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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
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BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
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

Country Home & Pole Barns on 5+/- Acres!

This property will be offered at Online Only Auction on Wednesday, December 7, 2022 – Bidding begins closing out at 6:00 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 January 13, 2023. 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 \$2,789.02. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Wednesday, December 7, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 6121 E. 300 N., Warsaw, IN 46582
Tippecanoe Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340
<https://bidmetzger.com/auctions/>

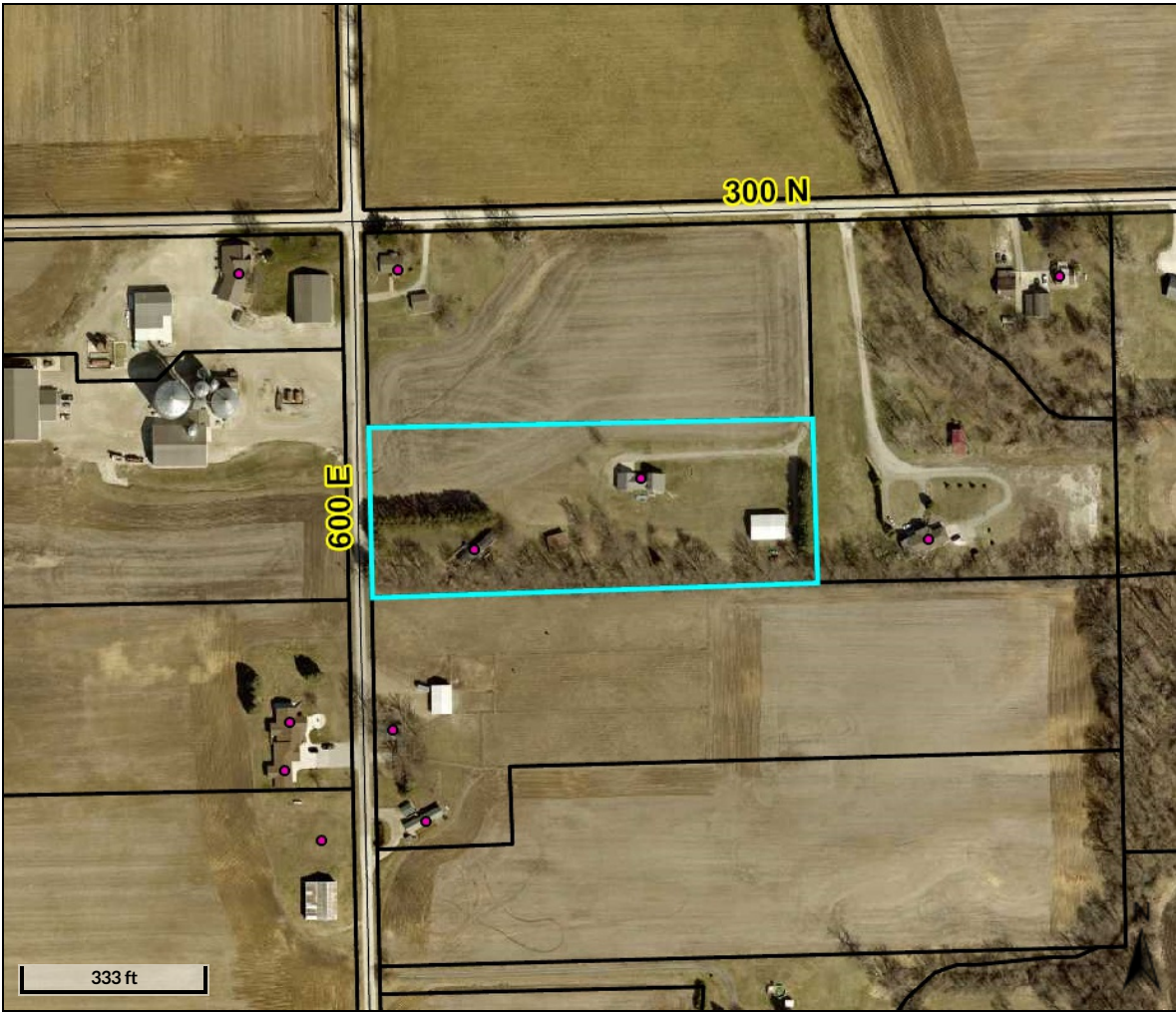


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
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...GENERATION AFTER GENERATION

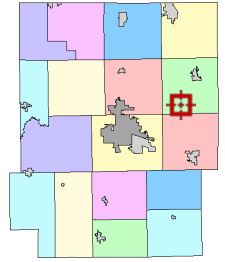
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Overview




Legend

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

Parcel ID	005-130-004.A	Alternate ID	005-719012-56	Owner Address	Shaw Samuel K 6009 E 300 N Warsaw, IN 46582
Sec/Twp/Rng	0033-0033-7	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
Property Address	6121 E 300 N WARSAW	Acreage	5		
District	Tippecanoe				
Brief Tax Description	005-130-004.A Pt N 1/2 Nw Nw 33-33-7 5.00A <i>(Note: Not to be used on legal documents)</i>				

Date created: 9/19/2022
Last Data Uploaded: 9/19/2022 3:16:49 AM

Property Type	RESIDENTIAL	Status	Active	CDOM	170	DOM	0	Auction	Yes
MLS #	202246092	6121 E 300 N	Warsaw	IN	46582	LP \$0			
	Area	Kosciusko County	Parcel ID	43-08-33-400-180.000-023	Type	Site-Built Home	Waterfront	No	
	Sub	None	Cross Street		Bedrms	3	F Baths	2	
	Township	Tippecanoe	Style	Two Story	REO	No	Short Sale	No	
	School District	WSC	Elem	North Webster	JrH	Wawasee	SrH	Wawasee	
	Legal Description	005-130-004.A Pt N 1/2 Nw Nw 33-33-7 5.00A							
	Directions	From SR 13, head west on 200 N. Turn north on 600 E, then west on 300 N. Property is on the south side of the road.							
	Inside City Limits	N	City Zoning		County Zoning	A1	Zoning Description		

Remarks Country Home & Pole Barns on 5+/- Acres selling via Online Only Auction on Wednesday, December 7, 2022 -- Bidding begins closing out at 6 pm! This home features 3 Bedrooms, 2 Baths, & Walk-Out Basement! Living Room has Vaulted Ceilings. Just off the Large Open Kitchen/Dining Room is a Large Laundry Room with Utility Sink. There are 2 Bedrooms & 1 Full Bath on the Main Floor with an additional bedroom & Full Bath upstairs! 2-Car Attached Garage has space for your vehicles & extra storage! Multiple Pole Barns including a 40x60 Pole Barn with electricity, & concrete heated floors! Great space for your Workshop! Don't miss this opportunity to own 5+/- acres in the peaceful country! Open House: Tuesday, November 29th 5:30-6pm

Agent Remarks Online Auction: Wed. 12.7.22 6pm Open House: Tues. 11.29.22 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	Lot Ac/SF/Dim	5.0000 / 217,800 / 775x285	Lot Desc	Rolling, 3-5.9999						
Above Gd Fin SqFt	1,780	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	784	Ttl Fin SqFt	1,780	Year Built	1961
Age	61	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Crawl, Partial Basement	# Rooms	8
Room Dimensions		Baths	Full Half	Water	WELL	Basement Material	Poured Concrete				
RM DIM	LVL	B-Main	1 0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	No		
LR	14 x 12	M	B-Upper	1 0	Fuel /	Gas, Forced Air, Hot Water	Dryer Hookup Elec	Yes	Guest Qtrs	No	
DR	10 x 10	M	B-Blw G	0 0	Heating		Dryer Hookup G/E	No	Split FlrPln	No	
FR	x				Cooling	Central Air	Disposal	No	Ceiling Fan	Yes	
KT	10 x 12	M	Laundry Rm	Main		10x 8	Water Soft-Owned	Yes	Skylight	No	
BK	x		AMENITIES	Cable Ready, Ceiling-9+, Ceiling Fan(s), Countertops-Laminate, Deck Open, Detector-Carbon Monoxide,							
DN	x			Detector-Smoke, Dryer Hook Up Electric, Garage Door Opener, Jet Tub, Porch Open, Tub/Shower Combination, Main Floor							
MB	10 x 12	M					Water Soft-Rented	No	ADA Features	No	
2B	10 x 10	M					Alarm Sys-Sec	No	Fence		
2B	10 x 10	M					Alarm Sys-Rent	No	Golf Course	No	
3B	12 x 14	U	Garage	2.5 / Attached	/	26 x 28 / 728.00	Garden Tub	No	Nr Wlkg Trails	No	
4B	x		Outbuilding 1	Pole/Post Building		40 x 60	Jet Tub	Yes	Garage Y/N	Yes	
5B	x		Outbuilding 2			x	Pool	No	Off Street Pk		
RR	x		Assn Dues		Frequency	Not Applicable	Pool Type		SALE INCLUDES	Dishwasher, Refrigerator, Washer, Kitchen Exhaust Hood, Sump Pump, Water Heater Electric, Water Softener-Owned	
LF	x		Other Fees								
EX	x		Restrictions								

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	12/7/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$2,789.02	Exemptions	No Exemptions	Year Taxes Payable	2022		
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050		
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395		
Co-List Office				List Team			
Co-List Agent				Co-List Agent			
Showing Instr	Showingtime or Open House						
List Date	11/9/2022	Start Showing Date		Exp Date	1/31/2023	Owner/Seller a Real Estate Licensee	No
Agent/Owner Related	No						
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No		
Special List Cond.	None						
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	back 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		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).



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year) 10/10/2022

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)

6121 E 300 N, Warsaw IN, 46582

1. The following are in the conditions indicated:

Table with columns for system type (A. APPLIANCES, B. ELECTRICAL SYSTEM, C. WATER & SEWER SYSTEM, D. HEATING & COOLING SYSTEM), condition (None/Not Included/Rented, Defective, Not Defective, Do Not Know), and Yes/No/Do Not Know responses.

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 and date lines for Seller and Buyer, including a certification statement: '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.'

Property address (number and street, city, state, and ZIP code)
 6121 E 300 N, Warsaw IN, 46582

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>12</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
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?		✓	
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?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
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?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
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  Samuel Shaw	Date (mm/dd/yyyy) 10/14/2022	Signature of Buyer	Date (mm/dd/yyyy)
Signature of Seller 10/14/2022 8:59 AM EDT	Date (mm/dd/yyyy)	Signature of Buyer	Date (mm/dd/yyyy)
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/yyyy)	Signature of Seller (at closing)	Date (mm/dd/yyyy)

Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAI, CAGA

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Average Utilities

	Company	Average Amount
Gas	Stump's LP Gas (house and shop)	\$ 130.00
Electric	Kosciusko REMC (house and shop)	\$ 150.00
Water	Well	\$
Other		\$
HOA		\$

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**

43-08-33-400-180.000-023

SHAW SAMUEL K

6121 E 300 N

511, 1 Family Dwell - Unplatted (0 to 9.9

TIPPECANOE TWP ACREA 1/4

General Information

Parcel Number 43-08-33-400-180.000-023
Local Parcel Number 0571901256
Tax ID:

Ownership

SHAW SAMUEL K
6009 E 300 N
WARSAW, IN 46582

Legal

5-130-4.A
PT N 1/2 NW NW 33-33-7 5.00A

Routing Number 005-130-004.A

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9



Year: 2022

Location Information

County Kosciusko
Township TIPPECANOE
District 023 (Local 023)
School Corp 4345
Neighborhood 514000-023
Section/Plat 33-33-7
Location Address (1) 6121 E 300 N WARSAW, IN 46582

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1993 to 1900.

Notes

3/11/2021 MEM: MOBILE HOME IS GONE PER PERSONAL PROPERTY DEPT INFO
2/4/2021 BP: BP #200812 2ND STORY DECK \$6000 9/15/20
9/22/2016 REA: 2017 CHANGED PROP CLASS TO 511 & REMOVED RDWAY. CHANGED GRADE ON 30X30 T3 FROM D+2 TO D-1 FOR REASSESSMENT
9/25/2009 ADRS: 6121 HOUSE & 2890 N 600 E MHPP
9/25/2009 BP: 000282 4/4/2000 ADDED POLE BLDG
9/25/2009 BP: 000282 4/04/00 ADDED POLE BLDG 100% 2/19/03

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, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Rows show valuation data for years 2022, 2021, and 2020.

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

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show land data for lots 9, 91, and 4.

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Gas, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022
Review Group 2021

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (5.00), Actual Frontage (0), Developer Discount, Parcel Acreage (5.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (2.00), 91/92 Acres (2.08), Total Acres Farmland (0.92), Farmland Value (\$1,770), Measured Acreage (0.92), Avg Farmland Value/Acre (1924), Value of Farmland (\$1,770), Classified Total (\$0), Farm / Classified Value (\$1,800), Homesite(s) Value (\$44,000), 91/92 Value (\$13,500), Supp. Page Land Value, CAP 1 Value (\$22,000), CAP 2 Value (\$23,800), CAP 3 Value (\$13,500), Total Value (\$59,300).

43-08-33-400-180.000-023

SHAW SAMUEL K

6121 E 300 N

511, 1 Family Dwell - Unplatted (0 to 9.9 TIPPECANOE TWP ACRES 2/4

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 2
Style 40 newer 1 st 1961-20
Finished Area 2200 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**

Plumbing

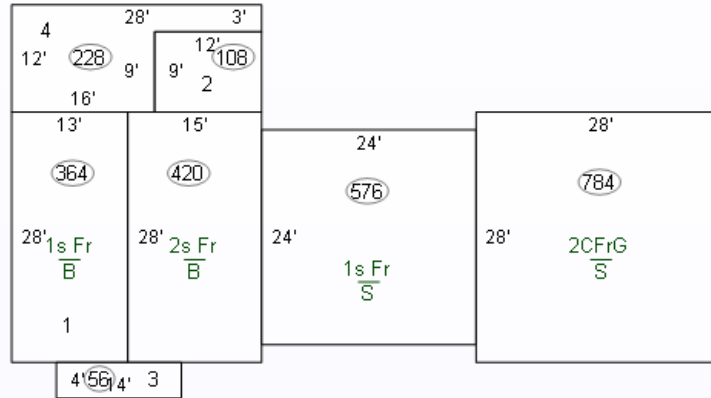
**TF**
Full Bath 2 6
Half Bath 1 2
Kitchen Sinks 1 1
Water Heaters 1 1
Add Fixtures 1 1
Total 6 11

Accommodations

Bedrooms 3
Living Rooms 0
Dining Rooms 0
Family Rooms 1
Total Rooms 10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1360	1360	\$96,200	
2 1Fr	420	420	\$24,200	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	784	420	\$38,300	
Crawl				
Slab	1360	0	\$0	

Total Base \$158,700
Adjustments 1 Row Type Adj. x 1.00 \$158,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1360 2:420	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$169,500
Sub-Total, 1 Units

Exterior Features (+)	\$0	\$169,500
Garages (+) 784 sqft	\$22,800	\$192,300
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
Replacement Cost		\$168,070

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%	2	Wood Frame	C-1	1990	1991	31 A		0.92		2,564 sqft	\$168,070	26%	\$124,370	0%	100%	1.550	1.0000	\$192,800
2: CONCP	100%	1		C-1	2020	2020	2 A		0.92		9'x12'	\$524	2%	\$510	0%	100%	1.550	1.0000	\$800
3: WDDK	100%	1		C-1	2020	2020	2 A		0.92		4'x14'	\$1,224	2%	\$1,200	0%	100%	1.550	1.0000	\$1,900
4: WDDK	100%	1		C-1	2020	2020	2 A		0.92		228 sqft	\$3,409	2%	\$3,340	0%	100%	1.550	1.0000	\$5,200

General Information

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

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joist Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description Area Value

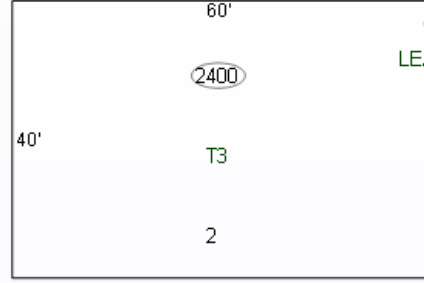
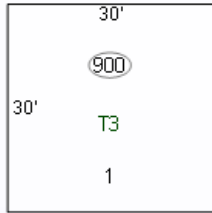
Plumbing

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

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



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)			
Location Multiplier			0.92
Replacement Cost			\$9,306

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: Barn, Pole (T3) R 01	0%	1	T3AW	D-1	1984	1984	38	A	\$20.75	0.92	\$0.00	30' x 30' x 10'	\$9,306	55%	\$4,190	0%	100%	1.550	1.0000	\$6,500
2: Barn, Pole (T3) R 01	0%	1	T3AW	C-1	2000	2000	22	A	\$16.13	0.92	\$0.00	-40' x -60' x 10'	\$32,248	40%	\$19,350	0%	100%	1.550	1.0000	\$30,000
3: Lean-To R 01	0%	1	Earth Floor	C-1	2002	2002	20	A	\$4.69	0.92	\$0.00	48 sqft x 8'	\$197	40%	\$120	0%	100%	1.550	1.0000	\$200

...Generation after Generation



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