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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

4 Lot, 200 ft. Tippecanoe Lakefront Property!

This property will be offered at Auction on Saturday, August 27, 2022 at 1:00 pm at the Tippecanoe Country Club. Bid Live In-Person or Online! 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. 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 30, 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 \$11,456.74. 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: Saturday, August 27, 2022 at 1 PM
Bid Live In-Person or Online!

Auction Location: Tippecanoe Country Club

7245 N Kalorama Rd., Leesburg, IN 46538

Tippecanoe Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340

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

The banner features the Metzger logo on the left, which includes a red star in a yellow circle and the text "Metzger PROPERTY SERVICES, LLC" and "CHAD METZGER, CAI, CAGA". Below the logo is the slogan "EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION". On the right side of the banner, the phone number "260-982-0238" is displayed. The background of the banner is a green field with a sunburst effect. At the bottom, there is a list of services and the website URL.

260-982-0238

Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

WWW.METZGERAUCTION.COM

Welcome to the home of Emmy Award winning and legendary sportscaster, Chris Schenkel!

This property is going to Auction on Saturday, August 27, 2022 at 1:00 PM at the Lake Tippecanoe Country Club. The four lot, 200-foot Tippecanoe Lakefront property is the only home with a Tippecanoe River tributary running through it. This unique lake home has not been available for over 51 years. The property includes a five-bedroom home and a one bedroom detached apartment above the three-car garage. The apartment is named the "Byron Nelson Suite". Schenkel built this suite for the occasions when Byron would spend time at the lake playing golf at the Tippecanoe Lake Country Club. Born and raised in Bippus, Indiana, Chris Schenkel's early career led him to New York City, where he met and married model and dancer Francesca Paige Delfino. After having three children in the city, Schenkel decided New York wasn't the ideal place to raise their children, so he moved the family back home again to Indiana. Tippecanoe Lake became the calm and peaceful Hoosier lifestyle needed. The tranquility of the lake also helped cement the legend's Hoosier "gentle-man personality". Schenkel's career in sports broadcasting spanned over 50 years with such accolades as a member of 18 Hall of Fames, including the Pro Football Hall of Fame, College Football Hall of fame and the Professional Bowler's Hall of Fame. Schenkel's broadcasts around the world included events such as the Indianapolis 500, Kentucky Derby, The Masters, numerous Summer and Winter Olympics, the NFL's "Greatest Game Ever Played", the College Football "Game of the Century" and many more. Schenkel was a pioneer in many of the sports television technologies still used today. His notoriety also led him to playing himself in many movies such as "Kingpin", "Greedy" and "International Velvet". You could be fortunate to own this wonderful estate where such greats like Byron Nelson, Wayne Gretzky, Muhammad Ali, Hank Aaron, A.J. Foyt, Archie Griffin, Larry Bird, Mark Spitz, Dick Weber, Jessie Owens, Johnny Weissmuller, Bruce Jenner, Carol Shelby and many more enjoyed the one-of-a-kind lake views.

It's your turn to carry on this wonderful legacy. Bid Live In-Person or Online!

Open House: Thursday, August 18th 5:30-7pm

www.BidMetzger.com

Lakefront Property on Tippecanoe Lake owned by legendary sportscaster, Chris Schenkel!


7101 N. Kalorama Rd., Leesburg, IN 46538

- 200 Feet of Lake Frontage
- 5 Bedrooms, 2.5 Baths
- 1 Bedroom Apartment above 3-Car Garage

Bid Live In-Person or Online!



Listings as of 07/26/2022

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes	
MLS #	202230952	7101 N Kalorama Road	Leesburg	IN	46538	LP	\$0			
	Area	Kosciusko County	Parcel ID	43-08-06-300-053.000-023	Type	Site-Built Home	Waterfront	Yes		
	Sub	Fraziers Landing	Cross Street		Bedrms	5	F Baths	2	H Baths	1
	Township	Tippecanoe	Style	One and Half Story	REO	No	Short Sale	No		
	School District	WSC	Elem	North Webster	JrH	Wawasee	SrH	Wawasee		
	Legal Description	5-23-60 LOTS 5, 6, 7 & 8 FRAZIERS LANDING								
	Directions	From Leesburg, head north on Harper Rd. Turn east on 750 N, then south on Kalorama Rd. Property is on the west side of the road.								
	Inside City Limits	N	City Zoning		County Zoning	R1	Zoning Description			

Remarks Welcome to the home of Emmy Award winning and legendary sportscaster, Chris Schenkel, going to Auction on Saturday, August 27, 2022 at 1:00 PM. The four lot, 200-foot Tippecanoe Lakefront property is the only home with a Tippecanoe River tributary running through it. This unique lake home has not been available for over 51 years. The property includes a five bedroom home and a one bedroom detached apartment above the three-car garage. The apartment is named the "Byron Nelson Suite". Schenkel built this suite for the occasions when Byron would spend time at the lake playing golf at the Tippecanoe Lake Country Club. Born and raised in Bippus, Indiana, Chris Schenkel's early career led him to New York City, where he met and married model and dancer Francesca Paige Delfino. After having three children in the city, Schenkel decided New York wasn't the ideal place to raise their children, so he moved the family back home again to Indiana. Tippecanoe Lake became the calm and peaceful Hoosier lifestyle needed. The tranquility of the lake also helped cement the legend's Hoosier "gentle-man personality". Schenkel's career in sports broadcasting spanned over 50 years with such accolades as a member of 18 Hall of Fames, including the Pro Football Hall of Fame, College Football Hall of fame and the Professional Bowler's Hall of Fame. Schenkel's broadcasts around the world included events such as the Indianapolis 500, Kentucky Derby,

Agent Remarks The Masters, numerous Summer and Winter Olympics, the NFL's "Greatest Game Ever Played", the College Football "Game of the Century" and many more. Schenkel was a pioneer in many of the sports television technologies still used today. His notoriety also led him to playing himself in many movies such as "Kingpin", "Greedy" and "International Velvet". You could be fortunate to own this wonderful estate where such greats like Byron Nelson, Wayne Gretzky, Muhammad Ali, Hank Aaron, A.J. Foyt, Archie Griffin, Larry Bird, Mark

Sec	Lot 0	Lot Ac/SF/Dim	1.2200 / 53,000 / 200X265	Lot Desc	Waterfront, 0-2.9999	Ttl Below Gd SqFt	0	Ttl Fin SqFt	3,396	Year Built	1935
Age	87	New Const	No	Date Complete		Ext	Cedar	Bsmnt	Crawl	# Rooms	11
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material			
RM DIM	LVL	B-Main	1	1	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	Yes
LR	x M	B-Upper	1	0	Fuel /	Gas, Forced Air		Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	x M	B-Blw G	0	0	Heating			Dryer Hookup G/E	No	Split FlrPln	Yes
FR	x M				Cooling	Central Air		Disposal	Yes	Ceiling Fan	Yes
KT	x M	Laundry Rm	Main			x		Water Soft-Owned	No	Skylight	Yes
BK	x	AMENITIES	1st Bdrm En Suite, Alarm System-Security, Bar, Breakfast Bar, Built-In Bookcase, Cable Available, Ceiling								
DN	x M		Fan(s), Closet(s) Walk-in, Crown Molding, Deck Covered, Deck on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen,								
MB	13 x 14 M							Alarm Sys-Sec	Yes	Fence	
2B	11 x 16 U							Alarm Sys-Rent	No	Golf Course	No
3B	16 x 17 U	Garage	3.0 / Detached	/	35 x 24 / 840.00			Garden Tub	No	Nr Wlkg Trails	No
4B	17 x 16 U	Outbuilding 1	Shed		10 x 8			Jet Tub	No	Garage Y/N	Yes
5B	11 x 12 U	Outbuilding 2			x			Pool	No	Off Street Pk	Yes
RR	x	Assn Dues		Frequency	Not Applicable			Pool Type			
LF	x	Other Fees						SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Window Treatments, Cooktop-Electric, Kitchen Exhaust Downdraft, Oven-Electric, Range-Electric, Trash Compactor, Water Heater Gas		
EX	x	Restrictions						FIREPLACE	Family Rm		

Water Access	LAKE	Wtr Name	Tippecanoe	Water Frontage	200.00	Channel Frontage	0.00
Water Features	Pier/Dock, Recorded	Water Type	Lake	Lake Type	SKIL		
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	8/27/2022	Time	1:00 PM
Financing:	Existing	Proposed		Location	Tippecanoe Country Club	7245	
Annual Taxes	\$11,456.74	Exemptions	No Exemptions	Excluded Party	None	Assessed Value	
Possession	At closing	Year Taxes Payable	2022				

List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395
Co-List Office		List Team	
Showing Instr	Showing time or Open House	Co-List Agent	
List Date	7/26/2022	Start Showing Date	
Contract Type	Exclusive Right to Sell	Exp Date	10/31/2022
Buyer Broker Comp.	1.5%	Owner/Seller a Real Estate Licensee	No
Variable Rate	No	Agent/Owner Related	No
Virtual Tours:		Special List Cond.	None
Lockbox Type	Mechanical/Combo	Lockbox Location	main door
Lockbox Location	main door	Type of Sale	
Pending Date		How Sold	
Closing Date		Conc Paid By	
Selling Price			
Ttl Concessions Paid		Sold/Concession Remarks	
Sell Office		Sell Agent	
Co-Sell Off		Co-Sell Agent	
Sell Team			

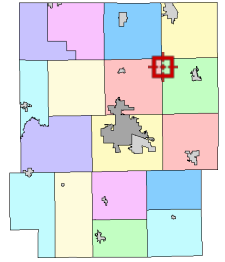
Presented by:

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

Parcel ID	005-023-060	Alternate ID	005-719003-30	Owner Address	Schenkel Francesca Trust Francesca Schenkel Trustee c/o John Schenkel 7330 E 500 N North Webster, IN 46555
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	7103 N KALORAMA RD LEESBURG	Acreage	n/a		
District	Tippecanoe				
Brief Tax Description	005-023-060 Lots 5,6,7 & 8 Fraziers Landing <i>(Note: Not to be used on legal documents)</i>				

Date created: 7/8/2022
Last Data Uploaded: 7/8/2022 6:35:01 AM

Developed by  Schneider GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

07-06-2022

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)

7101 N Kalorama Rd Leesburg IN 46538

1. The following are in the conditions indicated:

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

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

	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
Air Purifier	✓			
Burglar Alarm			✓	
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks				
Intercom				✓
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
60 / 100 / 200 Amp Service (Circle one)			✓	
Generator	✓			

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

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)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	07/06/22		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	07/06/22		

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 43-08-06-300-053.000-023

Local Parcel Number 0571900330

Tax ID:

Routing Number 005-023-060

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 504200-023 TIPPE LAKEFRONT - N SIDE

Section/Plat 6-33-7

Location Address (1) 7101 N KALORAMA RD LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Fraziers Landing

Lot 5-8

Market Model Tippe Lake - Lower

Characteristics

Topography Level, Low Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022

Review Group 2021

Ownership

SCHENKEL FRANCESCA TRUST C/O JOHN SCHENKEL 7330 E 500 N NORTH WEBSTER, IN 46555

Legal

5-23-60 LOTS 5,6,7 & 8 FRAZIERS LANDING



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfers from 02/10/1995 and 01/01/1900.

Notes

9/25/2020 REA: 2021 CHANGED DET GARAGE FROM ALL BEING CAP1 TO 50% CAP1, 50% CAP2 TO ACCOUNT FOR THE FULL FINISHED LIVING SPACE ABOVE IT, FOR REASSESSMENT. 12/1/2016 REA: 2017 ADDED NO WELL/SEPTIC & EXCESS FRONTAGE FACTOR PER GIS. 9/18/2009 ADRS: 7101 HOUSE, 7103 LQ ABOVE GARAGE

Res

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 200', CI 200' Base Lot: Res 60' X 125', CI 60' X 125')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show pricing data for different land parcels.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.22), Actual Frontage (200), 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 (\$832,000), CAP 2 Value (\$0), CAP 3 Value (\$180,000), Total Value (\$1,012,000).

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 3396 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	72	\$4,100
Porch, Open Frame	504	\$15,000
Wood Deck	48	\$1,400

Plumbing

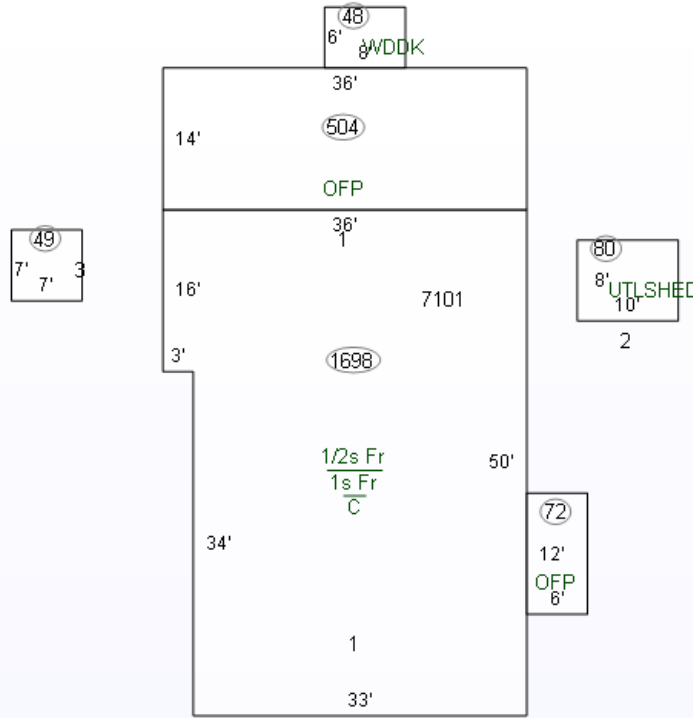
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	5
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Hot Water or Steam



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1698	1698	\$111,300	
2					
3					
4					
1/4					
1/2	1Fr	1698	1698	\$43,100	
3/4					
Attic					
Bsmt					
Crawl		1698	0	\$7,600	
Slab					

		Total Base	\$162,000
Adjustments	1 Row Type Adj. x 1.00		\$162,000
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)	MS:1 MO:1		\$4,500
No Heating (-)			\$0
A/C (+)	1:1698 1/2:1698		\$5,500
No Elec (-)			\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800		\$4,000
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$176,000
Sub-Total, 1 Units			
Exterior Features (+)		\$20,500	\$196,500
Garages (+) 0 sqft		\$0	\$196,500
Quality and Design Factor (Grade)			1.10
Location Multiplier			0.92
Replacement Cost			\$198,858

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1 1/2	Wood Frame	C+2	1935	1952	70 A		0.92		3,396 sqft	\$198,858	42%	\$115,340	0%	100%	1.670	1.0000	\$192,600
2: Utility Shed R 01	0%	1		D	1978	1978	44 F	\$26.02	0.92	\$19.15	8'x10'	\$1,532	70%	\$460	0%	100%	1.670	1.0000	\$800
3: WDDK R	0%	1		C	1985	1985	37 A		0.92		7'x-7'	\$1,288	28%	\$930	0%	100%	1.670	1.0000	\$1,600

General Information

Occupancy Detached Garage
Description Detached Garage R 0
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**

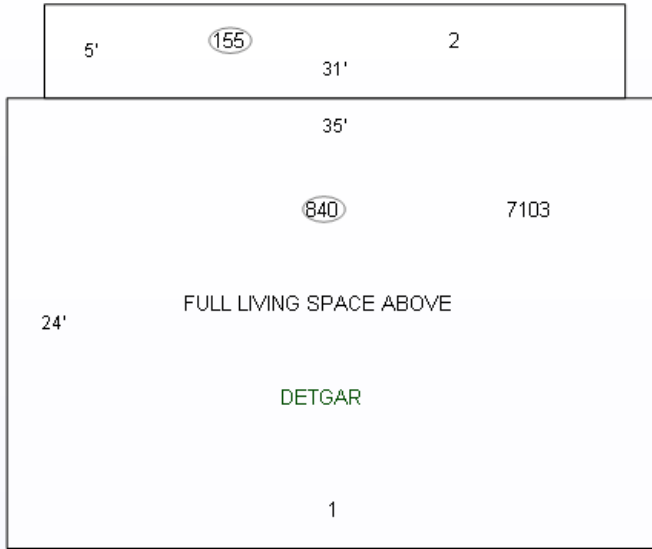
Plumbing

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

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type



Specialty Plumbing

Description **Count** **Value**

Cost Ladder

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

Adjustments **Total Base**
Row Type Adj.

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

Sub-Total, One Unit		\$0
Sub-Total, 1 Units		
Exterior Features (+)	\$0	\$0
Garages (+) 0 sqft	\$0	\$0
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
Replacement Cost		\$70,611

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: Detached Garage R 01	50%	1	Wood Frame	C	1935	1935	87 A	\$27.92	0.92	\$25.69	24'x35'	\$70,611	45%	\$38,840	0%	100%	1.670	1.0000	\$64,900
2: WDDK/ R	0%	1		C	1985	1985	37 A		0.92		155 sqft	\$2,668	28%	\$1,920	0%	100%	1.670	1.0000	\$3,200

...Generation after Generation



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