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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, 1 Bath Home with Wrap-Around Porch!*

This property will be offered at Online Only Auction on Monday, August 15, 2022 – 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 \$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 Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 16, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$503.56. 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.

**Auction: Monday, August 15, 2022**  
***Bidding begins closing out at 6 pm!***

**Auction Location: 201 S. First St., Pierceton, IN 46562**  
**Washington Township • Kosciusko County**

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

The banner features a green and yellow color scheme. On the left, there is a logo with a red star inside a yellow circle, followed by the word "Metzger" in a large, bold, black serif font. Above "Metzger" is the text "PROPERTY SERVICES, LLC" in a smaller, black, sans-serif font. Below "Metzger" is "CHAD METZGER, CAI, CAGA" in a smaller, black, sans-serif font. To the right of the logo, the phone number "260-982-0238" is displayed in a large, black, sans-serif font. Below the phone number is a photograph of a green field with rows of crops, extending to a horizon under a blue sky with a bright sun. At the bottom of the banner, there is a list of services: "EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION" in a white, sans-serif font. Below this, there are six items, each preceded by a red star: "FARMLAND AUCTIONS", "ANTIQUE APPRAISALS", "FARM SALES", "PERSONAL PROPERTY AUCTIONS", "REAL ESTATE APPRAISALS", and "REAL ESTATE SALES". At the bottom right, the website "WWW.METZGERAUCTION.COM" is written in a white, sans-serif font.

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# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/26/2022

Page 1 of 1

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202230944	<b>201 S First Street</b>	<b>Pierceton</b>	<b>IN 46562</b>	<b>LP \$0</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-12-27-300-364.000-030	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Redkeys	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 1
	<b>Township</b> Washington	<b>Style</b> One and Half Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> WTK	<b>Elem</b> Pierceton	<b>JrH</b> Whitko	<b>SrH</b> Whitko
<b>Legal Description</b> 10-107-109 LOT 1 BLK 3 REDKEYS ADD TO PIERCETON				
<b>Directions</b> From SR 13 (First St.), continue into Pierceton. Property is on the east side of the road. Corner of First St. & Elm St.				
<b>Inside City Limits</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b> residential	

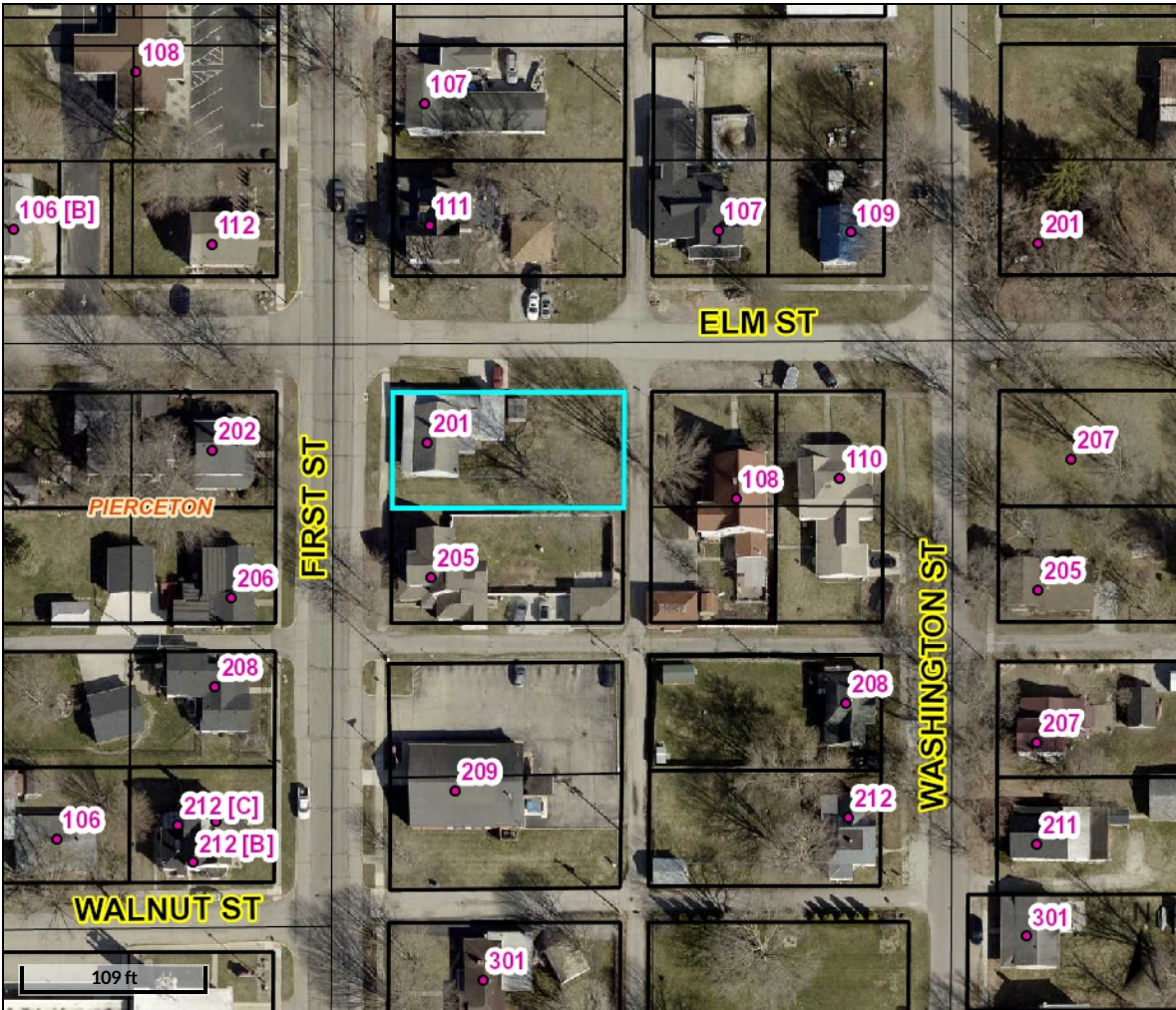
**Remarks** 3 Bedroom Home with Wrap-Around Porch on Corner Lot selling via Online Only Auction on Monday, August 15, 2022 -- Bidding begins closing out at 6 PM! The Large Wrap-Around Porch welcomes you into the 3 Bedroom, 1 Bath Home! Main level has a Large Living Room, Galley Kitchen, Dining Room, Office, & Mudroom! 2 Bedrooms are upstairs with Nice Walk-In Closets & the Master Bedroom is on the Main Level. Nice backyard is partially fenced with a 8x12 Shed! Great Location on a corner lot in Pierceton! Open House: Friday, August 12th 5:30-6pm

**Agent Remarks** Online Auction: Mon. 8.15.22 6pm Open House: Fri. 8.12.22 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty 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. Client

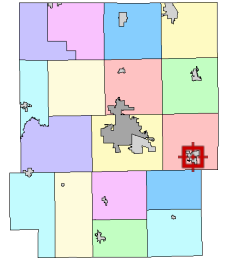
Sec	Lot 1	Lot Ac/SF/Dim	0.2000	/	8,712	/	66X132	Lot Desc	0-2.9999			
<b>Above Gd Fin SqFt</b>	2,092	<b>Above Gd Unfin SqFt</b>	0		<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	864	<b>Ttl Fin SqFt</b>	2,092	<b>Year Built</b>	1901
<b>Age</b>	121	<b>New Const</b>	No		<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Bsmt</b>	Unfinished	<b># Rooms</b>	7
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>		<b>CITY</b>		<b>Basement Material</b>			
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>		City		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
LR	x	<b>B-Upper</b>	0	0	<b>Fuel /</b>		Gas, Forced Air		<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
DR	x	<b>B-Blw G</b>	0	0	<b>Heating</b>				<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
FR	x				<b>Cooling</b>		None		<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes
KT	x	<b>Laundry Rm</b>	Main				x		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
BK	x	<b>AMENITIES</b>	Ceiling Fan(s), Closet(s) Walk-in, Main Level									
DN	x		Bedroom Suite, Washer Hook-Up									
MB	10 x 16	M							<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
2B	14 x 14	U							<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	Chain Link
3B	14 x 16	U	<b>Garage</b>	/	/	x	/		<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
4B	x		<b>Outbuilding 1</b>	Shed		8 x 12			<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
5B	x		<b>Outbuilding 2</b>			x			<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No
RR	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable			<b>Pool</b>	No	<b>Off Street Pk</b>	
LF	x		<b>Other Fees</b>						<b>Pool Type</b>			
EX	x		<b>Restrictions</b>						<b>SALE INCLUDES</b>	Water Heater Electric		

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</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>	8/15/2022	<b>Time</b>	6:00 PM
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Excluded Party</b>	None	<b>Assessed Value</b>	
<b>Annual Taxes</b>	\$503.56	<b>Exemptions</b>	Homestead, Supplemental	<b>Year Taxes Payable</b>	2022		
<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>	Showing time or Open House						
<b>List Date</b>	7/26/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	10/31/2022	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.5%	<b>Variable Rate</b>	No	<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 Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**Presented by:** 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).



**Overview**



**Legend**

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

<b>Parcel ID</b>	010-107-109	<b>Alternate ID</b>	010-720003-00	<b>Owner Address</b>	Creekmore Charles & Janet E PO Box 254 Pierceton, IN 46562
<b>Sec/Twp/Rng</b>	--	<b>ID</b>			
<b>Property Address</b>	201 S FIRST ST PIERCETON	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
		<b>Acreage</b>	n/a		
<b>District</b>	Pierceton				
<b>Brief Tax Description</b>	010-107-109   Lot 1 Blk 3 Redkeys Add to Pierceton <i>(Note: Not to be used on legal documents)</i>				

Date created: 7/18/2022  
Last Data Uploaded: 7/18/2022 3:34:08 AM



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 7/18/2022

**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)

201 S First St Pierceton, IN 46562

1. The following are in the conditions indicated:

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

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

**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) <u>7/18/22</u>	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)

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

	Yes	No	Do Not Know
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?		X	
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning	X			
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

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

201 S First St Perreton IN 46562

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>27</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?			X
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?			X
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?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X

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

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) 5/18/22 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 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**



General Information

Parcel Number 43-12-27-300-364.000-030
Local Parcel Number 1072000300

Tax ID:

Routing Number 010-107-109

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Kosciusko

Township WASHINGTON

District 030 (Local 030 )
PIERCETON TOWN

School Corp 4455
WHITKO COMMUNITY

Neighborhood 1001105-030
PIERCETON

Section/Plat 27-32-7

Location Address (1)
201 S FIRST ST
PIERCETON, IN 46562

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Redkeys Add

Lot 1

Market Model N/A

Characteristics

Topography Flood Hazard
High

Public Utilities ERA
All

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Monday, April 4, 2022

Review Group 2019

Ownership

CREEKMORE CHARLES & JANET E
PO BOX 254
PIERCETON, IN 46562

Legal

10-107-109
LOT 1 BLK 3 REDKEYS ADD TO PIERCETON



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1990.

Notes

10/28/2014 REA: 2015 CHANGED GRADE & EFF YR & ADDED 8X12 UT SHED PER PICTOMETRY
10/28/2014 2015: CHANGED GRADE & EFF YR & ADDED 8X12 UT SHED PER PICTOMETRY

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 valuation data for years 2022, 2021, 2020, 2019, 2018.

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

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

Land Computations

Table with columns: Computation Name, 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.

Data Source N/A

Collector

Appraiser

Total Value \$17,800

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 11 1 story older  
**Finished Area** 1857 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	432	\$12,800

**Plumbing**

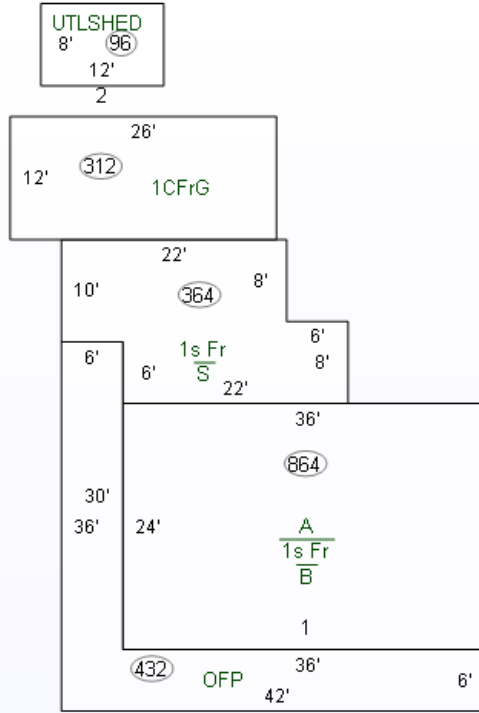
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1228	1228	\$90,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	864	629	\$13,700	
Bsmt	864	0	\$24,600	
Crawl				
Slab	364	0	\$0	

**Total Base** \$129,200

**Adjustments 1 Row Type Adj. x 1.00** \$129,200

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
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$129,200

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,800	\$142,000
Garages (+) 312 sqft	\$11,500	\$153,500
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	
<b>Replacement Cost</b>		\$120,037

**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	Wood Frame	D+1	1901	1970	52 A		0.92		2,956 sqft	\$120,037	45%	\$66,020	0%	100%	1.210	1.0000	\$79,900
2: Utility Shed	0%	1		D	2010	2010	12 A	\$23.66	0.92	\$17.41	8'x12'	\$1,672	35%	\$1,090	0%	100%	1.210	1.0000	\$1,300

*...Generation after Generation*



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