

Expanding your Horizon...



Metzger
Property Services, LLC

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260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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260-982-0238

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

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REAL ESTATE AUCTION TERMS

Charming Country Home on 2.28+/- Acres!

This property will be offered at Wednesday, October 4, 2023 -- 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before November 10, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$2,107.07. 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, October 4, 2023

Bidding begins closing out at 6 pm!

1681 N. 300 E., Warsaw, IN 46582

Wayne Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340

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



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

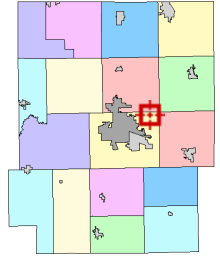
260-982-0238

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

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Overview




Legend

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

Parcel ID	003-005-001.A	Alternate ID	003-701001-50	Owner Address	Rhoades Arden Dewey & Mary Francis Rhoades JTWFRS 1681 N 300 E Warsaw, IN 46582
Sec/Twp/Rng	0002-0032-6	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
Property Address	1681 N 300 E WARSAW	Acreage	2.28		
District	Wayne				
Brief Tax Description	003-005-001.A SE NE 2-32-6 2.28A PER CALC <i>(Note: Not to be used on legal documents)</i>				

Date created: 7/25/2023
Last Data Uploaded: 7/25/2023 3:08:28 AM

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202332927	1681 N 300 E	Warsaw	IN 46582	LP \$0
	Area Kosciusko County	Parcel ID 43-11-02-100-011.000-031	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 5	F Baths 2
	Township Wayne	Style Two Story	REO No	Short Sale No
	School District WRS	Ele Harrison	JrH Lakeview	SrH Warsaw
	Legal Description 3-5-1.A SE NE 2-32-6 2.28A PER CALC			
	Directions Old Rd. 30 to 300 E. Home is on the left.			
	Inside City Limits N	City Zoning	County Zoning A1	Zoning Description

Remarks Charming Country Home on 2.28+/- Acres selling via Online Only Auction on Wednesday, October 4, 2023 -- Bidding begins closing out at 6 pm! This property situated on 2.28+/- acres features 5 bedrooms & 2 full baths. The main level boasts 2 bedrooms, including a master suite with a stand-up shower. Upstairs, 3 additional bedrooms provide ample space for family, guests, or a home office. There is a newer updated kitchen with island & large walk-in pantry that seamlessly connects to the dining area, creating a warm and inviting space for gatherings. The cozy family room is complete with a patio door that leads to a deck overlooking the expansive property. This property offers multiple storage options with a 2-car attached garage and additional outbuildings for your vehicles, equipment, or hobbies. Come see for yourself! Open House: Wednesday, Sept. 27th 5:30-6pm

Agent Remarks Online Auction: Wed. 10.4.23 6pm Open House: Wed. 9.27.23 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	2.2800	/	99,317	/	230x400	Lot Desc	Rolling, 0-2.9999		
Above Gd Fin	3,182	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,20	Ttl Fin SqFt	3,182	Year Built	1917
Age	106	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Full Basement, Unfinished		
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material	Block		
RM DIM	LV	B-Main	2	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	Yes
LR	29 x 13	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No
DR	x	B-Blw G	0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	No	Split FlrPln	No
FR	19 x 15	Laundry Rm	Main		Heating			Disposal	Yes	Ceiling Fan	Yes
KT	13 x 15	Laundry L/W	x		Cooling	Central Air		Water Soft-Owned	No	Skylight	No
BK	x	AMENITIES Ceiling Fan(s), Deck Open, Disposal, Garage Door Opener, Kitchen Island, Porch Covered, Porch Open, Stand Up Shower, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up					Water Soft-Rented	No	ADA Features	No	
DN	x							Alarm Sys-Sec	No	Fence	
MB	16 x 19							Alarm Sys-Rent	No	Golf Course	No
2B	12 x 10							Garden Tub	No	Nr Wlkg Trails	No
3B	11 x 12	Garage	2.0	/	Attached	/	28 x 28 / 784.00	Jet Tub	No	Garage Y/N	Yes
4B	9 x 10	Outbuilding 1	Barn				26 x 20	Pool	No	Off Street Pk	
5B	13 x 13	Outbuilding 2	Shed				26 x 12 312	Pool Type			
RR	x	Assn Dues		Frequency	Not Applicable			SALE INCLUDES	Dishwasher, Oven-Built-In, Water Heater Gas		
LF	x	Other Fees						FIREPLACE	Living/Great Rm		
EX	x	Restrictions									

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water				Water Type		Lake Type	
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	10/4/2023	Time	6 pm
Financing:	Existing	Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$2,107.07	Exemption	Homestead, Mortgage,	Year Taxes Payable	2023	Assessed	
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** UP388053395 **List**
Co-List Office **Co-List Agent**

Showing Instr	Showingtime or Open House						
List Date	9/11/2023	Start Showing Date		Exp Date	12/18/2023	Owner/Seller a Real Estate Licensee	No
Contract	Exclusive Right to Sell	Buyer Broker	2.0%	Variable Rate	No	Special List	None
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	Type of	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession				Conc Paid By	
Sell Office		Sell Agent				Sell	
Co-Sell Office		Co-Sell					

Presented by: My Info 9 - Agent Name and Phone / 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). © 2023 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6/6-14)

Date (month, day, year)

8/24/23

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)

1681 N 300 E, Warsaw, IN 46582

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 and 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)		1	3		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: Means a condition that would have a significant "Defect" 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 <i>Andrew Rhoades</i>	Date (mm/dd/yy) 8/24/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Mary J Rhoades</i>	Date (mm/dd/yy) 8/24/23	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)

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

1681 N 300 E

1681 N 300 E, Warsaw, IN 46582

2. ROOF				4. OTHER DISCLOSURES			
YES	NO	DO NOT KNOW		YES	NO	DO NOT KNOW	
Age, if known Years.				Do structures have aluminum wiring?			
							<input checked="" type="checkbox"/>
Does the roof leak?				Are there any foundation problems with the structures?			
		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Is there present damage to the roof?				Are there any encroachments?			
		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?			
		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
If yes, how many layers?				Is the present use of non-conforming use? Explain:			
						<input checked="" type="checkbox"/>	
3. HAZARDOUS CONDITIONS				Is the access to your property via a private road?			
YES	NO	DO NOT KNOW				<input checked="" type="checkbox"/>	
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?			
		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Is there any contamination caused by the manufacture or 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?			
		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
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?			
		<input checked="" type="checkbox"/>				<input checked="" type="checkbox"/>	
Explain:				Are there any structural problems with the building?			
Explain:				Have any substantial additions or alterations been made without a required building permit?			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				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 for flood insurance?			
				Does the property contain underground storage tank(s)?			
				Is the homeowner a licensed real estate salesperson?			
				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 <i>Adam Rhoades</i>	Date (mm/dd/yy) 8/24/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Mary F. Rhoades</i>	Date (mm/dd/yy) 8/24/23	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)



FORM #03.



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**

43-11-02-100-011.000-031

RHOADES ARDEN DEWEY & MA

1681 N 300 E

511, 1 Family Dwell - Unplatted (0 to 9.9

WAYNE TWP ACREAGE -

1/2

General Information

Parcel Number
43-11-02-100-011.000-031

Local Parcel Number
0370100150

Tax ID:

Routing Number
003-005-001.A

Ownership

RHOADES ARDEN DEWEY &
MARY FRANCIS RHOADES JTWFRS
1681 N 300 E
WARSAW, IN 46582

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/22/2017	RHOADES ARDEN D	2017090884	QC	/	\$0	I
02/10/2000	RHOADES ARDEN D	0	WD	/	\$0	I
07/13/1994	MULLINS MARY FRA	0	WD	/	\$0	I
07/13/1994	TRUST #1920-M J GIL	0	WD	/	\$0	I
06/23/1992	RHOADES ARDEN D	0	WD	/	\$0	I
01/01/1900	GILLIAM MARGUERIT		WD	/	\$0	I

Notes

7/18/2019 REA: 2020 CHANGED COND OF 12X26 UTL SHED TO FAIR PER PICTOMETRY

CORRECTED PLMBG PER QUESTIONNAIRE (GC)

9/22/2015 REA: 2016 ADDED 8 X 10 UTL SHED PER PICTOMETRY

6/24/2015 2016: MOVED TO WAYNE TWP ACREAGE NEIGHBORHOOD (308853) DELETED OLD NEIGHBORHOOD

ADDED 8 X 10 UTL SHED PER PICTOMETRY

11/12/2008 BP: #971106 9/30/97 RES ACCESS BLDG
BP: #010641 6/12/01 ADDITION 30000

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



Res

Year: 2023

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 308853-031
WAYNE TWP ACREAGE - RES

Section/Plat
2-32-6

Location Address (1)
1681 N 300 E
WARSAW, IN 46582

Valuation Records (Work In Progress values are not certified values and are subject to change)

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$30,300	Land	\$30,300	\$30,300	\$30,300	\$27,700	\$27,700
\$22,000	Land Res (1)	\$22,000	\$22,000	\$22,000	\$20,000	\$20,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$8,300	Land Non Res (3)	\$8,300	\$8,300	\$8,300	\$7,700	\$7,700
\$235,000	Improvement	\$235,000	\$213,700	\$182,600	\$179,500	\$173,100
\$211,500	Imp Res (1)	\$211,500	\$192,400	\$164,700	\$162,700	\$157,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$23,500	Imp Non Res (3)	\$23,500	\$21,300	\$17,900	\$16,800	\$15,600
\$265,300	Total	\$265,300	\$244,000	\$212,900	\$207,200	\$200,800
\$233,500	Total Res (1)	\$233,500	\$214,400	\$186,700	\$182,700	\$177,500
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$31,800	Total Non Res (3)	\$31,800	\$29,600	\$26,200	\$24,500	\$23,300

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$22,000	\$22,000	\$22,000	0%	100%	1.0000	\$22,000
91	A		0	1.2800	1.00	\$6,500	\$6,500	\$8,320	0%	0%	1.0000	\$8,320

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
High

Public Utilities **ERA**
Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 2, 2023

Review Group 2024

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	2.28
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.28
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.28
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	\$22,000
91/92 Value	\$8,300
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$0
CAP 3 Value	\$8,300
Total Value	\$30,300

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 3/4
Style 20 1 1/2 story older
Finished Area 3182 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 Masonry	360	\$12,300
Wood Deck	304	\$4,800
Patio, Brick	132	\$1,800
Patio, Concrete	55	\$300

Plumbing

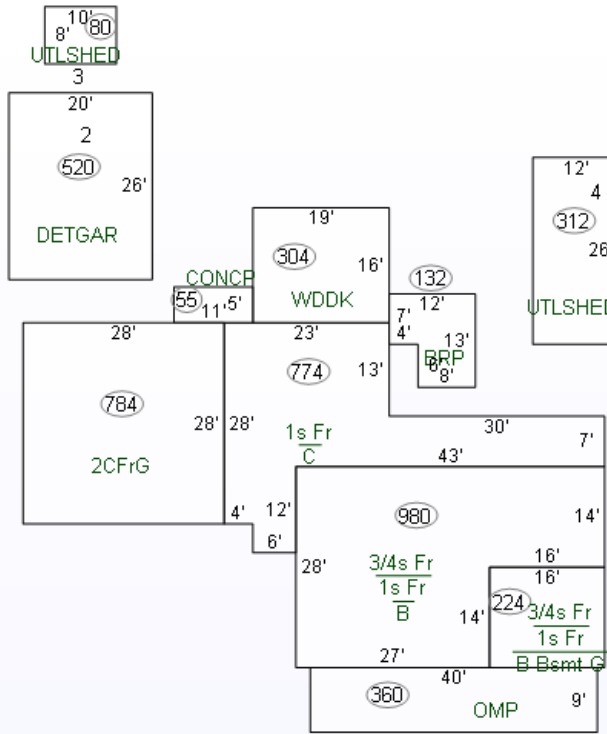
#	TF
Full Bath 2	6
Half Bath 0	0
Kitchen Sinks 1	1
Water Heaters 1	1
Add Fixtures 0	0
Total 4	8

Accommodations

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

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1978	1978	\$124,500	
2				
3				
4				
1/4				
1/2				
3/4 1Fr	1204	1204	\$39,500	
Attic				
Bsmt	1204	0	\$29,900	
Crawl	774	0	\$5,300	
Slab				

Total Base \$199,200

Adjustments 1 Row Type Adj. x 1.00 \$199,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1978 3/4:1204	\$5,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$207,100

Sub-Total, 1 Units

Exterior Features (+)	\$19,200	\$226,300
Garages (+) 1008 sqft	\$25,500	\$251,800
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92

Replacement Cost \$231,656

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 3/4	Wood Frame	C	1917	1950	73 A		0.92		4,386 sqft	\$231,656	45%	\$127,410	0%	100%	1.660	1.0000	\$211,500
2: Detached Garage R 01	0%	1	Wood Frame	D+2	1998	1998	25 A	\$33.35	0.92	\$31.72	20'x26'	\$16,495	26%	\$12,210	0%	100%	1.660	1.0000	\$20,300
3: Utility Shed	0%	1		D	2000	2000	23 A	\$26.02	0.92	\$19.15	8'x10'	\$1,532	55%	\$690	0%	100%	1.660	1.0000	\$1,100
4: Utility Shed R 01	0%	1		D	1940	1940	83 F	\$18.20	0.92	\$13.40	12'x26'	\$4,179	70%	\$1,250	0%	100%	1.660	1.0000	\$2,100

...Generation after Generation



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