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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

10+/- Acres with Country Home & Building Site in 2 Tracts!

This property will be offered at Online Only Auction on Thursday, January 18, 2024 -- 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 per tract 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before February 23, 2024. Possession will be 30 days after closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$686.44. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Thursday, January 18, 2024

Bidding begins closing out at 6 pm!

2825 W. 450 N., Columbia City, IN 46725

Etna Troy Township • Whitley County

Auction Manager: Justin Nicodemus 260.246.3778


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





**Tract 1
5.4 Acres**

**Tract 2
4.6 Acres**

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202344592	2825 W 450 N	Columbia City	IN 46725	LP \$0
	Area Whitley County	Parcel ID 92-02-13-000-203.000-005	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 2
	Township Etna Troy	Style One Story	REO No	H Baths 0
	School District WHITCC	Elem Northern Heights	JrH Indian Springs	SrH Columbia City
	Legal Description N2 NW4 SE4 EX 10A S13 T32 R8 10A			
	Directions Head north out of Columbia City on Lincolnway. Turn north onto 250 W, then west on 450 N. Property is on the south side.			
	Inside City N	City Zoning	County Zoning A1	Zoning Description

Remarks 10+/- Acres with Country Home & Multiple Outbuildings selling via Online Only Auction on Thursday, January 18, 2024 -- Bidding begins closing out at 6 pm! Tract 1: Escape to the beauty of the countryside with this country home situated on a sprawling 5.4+/- acre lot. With 4 spacious bedrooms and 2 full baths, there is ample room to accommodate a growing family or visiting guests. Open dining & living room. Kitchen features a center island & breakfast bar great for entertaining & meal prep. Large mudroom/laundry room with utility sink with space for hanging coats & shoes offering functionality & convenience. Outside, you'll find multiple outbuildings offering storage for tools, equipment, livestock, or the potential to convert to a workshop. The expansive fenced-in pasture provides ample space for horses or other livestock, making it an ideal choice for those with an agricultural inclination. Whether you're looking to escape the city or simply desire a tranquil country lifestyle, this country home on 5.4+/- acres with outbuildings is the perfect opportunity. Bid on this tract individually or

Agent Remarks Online Auction: Thurs. 1.18.24 6pm Open House: Sun. 1.14.24 1-2pm TERMS: \$5,000 down per tract 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 to receive compensation. Client Registration

Sec 10.0200	Lot / 436,471	Lot / 670x670	Lot Desc 10-14.999, Pasture	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,680	Year Built 1988
Above Gd Fin SqFt 1,680	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ext Vinyl	Bsmnt Crawl	# 7	
Age 35	New Const No	Date Complete	Water WELL	Basement Material		
Room Dimensions	Baths	Full	Hal	Well Type Private	Dryer Hookup Gas No	Fireplace Yes
LR 17 x 13	B-Main 2	0		Dryer Hookup Elec Yes	Guest Qtrs No	
DR 13 x 13	B-Upper 0	0		Dryer Hookup G/E No	Split FlrPln No	
FR x	B-Blw 0	0		Disposal No	Ceiling Fan Yes	
KT 13 x 13	Laundry Rm Main		Heating	Water Soft-Owned Yes	Skylight No	
BK x	Laundry L/W 13 x 6		Cooling None	Water Soft-Rented No	ADA Features No	
DN x	AMENITIES Ceiling Fan(s), Countertops-Laminate, Dryer			Alarm Sys-Sec No	Fence Electric, Farm	
1B 13 x 10	Hook Up Electric, Kitchen Island, Range/Oven Hook Up Elec,			Alarm Sys-Rent No	Golf Course No	
2B 11 x 10	Utility Sink, Stand Up Shower, Tub/Shower Combination,			Garden Tub No	Nr Wlkg Trails No	
3B 17 x 12	Garage / / x /			Jet Tub No	Garage Y/N No	
4B 13 x 11	Outbuilding 1 Pole/Post Building 38 x 40			Pool No	Off Street Pk	
5B x	Outbuilding 2 Pole/Post Building 15 x 32 480			Pool Type		
RR x	Assn Dues	Frequency Not Applicable		SALE INCLUDES Microwave, Refrigerator, Washer, Dryer-Electric,		
LF x	Other Fees			Iron Filter-Well Water, Kitchen Exhaust Hood, Range-Electric, Water		
EX x	Restrictions			Heater Electric, Water Softener-Owned		

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & Justin	Lic # AC31300015	Auction Date 1/18/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$686.44	Exemption Homestead, Mortgage,	Year Taxes Payable 2023	Assessed Value
Possession 30 days after 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	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 12/12/2023	Start Showing Date	Exp Date 3/31/2024	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 2.0%	Variable Rate No	Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location back of the house	Type of Sale
Pending Date	Closing Date	Selling Price	How Sold
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By
Sell Office	Sell Agent		Sell Team
Co-Sell Office	Co-Sell Agent		

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

11/13/2023

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)

2825 W. 450 N. Columbia City, IN 46725

1. The following are in the conditions indicated:

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

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>	11-13-2023		
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)

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

2825 W. 450 N., Columbia City, IN 46225

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ 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?		—	

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Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 11-13-2023	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)

260-982-0238

EXPANDING YOUR HORIZON...
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Average Utilities

	Company	Average Amount
Gas	REML	\$ 350 month
Electric	REML	\$ 200 month
Water		\$
Other		\$
HOA		\$

Barn has seperate meter \$50 month

Listings as of 12/13/2023

Property Type LOTS AND LAND
 Status Active
 CDOM 1
 DOM 1
 Auction Yes
MLS 202344593
**** W 450 N**
Columbia City
IN 46725
Status Active
LP \$0



Area Whitley County
Parcel ID 92-02-13-000-203.000-005
Type Agricultural Land
Sub None
Cross Street
School District WHI Elem Northern Heights
JrH Indian Springs
SrH Columbia City
REO No
Short Sale No
Waterfront Y/N N
Legal Description Approximately 4.6+/- acres part of: N2 NW4 SE4 EX 10A S13 T32 R8 10A
Directions Head north out of Columbia City on Lincolnway. Turn north onto 250 W, then west on 450 N. Property is on the south
Inside City Limits N
City
County Zoning A1
Zoning Description

Remarks 10+/- Acres with Potential Building Site & Country Home offered in 2 Tracts selling via Online Only Auction on Thursday, January 18, 2024 -- Bidding begins closing out at 6 pm! Tract 2: 4.6+/- acres of pasture. Great Potential Building Site for your dream home! Bid on this tract individually or for the entire 10+/- acres!

Agent Remarks Online Auction: Thurs. 1.18.24 6pm TERMS: \$5,000 down per tract 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

Sec Lot
Lot Ac/SF/Dim 4.6000 / 200,376 / 265x660
Parcel Desc Partially Wooded, Pasture, 3-5.9999
Platted Development No
Platted Y/N Yes
Township Etna Troy
Date Lots Available
Price per Acre \$0.00
Type Use Agriculture, Residential,
Road Access County
Road Surface Tar and Stone
Road Frontage County
Water Type None
Well Type
Easements Yes
SEWER TYPE None
Water Frontage
Type Fuel None
Assn Dues Not Applicable
Electricity Available
Other Fees

Features

DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Access

Water Name **Lake Type**

Water Features

Water Frontage
Channel Frontage
Water Access

Auction Yes
Auctioneer Name Chad Metzger & Justin Nicodemus
Auctioneer License # AC31300015

Auction Location Online Only: Bidmetzger.com
Auction Start Date 1/18/2024

Financing: Existing
Proposed
Excluded Party None

Annual Taxes \$686.44
Exemption Homestead, Mortgage,
Year Taxes Payable 2023
Assessed Value

Is Owner/Seller a Real Estate Licensee No
Possession 30 days after closing

List Office Metzger Property Services, LLC - Off: 260-982-0238
List Agent Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939
Agent E-mail chad@metzgerauction.com

Co-List Office
Co-List Agent

Showing Instr

List Date 12/12/2023
Exp Date 3/31/2024

Contract Type Exclusive Right to Sell
BBC 2.0%
Variable Rate No
Special Listing Cond. None

Virtual Tours:
Type of Sale

Pending Date
Closing Date
Selling Price
How Sold
CDOM 1

Total Concessions Paid
Sold/Concession Remarks

Sell Office
Sell Agent
Sell Team

Co-Sell
Co-Sell Agent

Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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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**

92-02-13-000-203.000-005

Tracy, Troy E

2825 W 450 N

141, Agricultural Land With Mobile Hom

ETNA TROY MH

/ 1/2

General Information

Parcel Number
92-02-13-000-203.000-005

Local Parcel Number
030-190-00008720

Tax ID:

Routing Number
21

Ownership

Tracy, Troy E
2825 W 450 N
Columbia City, IN 46725

Legal

N2 NW4 SE4 EX 10A S13 T32 R8 10A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/
08/26/2014	Tracy, Troy E	2014080418	WD	/	\$120,000	I
05/14/2014	Jakovac, Matthew	2014050165	QC	/	\$0	I
03/01/2006	Jakovac, Matthew & Jo	2006030002	WD	/	\$131,900	I
06/18/2003	WESTERN THOMAS	2003060578	WD	/	\$123,000	I
04/18/1995	STASKO MICHAEL R		WD	9504/213	\$0	I
01/01/1900	REMOVE DIANA S		WD	/	\$0	I

Notes

11/5/2021 22p23: Permit - Lean-to-complete

2/3/2021 22p23: 1/1/22 Check for pole bldg- lean-to's-complete

12/21/2020 RA21: Corrected size of lean-to and added 3 more

11/15/2016 16p17: 2016 pay 2017 Permit Date 8/5/15
1/1/16 added 13' x 36' Lean-to

11/15/2016 17p18: 2017 pay 2018 Permit date 8/5/16
check 1/1/17 for lean-to addition
1/1/17 removed #3 leanto no start on new addition

11/15/2016 RE18: Recheck 2018 pay 2019
1/1/18 recheck for completion of leanto addition

8/16/2016 RA17: Reassessment 2017
No changes per reassessment

8/13/2015 MH/R: PREVIOUSLY ASSESSED AS A MOBILE HOME

Property Class 141
Agricultural Land With Mobile Home



Agricultural

Year: 2023

Location Information

County
Whitley

Township
ETNA TROY TOWNSHIP

District 005 (Local 030)
ETNA TROY TOWNSHIP

School Corp 8665
WHITLEY COUNTY CONSOLIDAT

Neighborhood 920526-005
ETNA TROY MH

Section/Plat
13

Location Address (1)
2825 W 450 N
Columbia City, IN 46725

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
02/26/2023	As Of Date	04/10/2023	04/07/2022	04/14/2021	01/01/2020	06/27/2019
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 checked="" type="checkbox"/>
\$27,000	Land	\$27,000	\$24,700	\$23,800	\$20,700	\$22,000
\$18,500	Land Res (1)	\$18,500	\$18,000	\$18,000	\$15,000	\$15,000
\$8,500	Land Non Res (2)	\$8,500	\$6,700	\$5,800	\$5,700	\$7,000
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$92,800	Improvement	\$92,800	\$87,800	\$69,200	\$69,900	\$70,000
\$70,400	Imp Res (1)	\$70,400	\$67,500	\$58,200	\$60,700	\$60,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$22,400	Imp Non Res (3)	\$22,400	\$20,300	\$11,000	\$9,200	\$9,300
\$119,800	Total	\$119,800	\$112,500	\$93,000	\$90,600	\$92,000
\$88,900	Total Res (1)	\$88,900	\$85,500	\$76,200	\$75,700	\$75,700
\$8,500	Total Non Res (2)	\$8,500	\$6,700	\$5,800	\$5,700	\$7,000
\$22,400	Total Non Res (3)	\$22,400	\$20,300	\$11,000	\$9,200	\$9,300

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

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Unpaved

Neighborhood Life Cycle Stage
Static

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	\$18,500	\$18,500	\$18,500	0%	100%	1.0000	\$18,500
4	A	BMB2	0	1.6800	0.85	\$1,900	\$1,615	\$2,713	0%	0%	1.0000	\$2,710
4	A	MVB2	0	2.0200	0.77	\$1,900	\$1,463	\$2,955	0%	0%	1.0000	\$2,960
5	A	BMB2	0	2.0900	0.85	\$1,900	\$1,615	\$3,375	-60%	0%	1.0000	\$1,350
5	A	GSB2	0	0.1900	0.77	\$1,900	\$1,463	\$278	-60%	0%	1.0000	\$110
5	A	HEG	0	0.0800	0.50	\$1,900	\$950	\$76	-60%	0%	1.0000	\$30
5	A	MVB2	0	0.0100	0.77	\$1,900	\$1,463	\$15	-60%	0%	1.0000	\$10
5	A	PW	0	1.0200	1.11	\$1,900	\$2,109	\$2,151	-60%	0%	1.0000	\$860
6	A	GSB2	0	0.1700	0.77	\$1,900	\$1,463	\$249	-80%	0%	1.0000	\$50
6	A	HEG	0	0.2900	0.50	\$1,900	\$950	\$276	-80%	0%	1.0000	\$60
6	A	MVB2	0	0.7000	0.77	\$1,900	\$1,463	\$1,024	-80%	0%	1.0000	\$200
6	A	MVD2	0	0.4800	0.85	\$1,900	\$1,615	\$775	-80%	0%	1.0000	\$160
82	A	BMB2	0	0.2900	0.85	\$1,900	\$1,615	\$468	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	10.02
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	10.02
81 Legal Drain NV	0.00
82 Public Roads NV	0.29
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	8.73
Farmland Value	\$8,500
Measured Acreage	8.73
Avg Farmland Value/Acre	974
Value of Farmland	\$8,500
Classified Total	\$0
Farm / Classified Value	\$8,500
Homesite(s) Value	\$18,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$18,500
CAP 2 Value	\$8,500
CAP 3 Value	\$0
Total Value	\$27,000

Printed Wednesday, April 26, 2023
Review Group 2024

Data Source N/A Collector Appraiser JP

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1
Style 21
Finished Area 1680 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
Wood Deck	176	\$3,200
Wood Deck	216	\$3,900

Plumbing

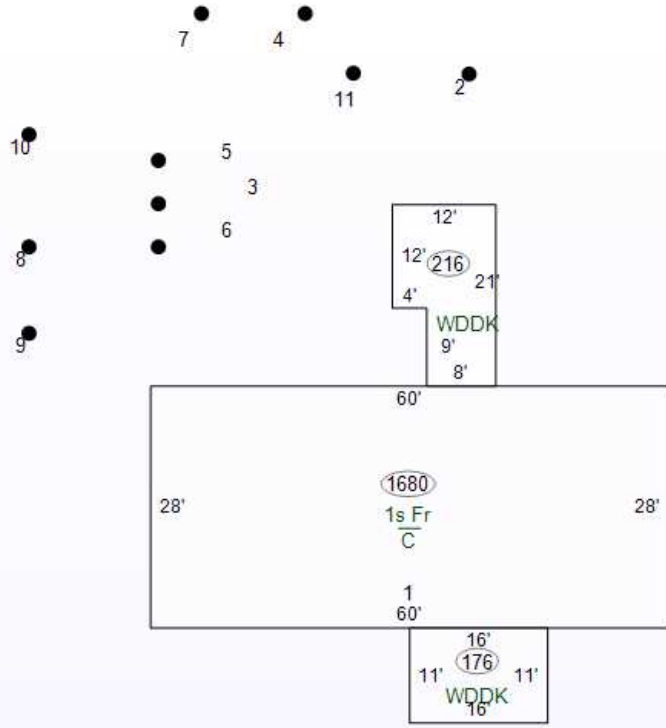
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1680	1680	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1680	0	\$7,500	
Slab				

Total Base \$117,500

Adjustments 1 Row Type Adj. x 1.00 \$117,500

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1680 \$4,000
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$123,900

Sub-Total, 1 Units

Exterior Features (+) \$7,100 \$131,000

Garages (+) 0 sqft \$0 \$131,000

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.93

Replacement Cost \$97,464

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	1988	1988	35 A		0.93		1,680 sqft	\$97,464	30%	\$68,220	20%	100%	1.290	1.0000	\$70,400
2: Barn, Pole (T3)	0%	1	T31SO	C	2021	2021	2 A	\$20.19	0.93		15' x 32' x 13'	\$7,355	5%	\$6,990	0%	100%	1.000	1.0000	\$7,000
3: Barn, Pole (T3) (36x40	0%	1	T3AW	C	1988	1988	35 A	\$18.39	0.93		36' x 40' x 10'	\$18,760	55%	\$8,440	0%	100%	1.000	1.0000	\$8,400
4: Lean-To	0%	1	Earth Floor	D	2022	2022	1 A	\$4.69	0.93		16'x16' x 8'	\$893	5%	\$850	0%	100%	1.000	1.0000	\$900
5: Lean-To (13x36x8)	0%	1	Earth Floor	D	2015	2015	8 A	\$4.69	0.93		13'x36' x 8'	\$1,633	20%	\$1,310	0%	100%	1.000	1.0000	\$1,300
6: Lean-To (8x16x8)	0%	1	Earth Floor	D	1990	1990	33 A	\$4.69	0.93		8'x16' x 8'	\$447	55%	\$200	0%	100%	1.000	1.0000	\$200
7: Lean-To 02	0%	1	Earth Floor	D	2022	2022	1 A	\$4.69	0.93		16'x32' x 8'	\$1,787	5%	\$1,700	0%	100%	1.000	1.0000	\$1,700
8: Lean-To 10x14x7	0%	1	SV	D	1990	1990	33 A		0.93		10'x14' x 7'		55%		0%	100%	1.000	1.0000	\$200
9: Lean-To 10x24	0%	1	SV	D	2000	2000	23 A		0.93		10'x24' x 0'		45%		0%	100%	1.000	1.0000	\$500
10: Lean-To 16x40x9	0%	1	Earth Floor	C	2000	2000	23 A	\$5.58	0.93		16'x40' x 9'	\$3,321	45%	\$1,830	0%	100%	1.000	1.0000	\$1,800
11: Utility Shed (10x14)	0%	1		D	1991	1991	32 A	\$21.43	0.93	\$15.94	10'x14'	\$2,232	65%	\$780	50%	100%	1.000	1.0000	\$400

...Generation after Generation



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