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

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# REAL ESTATE AUCTION TERMS

## *Mobile Home on Double Lot with 1-Car Garage!*

This property will be offered via an Online Only Auction on Tuesday, September 3, 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. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 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. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 4, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$572.00. 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. The Client Registration form is available upon request.

**Online Auction: Tuesday, September 3, 2024**

**Bidding begins closing out at 6:30 pm!**

**23 E. Jefferson St., Peru, IN 46970**

**Peru Township • Miami County**

**[www.BidMetzger.com](http://www.BidMetzger.com)**



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER CAL. C.A.G.A.  
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...GENERATION AFTER GENERATION

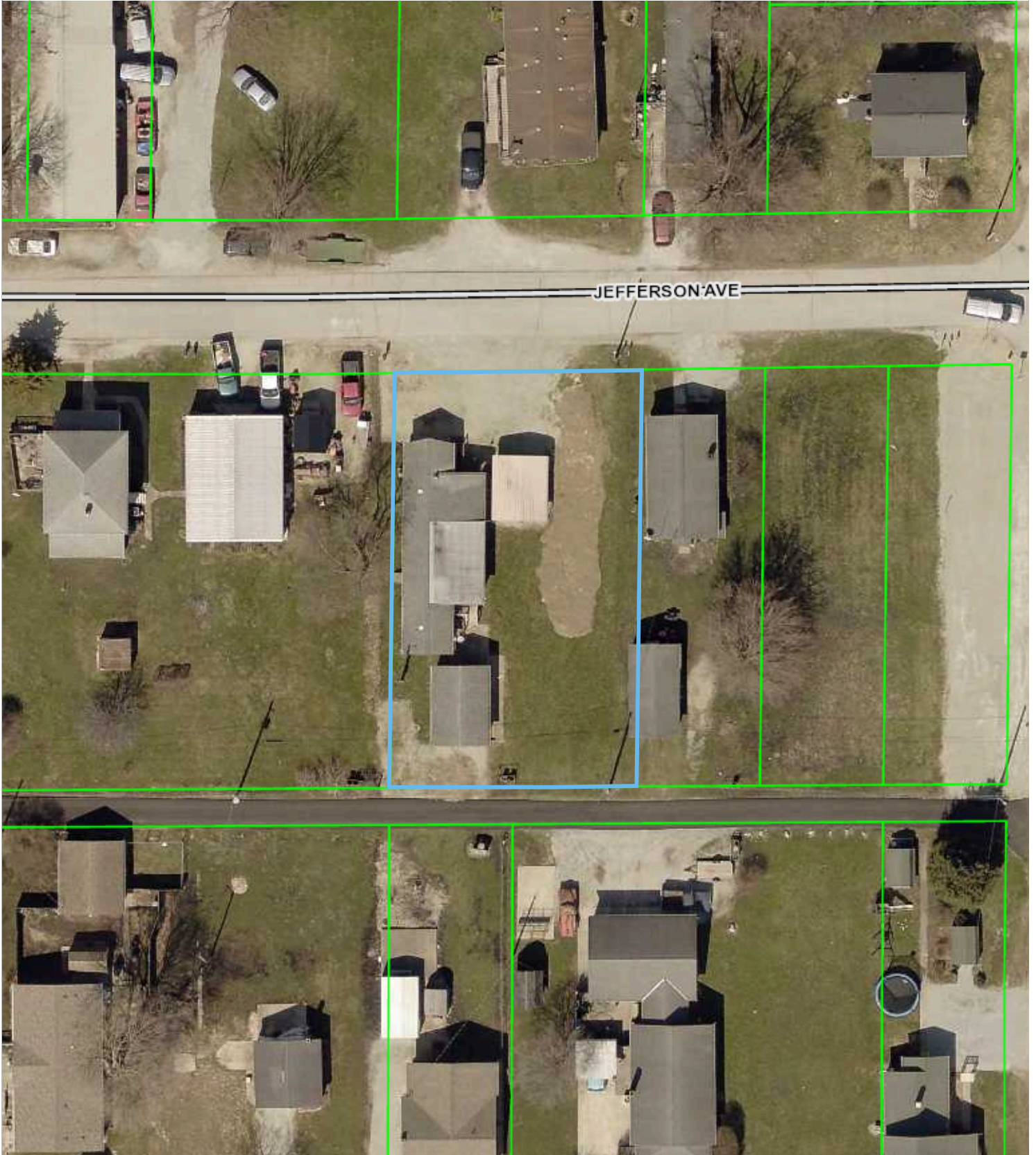
260-982-0238

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# 23 E. Jefferson Ave., Peru, IN





<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202431164	<b>23 E Jefferson Avenue</b>	<b>Peru</b>	<b>IN 46970</b>	<b>LP \$0</b>
	<b>Area</b> Miami County	<b>Parcel ID</b> 52-08-21-401-054.000-016	<b>Type</b> Manuf. Home/Mobile	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 2
	<b>Township</b> Peru	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> PERUC	<b>Elem</b> Elmwood/Blair Pointe	<b>JrH</b> Peru	<b>SrH</b> Peru High School
	<b>Legal Description</b> BLOOMFIELD AD LOTS 83 & 84 DA 645 41 331 08300			
	<b>Directions</b> In Peru, head east onto Jefferson Ave off of Broadway. Property is on the south side of the road.			
	<b>Inside City</b> Y	<b>City Zoning</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** Mobile Home with 1-Car Garage selling via Online Only Auction on Tuesday, September 3, 2024 -- Bidding begins closing out at 6:30 pm! This 2 bedroom, 2 bath mobile home is situated on a permanent foundation and on a double lot. It features a spacious master suite complete with an ensuite bathroom and a generous closet as well as an additional bedroom & full bath. Convenient 1-car detached garage for your vehicle or additional storage needs. There is a covered front deck and a rear deck that offer a perfect spot for outdoor gatherings. Open House: Thursday, August 29th 5:30-6pm

**Agent Remarks** Online Auction: Tues. 9.3.24 6:30pm Open House: Thurs. 8.29.24 5:30-6pm Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

<b>Sec</b> Lot 0	<b>Lot</b> 0.2400	/ 10,560		/ 80X132		<b>Lot Desc</b> 0-2.9999			
<b>Above Gd Fin SqFt</b> 1,220	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0		<b>Ttl Below Gd SqFt</b> 0		<b>Ttl Fin SqFt</b> 1,220	<b>Year Built</b> 1990		
<b>Age</b> 34	<b>New Const</b> No	<b>Date Complete</b>		<b>Ext</b> Metal	<b>Bsmnt</b> Crawl		<b>#</b> 5		
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b> CITY	<b>Basement Material</b>			
<b>LR</b> 14 x 24	<b>B-Main</b> 2	0	0	<b>Well Type</b>	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b>	No		
<b>DR</b> x	<b>B-Upper</b> 0	0	0	<b>Sewer</b> City	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</b>	No		
<b>FR</b> x	<b>B-Blw</b> 0	0	0	<b>Fuel /</b> Gas, Forced Air	<b>Dryer Hookup G/E</b> No	<b>Split FlrPln</b>	No		
<b>KT</b> 10 x 16	<b>Laundry Rm</b> Main	<b>Heating</b>		<b>Disposal</b> No	<b>Ceiling Fan</b>	No			
<b>BK</b> x	<b>Laundry L/W</b> 10 x 7	<b>Cooling</b> Central Air		<b>Water Soft-Owned</b> No	<b>Skylight</b>	No			
<b>DN</b> x	<b>AMENITIES</b> 1st Bdrm En Suite, Deck Covered, Deck Open, Main Level Bedroom Suite, Main Floor Laundry				<b>Water Soft-Rented</b> No	<b>ADA Features</b>	No		
<b>1B</b> 10 x 14	<b>Alarm Sys-Sec</b> No		<b>Fence</b>						
<b>2B</b> 12 x 16	<b>Alarm Sys-Rent</b> No		<b>Golf Course</b>		No				
<b>3B</b> x	<b>Garage</b> 1.0	/ Detached		/ 16 x 24		/ 384.00		<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No
<b>4B</b> x	<b>Outbuilding 1</b> None			x		<b>Jet Tub</b> No	<b>Garage Y/N</b> Yes		
<b>5B</b> x	<b>Outbuilding 2</b>			x		<b>Pool</b> No	<b>Off Street Pk</b>		
<b>RR</b> x	<b>Assn Dues</b>	<b>Frequency</b> Not Applicable		<b>Pool Type</b>					
<b>LF</b> x	<b>Other Fees</b>								
<b>EX</b> x	<b>Restrictions</b>								

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger	<b>Lic #</b> AC31300015	<b>Auction Date</b> 9/3/2024	<b>Time</b> 6:30
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$572.00	<b>Exemption</b>	<b>Year Taxes Payable</b> 2024	<b>Assessed Value</b>
<b>Possession</b> at closing			
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	<b>List Team</b>	
<b>Co-List Office</b>	<b>Co-List Agent</b>		
<b>Showing Instr</b> Showingtime or Open House			
<b>List Date</b> 8/16/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 11/30/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>		
<b>Contract Type</b> Exclusive Right to Sell	<b>Special List Cond.</b> None		
<b>Virtual Tours:</b>	<b>Lockbox Type</b> None	<b>Lockbox Location</b> n/a	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>
<b>Sell Office</b>	<b>Sell Agent</b>		
<b>Co-Sell Office</b>	<b>Co-Sell Agent</b>		<b>Sell Team</b>
<b>Presented</b> Jen Rice - Cell: 260-982-0238	/	Metzger Property Services, LLC - Off: 260-982-0238	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.





# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

8/12/24

**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)

23 E. Jefferson Ave. Peru, IN 46970

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System					Cistern					
Clothes Dryer					Septic Field / Bed					
Clothes Washer					Hot Tub					
Dishwasher					Plumbing					
Disposal					Aerator System					
Freezer					Sump Pump					
Gas Grill					Irrigation Systems					
Hood					Water Heater / Electric					
Microwave Oven					Water Heater / Gas					
Oven					Water Heater / Solar					
Range					Water Purifier					
Refrigerator					Water Softener					
Room Air Conditioner(s)					Well					
Trash Compactor					Septic & Holding Tank/Septic Mound					
TV Antenna / Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					
								Yes	No	Do Not Know
					Are the structures connected to a public water system?					
					Are the structures connected to a public sewer system?					
					Are there any additions that may require improvements to the sewage disposal system?					
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?					
					Are the improvements connected to a private/community sewer system?					
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier					Attic Fan					
Burglar Alarm					Central Air Conditioning					
Ceiling Fan(s)					Hot Water Heat					
Garage Door Opener / Controls					Furnace Heat / Gas					
Inside Telephone Wiring and Blocks / Jacks					Furnace Heat / Electric					
Intercom					Solar House-Heating					
Light Fixtures					Woodburning Stove					
Sauna					Fireplace					
Smoke / Fire Alarm(s)					Fireplace Insert					
Switches and Outlets					Air Cleaner					
Vent Fan(s)					Humidifier					
60 / 100 / 200 Amp Service (Circle one)					Propane Tank					
Generator					Other Heating Source					

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

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

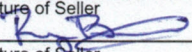
Signature of Seller	Date (mm/dd/yy)	8/12/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)		Signature of Buyer	Date (mm/dd/yy)
<b>The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.</b>				
Signature of Seller (at closing)	Date (mm/dd/yy)		Signature of Seller (at closing)	Date (mm/dd/yy)



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

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) 8/12/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<b>The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)







# METZGER 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](mailto:info@metzgerauction.com)**

General Information

Parcel Number 52-08-21-401-054.000-016

Local Parcel Number 0213318300

Tax ID:

Routing Number 08-21-016-128

Property Class 540 Mobile or Manufactured Home - Plat

Year: 2024

Location Information

County Miami

Township PERU TOWNSHIP

District 016 (Local 016) PERU CITY-PERU TOWNSHIP

School Corp 5635 PERU COMMUNITY

Neighborhood 15120-016 Oakdale and Bloomfield

Section/Plat

Location Address (1) 23 E JEFFERSON AVE PERU, IN 46970

Zoning

Subdivision

Lot

Market Model 91 - Peru Single Wide 21 - 99

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 15, 2024

Review Group 2024

Ownership

Betzner, Ryan Dee 16055 Marie's Rd 340 VIENNA, MO 65582

Legal

BLOOMFIELD AD LOTS 83 & 84 DA 645 41 331 08300



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/09/2023 to 02/02/2005.

Notes

Res

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 132', CI 132' Base Lot: Res 50' X 130', CI 50' X 130')

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 items like Calculated Acreage (0.24), Actual Frontage (80), Parcel Acreage (0.00), etc.



52-08-21-401-054.000-016

Betzner, Ryan Dee

23 E JEFFERSON AVE

540, Mobile or Manufactured Home - Pla Oakdale and Bloomfield/15

2/2

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 91 Single Wide 21-99  
**Finished Area** 1220 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, Open Frame	160	\$6,400
Wood Deck	45	\$1,400

**Plumbing**

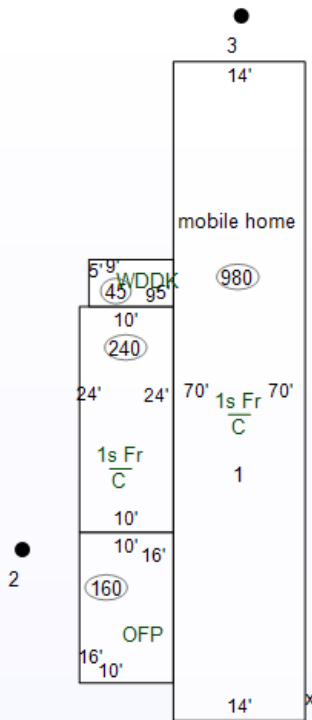
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1220	1220	\$90,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1220	0	\$6,500	
Slab					

**Total Base** \$97,400

**Adjustments** 1 Row Type Adj. x 1.00 \$97,400

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1220 \$3,200
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$103,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,800	\$110,800
Garages (+) 0 sqft	\$0	\$110,800
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.87	
<b>Replacement Cost</b>		<b>\$77,117</b>

**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: Single-Family R 01	1	Wood Fr	D	1990	1990	34	A		0.87		1,220 sqft	\$77,117	30%	\$53,980	0%	100%	1.000	0.350	100.00	0.00	0.00	\$18,900
2: Car Shed R 01	1		E	2008	2008	16	A	\$10.10	0.87	\$3.51	18'x20'	\$1,265	30%	\$890	60%	100%	1.000	1.000	100.00	0.00	0.00	\$400
3: Detached Garage R 01	1	Wood Fr	C	1997	1997	27	A	\$37.11	0.87	\$32.29	16'x24'	\$12,398	24%	\$9,420	0%	100%	1.000	1.000	100.00	0.00	0.00	\$9,400

Total all pages

\$28,700

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\$28,700

*...Generation after Generation*



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