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**PROVIDING PROFESSIONAL AUCTION,
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260-982-0238

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

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REAL ESTATE AUCTION TERMS

Charming 3-4 Bedroom Home with Original Woodwork!

This property will be offered at Online Only Auction on Wednesday, February 7, 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 \$3,000 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 Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 8, 2024. 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 \$644.88. 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: Wednesday, February 7, 2024

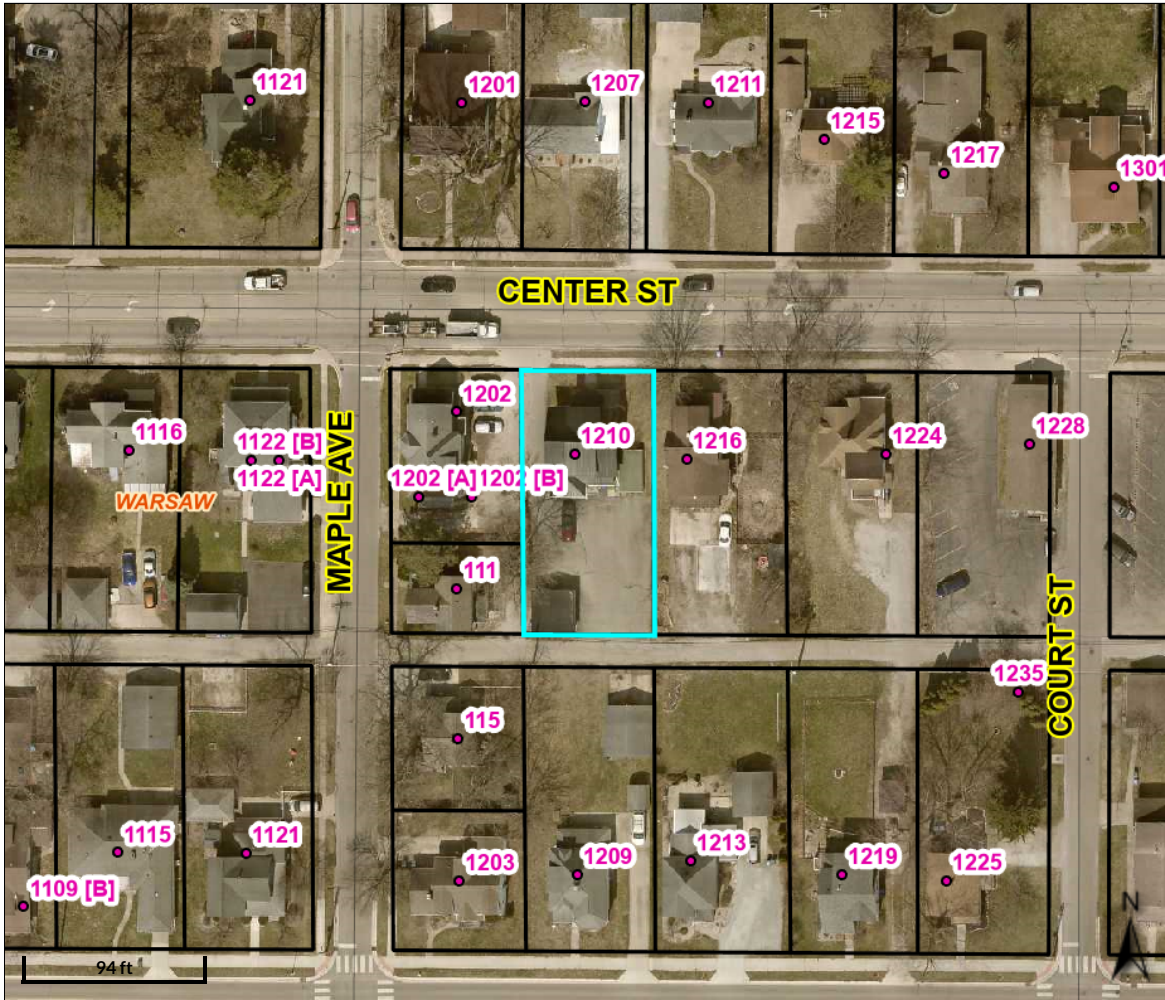
Bidding begins closing out at 6:00 pm!

1210 E. Center St., Warsaw, IN 46580

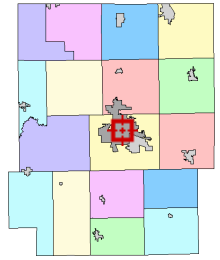
Wayne Township • Kosciusko County

Auction Manager: John Burnau 574.376.5340

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



Overview




Legend

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

Parcel ID	004-047-176	Alternate ID	004-712009-20	Owner Address	Boesenberg Benjamin T 1210 E Center St Warsaw, IN 46580
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	1210 E CENTER ST WARSAW	Acreage	n/a		
District	Warsaw				
Brief Tax Description	004-047-176 Lot 7 Morton Place				

(Note: Not to be used on legal documents)

Date created: 11/9/2023
Last Data Uploaded: 11/9/2023 3:06:48 AM

Property Type RESIDENTIAL	Status Active	CDO 1	DOM 1	Auction Yes
MLS # 202401000	1210 E Center Street	Warsaw	IN 46580	LP \$0
	Area Kosciusko County	Parcel ID 43-11-09-300-740.000-032	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 4	F Baths 1
	Township Wayne	Style One and Half Story	REO No	Short Sale No
	School District WRS	Elem Lincoln	JrH Lakeview	SrH Warsaw
	Legal Description 4-47-176 LOT 7 MORTON PLACE			
	Directions From Lake City Hwy, head west on Center St. Property is on the south side of the road.			

Inside City Y	City Zoning R2	County Zoning	Zoning Description
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Remarks Charming 3-4 Bedroom Home selling via Online Only Auction on Wednesday, February 7, 2024 -- Bidding begins closing out at 6 pm! This charming home has 3-4 bedrooms & 1.5 baths. With hardwood flooring & original woodwork this home gives a warm & inviting feel. The centerpiece of the living area is a stunning slate fireplace, perfect for cozy evenings spent with loved ones. The main floor boasts a spacious master bedroom, providing a private retreat for relaxation and rejuvenation. Upstairs, you'll find 2-3 additional bedrooms, offering versatility for accommodating a growing family or creating a home office or hobby space. The 1.5 bathrooms provide convenience and comfort. A 2-car detached garage provides space for your vehicles and storage. With its proximity to Center, Pike, & Winona Lake, this home offers endless opportunities for outdoor adventures, from boating and fishing to simply enjoying the tranquil scenery. Open House: Wednesday, January 31st 5:30-6pm

Agent Remarks Online Auction: Thurs. 2.7.24 6pm Open House: Wed. 1.31.24 5:30-6pm TERMS: \$3,000 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.

Sec Lot 7	Lot 0.2000 / 8,712 / 66X132	Lot Desc 0-2.9999		
Above Gd Fin SqFt 1,890	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 1,065	Ttl Fin SqFt 1,890
Age 94	New Const No	Date Complete	Ext Brick, Vinyl	Bsmnt Unfinished
Room Dimensions		Baths	Full	Hal
LR 15 x 16	B-Main 0	1	Well Type	Basement Material
DR 12 x 12	B-Upper 1	0	Sewer City	Dryer Hookup Gas No
FR 12 x 12	B-Blw 0	0	Fuel / Hot Water	Dryer Hookup Elec No
KT 10 x 12	Laundry Rm Main	Heating	Disposal No	Dryer Hookup G/E No
BK x	Laundry L/W x	Cooling None	Water Soft-Owned Yes	Split Firpln No
DN x	AMENITIES Ceiling Fan(s), Natural Woodwork, Porch		Water Soft-Rented No	Ceiling Fan Yes
1B 10 x 11 U	Covered, Porch Open, Range/Oven Hook Up Gas, Stand Up Shower, Washer Hook-Up		Alarm Sys-Sec No	Skylight No
2B 13 x 14			Alarm Sys-Rent No	ADA Features No
3B 11 x 12 U	Garage 2.0 / Detached / 23 x 20 / 460.00		Alarm Sys-Sec No	Fence
4B 11 x 13 U	Outbuilding 1 None	x	Alarm Sys-Rent No	Golf Course No
5B x	Outbuilding 2	x	Garden Tub No	Nr Wlkg Trails No
RR x	Assn Dues	Frequency Not Applicable	Jet Tub No	Garage Y/N Yes
LF x	Other Fees		Pool No	Off Street Pk
EX x	Restrictions		Pool Type	SALE INCLUDES Refrigerator, Washer, Water Heater Gas, Water Softener-Owned
			FIREPLACE Living/Great Rm	

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & John Burnau	Lic # AC31300015	Auction Date 2/7/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$644.88	Exemption Disabled Vet, Homestead,	Year Taxes Payable 2023	Assessed Value
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
Showing Instr Showingtime or Open House	Co-List Agent

List Date 1/9/2024	Start Showing Date	Exp Date 3/3/2024	Owner/Seller a Real Estate Licensee No	Agent/Owner Related 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 front 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		Sell Team	
Co-Sell Office	Co-Sell Agent			

Presented 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). © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

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)
1210 E. Center St, Warsaw

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:				

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	✓			

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) 11-03-23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
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)				City Sewer
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?			✓

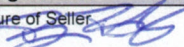
D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning	✓			
Hot Water Heat			✓	
Furnace Heat / Gas				
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace			✓	
Fireplace Insert				
Air Cleaner		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

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

1210 E. Center St., Warsaw

2. ROOF				YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES				YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.					<input checked="" type="checkbox"/>		Do structures have aluminum wiring?					<input checked="" type="checkbox"/>	
Does the roof leak?					<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?					<input checked="" type="checkbox"/>	
Is there present damage to the roof?					<input checked="" type="checkbox"/>		Are there any encroachments?					<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?					<input checked="" type="checkbox"/>		Are there any violations of zoning, building codes, or restrictive covenants?					<input checked="" type="checkbox"/>	
If yes, how many layers? _____							Is the present use a non-conforming use? Explain:						
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?					<input checked="" type="checkbox"/>								
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?					<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?					<input checked="" type="checkbox"/>								
Explain:													
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)													
Is the access to your property via a private road?					<input checked="" type="checkbox"/>		Is the access to your property via a public road?				<input checked="" type="checkbox"/>		
Is the access to your property via an easement?							Is the access to your property via an easement?					<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?							Have you received any notices by any governmental or quasi-governmental agencies affecting this property?					<input checked="" type="checkbox"/>	
Are there any structural problems with the building?							Are there any structural problems with the building?					<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?							Have any substantial additions or alterations been made without a required building permit?					<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?							Are there moisture and/or water problems in the basement, crawl space area, or any other area?					<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?							Is there any damage due to wind, flood, termites or rodents?					<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?							Have any structures been treated for wood destroying insects?					<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?							Are the furnace/woodstove/chimney/flue all in working order?				<input checked="" type="checkbox"/>		
Is the property in a flood plain?							Is the property in a flood plain?					<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?							Do you currently pay flood insurance?					<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?							Does the property contain underground storage tank(s)?					<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?							Is the homeowner a licensed real estate salesperson or broker?					<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?							Is there any threatened or existing litigation regarding the property?					<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?							Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?					<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?							Is the property located within one (1) mile of an airport?					<input checked="" type="checkbox"/>	

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)
	11-03-23		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

Metzger 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

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Average Utilities

	Company	Average Amount
Gas	<i>NipSCO</i>	\$
Electric	<i>NipSCO</i>	\$
Water	<i>Cater Wausau</i>	\$
Other		\$
HOA	<i>PA</i>	\$

} 180⁰⁰

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**

43-11-09-300-740.000-032

BOESENBERG BENJAMIN T

1210 E CENTER ST

510, 1 Family Dwell - Platted Lot

WARSAW TOWN - E SIDE/

1/2

General Information

Parcel Number 43-11-09-300-740.000-032
Local Parcel Number 0471200920
Tax ID:

Ownership

BOESENBERG BENJAMIN T
1210 E CENTER ST
WARSAW, IN 46580

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 07/25/2017 to 01/01/1900.

Notes

10/16/2019 REA: 2020 CORRECTED ROOM COUNT (NV CHANGE)
1/18/2018 BP: 2018 BP #12907 METER UPGRADE \$400 6/23/17
12/23/2014 2015: CHANGED ASSESSMENT OF CARSHED, REMOVED COMM MARKET, INF FACTOR ON LAND & PAVING, GAVE HOUSE 100% ON CAP 1
2/18/2009 BP: 1999 ADDED NEW ASPH DONE N/P BP: #7700 07/19/02 ACC STRUCTURE 795

Routing Number 004-047-176

Property Class 510
1 Family Dwell - Platted Lot

Legal 4-47-176
LOT 7 MORTON PLACE



Res

Year: 2023

Location Information

County Kosciusko
Township WAYNE
District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH
School Corp 4415
WARSAW COMMUNITY
Neighborhood 404100-032
WARSAW TOWN - E SIDE
Section/Plat 9-32-6
Location Address (1)
1210 E CENTER ST
WARSAW, IN 46580

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 values for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 66, 66x132, 1.00, \$324, \$324, \$21,384, 0%, 100%, 1.0000, \$21,380.

Zoning R-2 RESIDENCE DISTRICT (WAR

Subdivision Morton Place Add

Lot 7

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Printed Sunday, April 2, 2023
Review Group 2024

Data Source N/A Collector Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.20), Actual Frontage (66), 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 (\$21,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$21,400).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	20 1 1/2 story older
Finished Area	1890 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	70	\$6,100
Porch, Open Masonry	160	\$6,700
Stoop, Masonry	21	\$1,500

Plumbing

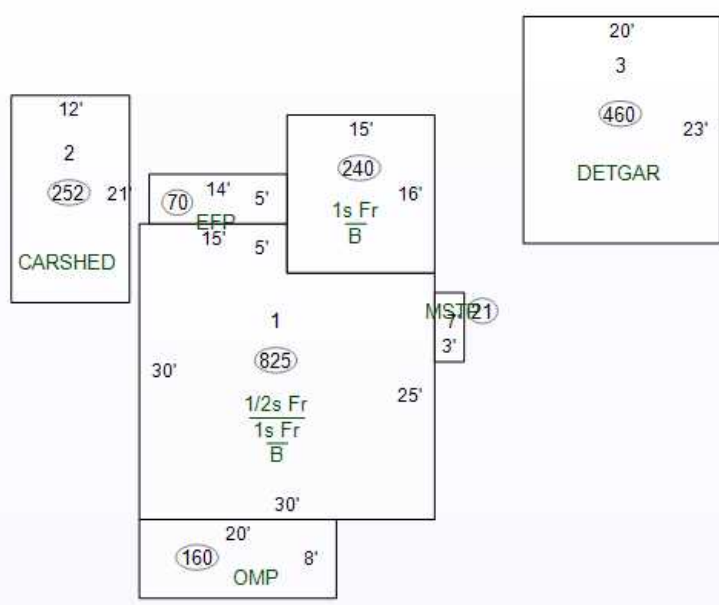
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Hot Water or Steam



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1065	1065	\$84,000	
2					
3					
4					
1/4					
1/2	1Fr	825	825	\$28,400	
3/4					
Attic					
Bsmt		1065	0	\$27,800	
Crawl					
Slab					

Adjustments		1 Row Type Adj. x 1.00	\$140,200
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)		MS:1 MO:1	\$4,500
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)		7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$146,300
Sub-Total, 1 Units			
Exterior Features (+)		\$14,300	\$160,600
Garages (+) 0 sqft		\$0	\$160,600
Quality and Design Factor (Grade)			0.85
Location Multiplier			0.92
Replacement Cost			\$125,589

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	100%	1 1/2	Wood Frame	D+1	1930	1950	73	A		0.92		2,955 sqft	\$125,589	50%	\$62,790	0%	100%	1.730	1.0000	\$108,600
2: Car Shed	0%	1		D	2002	2002	21	A	\$10.10	0.92	\$2.95	12'x21'	\$744	40%	\$450	0%	100%	1.730	1.0000	\$800
3: Detached Garage	100%	1	Wood Frame	D+1	1975	1975	48	A	\$35.01	0.92	\$27.38	20'x23'	\$12,594	40%	\$7,560	0%	100%	1.730	1.0000	\$13,100

...Generation after Generation



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