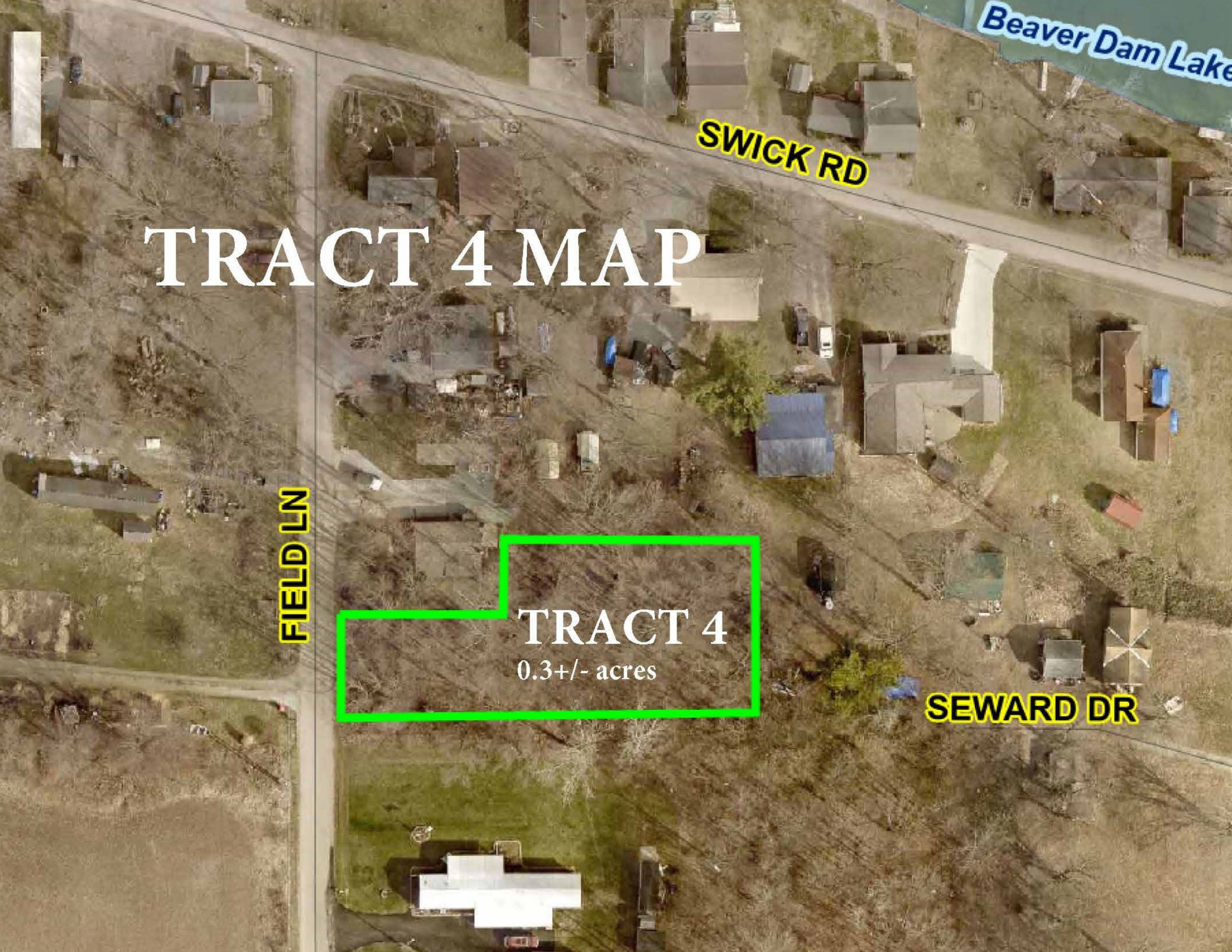
SWICK RD


TRACT 4 MAP

FIELD LN

TRACT 4
0.3+/- acres

SEWARD DR



Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202426489	7604 W Swick Road	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-14-33-300-484.000-021	Type Site-Built Home	Waterfront Yes
	Sub Beaverdam Park	Cross Street	Bedrms 2	F Baths 1
	Township Seward	Style One Story	REO No	H Baths 0
	School District TIP	Elem Akron	JrH Tippe Valley	SrH Tippe Valley

Legal Description 25-83-14 LOT 27 BEAVERDAM PK

Directions On south side of Beaver Dam Lake. Property is on the north side of Swick Rd.

Inside City N	City Zoning	County Zoning R1	Zoning Description
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Remarks Lakefront Property with Homes, Building Sites, & Off Lake Lot on Beaver Dam Lake offered in 4 Tracts selling via Online Only Auction on Tuesday, August 13, 2024 -- Bidding begins closing out at 6:30 pm! Tract 1: This charming lakefront cottage on Beaver Dam Lake offers 2 bedrooms, 1 bath, and an abundance of natural light that bathes the interior. The large living room, adorned with a stone fireplace, provides a cozy retreat while offering panoramic water views. Step outside to the waterfront deck for some relaxation or outdoor gatherings. A private pier extends an invitation for lakeside activities and enjoyment, while a 1-car garage adds practicality to this captivating lakeside retreat. Don't miss this opportunity to embrace lakeside living on Beaver Dam Lake! Open House: Tuesday, August 6th 5:30-6:30pm Bid on each tract individually, any combination, or for the entirety!

Agent Remarks Online Auction: Tues. 8.13.24 6:30 pm Open House: Tues. 8.6.24 5:30-6:30pm All contents sell with the cottage. TERMS: 10% 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


Sec Lot 27	Lot 0.1200 / 5,200 / 40X130	Lot Desc Waterfront, 0-2.9999, Lake, Water View
Above Gd Fin SqFt 792	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0
Age 80	New Const No	Date Complete
Room Dimensions	Baths Full Hal	Water WELL
RM DIM LV	B-Main 1 0	Well Type Private
LR 23 x 7	B-Upper 0 0	Sewer Septic
DR x	B-Blw 0 0	Fuel / Gas, Baseboard,
FR 23 x 13	Laundry Rm N/A	Heating
KT 14 x 7	Laundry L/W x	Cooling Window
BK x	AMENITIES Ceiling Fan(s), Deck Open, Deck on Waterfront,	Water Soft-Owned No
DN x	Open Floor Plan, Storm Doors	Water Soft-Rented No
1B 10 x 10		Alarm Sys-Sec No
2B 10 x 10		Alarm Sys-Rent No
3B x	Garage 1.0 / Attached / 18 x 24 / 432.00	Garden Tub No
4B x	Outbuilding 1 None	Jet Tub No
5B x	Outbuilding 2	Pool No
RR x	Assn Dues Frequency Not Applicable	Pool Type
LF x	Other Fees	SALE INCLUDES Microwave, Refrigerator, Freezer, Water Heater Electric
EX x	Restrictions	FIREPLACE Family Rm, Wood Burning, One

Water Access LAKE	Wtr Name Beavr Dam	Water Frontage 40.00	Channel 0.00
Water Features Pier/Dock		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger & Tim Pitts	Lic # AC31300015	Auction Date 8/13/2024	Time 6:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,509.48	Exemption No Exemptions	Year Taxes Payable 2024	Assessed Value

List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Timothy Pitts - Cell: 317-714-0432
Agent E-mail tpitts5467@hotmail.com	List Agent - User Code UP388055047
Co-List Office	Co-List Agent
Showing Instr Showingtime or Open House	
List Date 7/17/2024	Start Showing Date
Exp Date 12/31/2024	Owner/Seller a Real Estate Licensee No
Agent/Owner Related No	
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%
Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo
Lockbox Location side 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). © 2024 IRMLS. All Rights Reserved.

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202426494	7612 W Swick Road	Claypool	IN 46510	LP \$0
	Area Kosciusko County	Parcel ID 43-14-33-300-481.000-021	Type Site-Built Home	Waterfront Yes
	Sub Beaverdam Park	Cross Street	Bedrms 0	F Baths 1
	Township Seward	Style One Story	REO No	H Baths 0
	School District TIP	Elem Akron	JrH Tippe Valley	SrH Tippe Valley

Legal Description 25-83-15 LOT 29 BEAVERDAM PARK

Directions On south side of Beaver Dam Lake. Property is on the north side of Swick Rd.

Inside City N	City Zoning	County Zoning R1	Zoning Description
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Remarks Lakefront Property with Homes, Building Sites, & Off Lake Lot on Beaver Dam Lake offered in 4 Tracts selling via Online Only Auction on Tuesday, August 13, 2024 -- Bidding begins closing out at 6:30 pm! Tract 2: This lakefront cottage, gutted and ready for remodel, provides a blank canvas for creating a lakeside retreat tailored to your vision. With 40+ feet of lake frontage, this property offers a prime location for embracing the beauty of lakeside living. Open House: Tuesday, August 6th 5:30-6:30pm Bid on each tract individually, any combination, or for the entirety!

Agent Remarks Online Auction: Tues. 8.13.24 6:30pm Open House: Tues. 8.6.24 5:30-6:30pm Everything sells with the cottage. TERMS: 10% 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

Sec Lot 29	Lot 0.1300 / 5,600 / 40X140	Lot Desc Waterfront, 0-2.9999, Lake, Water View
Above Gd Fin SqFt 480	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0
Age 82	New Const No	Date Complete
Room Dimensions	Baths Full Hal	Water WELL
RM DIM LV	B-Main 1 0	Well Type Private
LR x	B-Upper 0 0	Sewer Septic
DR x	B-Blw 0 0	Fuel / None
FR x	Laundry Rm N/A	Heating
KT x	Laundry L/W x	Cooling None
BK x		Basement Material
DN x		Dryer Hookup Gas No
1B x		Dryer Hookup Elec No
2B x		Dryer Hookup G/E No
3B x	Garage / / x /	Disposal No
4B x	Outbuilding 1 None	Water Soft-Owned No
5B x	Outbuilding 2	Water Soft-Rented No
RR x	Assn Dues Frequency Not Applicable	Alarm Sys-Sec No
LF x	Other Fees	Alarm Sys-Rent No
EX x	Restrictions	Garden Tub No
		Jet Tub No
		Pool No
		Pool Type

Water Access LAKE	Wtr Name Beavr Dam	Water Frontage 42.00	Channel 0.00
Water Features		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger & Tim Pitts	Lic # AC31300015	Auction Date 8/13/2024	Time 6:30
Financing Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,309.44	Exemption	Year Taxes Payable 2024	Assessed Value

List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Timothy Pitts - Cell: 317-714-0432
Agent E-mail tpitts5467@hotmail.com	List Agent - User Code UP388055047
Co-List Office	Co-List Agent
Showing Instr Showingtime or Open House	
List Date 7/17/2024	Start Showing Date
Exp Date 12/31/2024	Owner/Seller a Real Estate Licensee No
Agent/Owner Related No	
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%
Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo
Lockbox Location side door of 7604	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

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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**

43-14-33-300-484.000-021

FISHER GREGG J & NANCY L

7604 W SWICK RD

510, 1 Family Dwell - Platted Lot

BEAVER DAM ON WATER/ 1/2

General Information

Parcel Number 43-14-33-300-484.000-021
Local Parcel Number 2571902271

Tax ID:

Routing Number 025-083-014

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko

Township SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2514081-021
BEAVER DAM ON WATER

Section/Plat 33-31-5

Location Address (1)
7604 W SWICK RD
CLAYPOOL, IN 46510

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Beaverdam Park

Lot 27

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2023

Ownership

FISHER GREGG J & NANCY L
1004 CHARLIE ST
NORTH MANCHESTER, IN 46962

Legal

25-83-14
LOT 27 BEAVERDAM PK



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/13/1998 to 01/01/1900.

Notes

8/29/2022 REA: 2023 CHANGED THE GRADE OF THE HOUSE TO D+1 FOR REASSESSMENT.
5/24/2018 REA: 2019 REMOVED UT SHED PER PICTOMETRY FOR REASSESSMENT

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 70', CI 50' X 70')

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.

Land Computations

Table with columns: Computation Name, Value. Includes rows for 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.

Data Source N/A

Collector

Appraiser

Total Value \$45,800

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	792 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" 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

Description	Area	Value
Wood Deck	96	\$2,200
Wood Deck	96	\$2,200
Patio, Concrete	120	\$800
Stoop, Masonry	20	\$1,500

Plumbing

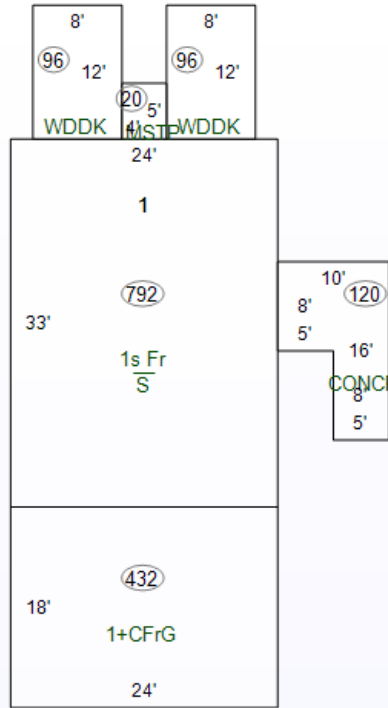
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Heat Pump



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	792	792	\$68,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	792	0	\$0	
Total Base			\$68,100	
Adjustments			1 Row Type Adj. x 1.00	\$68,100
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)			MS:1 MO:1	\$4,500
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)			5 - 5 = 0 x \$0	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$72,600
Sub-Total, 1 Units				
Exterior Features (+)			\$6,700	\$79,300
Garages (+) 432 sqft			\$14,300	\$93,600
Quality and Design Factor (Grade)				0.85
Location Multiplier				0.92
Replacement Cost				\$73,195

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1	Wood Fr	D+1	1944	1963	61	A			0.92		792 sqft	\$73,195	47%	\$38,790	0%	100%	2.120	1.000	100.00	0.00	0.00	\$82,200

43-14-33-300-481.000-021

FISHER GREGG J

7612 W SWICK RD

510, 1 Family Dwell - Platted Lot

BEAVER DAM ON WATER/ 1/2

General Information

Parcel Number 43-14-33-300-481.000-021
Local Parcel Number 2570200820

Tax ID:

Routing Number 025-083-015

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko

Township SEWARD

District 021 (Local 021)
SEWARD TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2514081-021
BEAVER DAM ON WATER

Section/Plat 33-31-5

Location Address (1)
7612 W SWICK RD
CLAYPOOL, IN 46510

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Beaverdam Park

Lot 29

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2023

Ownership

FISHER GREGG J
1004 CHARLIE ST
NORTH MANCHESTER, IN 46962

Legal

25-83-15
LOT 29 BEAVERDAM PARK



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/03/2011 FISHER GREGG J and 01/01/1900 BENNETT BERTHA M.

Notes

5/24/2018 REA: 2019 C-CORRECTED DIMENSIONS ON HOUSE TO 20X24. CHANGED YR BUILT ON UT SHED TO 2006 PER MASTER VIEWER FOR REASSESSMENT
10/31/2014 REA: 2015 CORRECTED LOT SIZE PER GIS ALSO HOUSE REMODELED NEWER FOUNDATION SIDING ROOF WINDOWS & WDDK DID EFFYEAR & ADDED A UTLISHED PER MASTER AERIAL

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change (AA), As Of Date (01/01/2024-2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land, Improvement, Total. Includes sub-totals for Res (1), (2), (3).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 50' X 70', CI 50' X 70')

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. Row: F, F, 40, 40x140, 1.12, \$1,050, \$1,176, \$47,040, 0%, 1.0000, 100.00, 0.00, 0.00, \$47,040.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (40), 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 (\$47,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$47,000).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	480 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	108	\$2,200

Plumbing

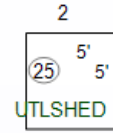
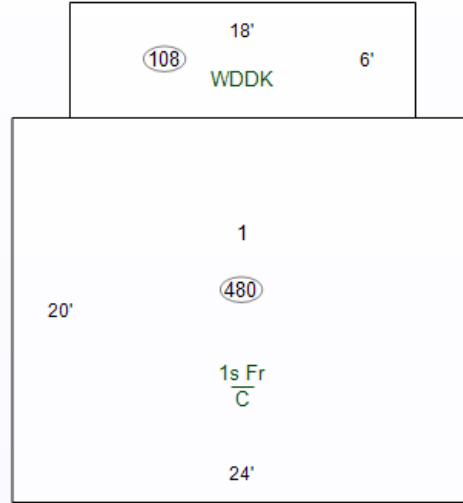
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	0 0
Total	3 5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	480	480	\$48,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	480	0	\$4,300	
Slab				

	Total Base	\$52,600
Adjustments	1 Row Type Adj. x 1.00	\$52,600
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Specialty Plumbing

Description	Count	Value
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	Sub-Total, One Unit	\$52,600
	Sub-Total, 1 Units	
Exterior Features (+)	\$2,200	\$54,800
Garages (+) 0 sqft	\$0	\$54,800
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
Replacement Cost		\$42,854

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	1	Wood Fr	D+1	1942	1990	34	A		0.92		480 sqft	\$42,854	30%	\$30,000	0%	100%	2.120	1.000	100.00	0.00	0.00	\$63,600
2: Utility Shed	1		C	2006	2006	18	A	\$44.62	0.92	\$41.05	25 sqft	\$1,026	50%	\$510	0%	100%	2.120	1.000	100.00	0.00	0.00	\$1,100

...Generation after Generation



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