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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

4.85+/- Acres with Country Home & New Pole Barn/Garage!

This property will be offered at Online Only Auction on Wednesday, April 10, 2024 -- Bidding begins closing out at 6:30 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 May 10, 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 \$1,953.00. 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, April 10, 2024

Bidding begins closing out at 6:30 pm!

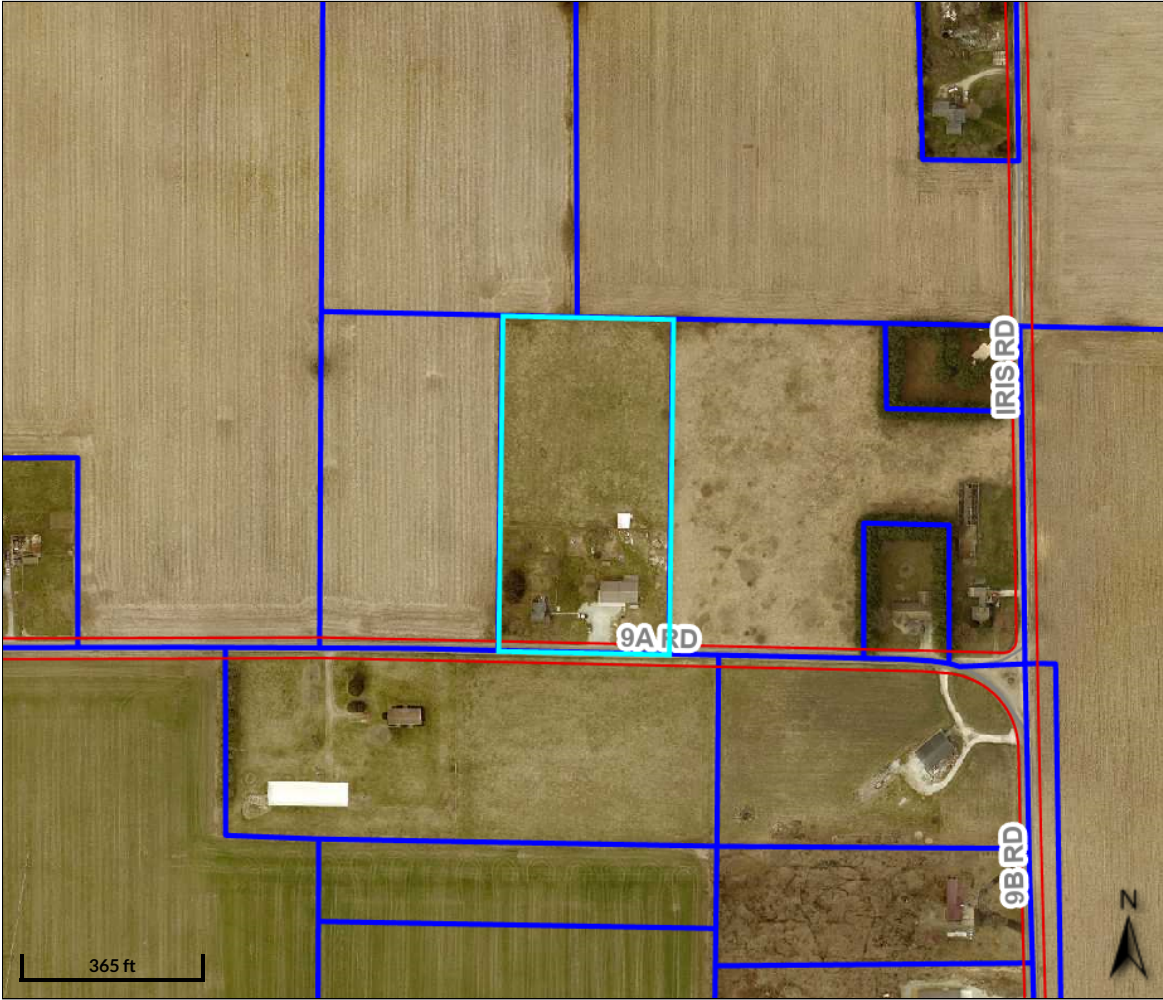
8908 9A Rd., Plymouth, IN 46563

Center Township • Marshall County

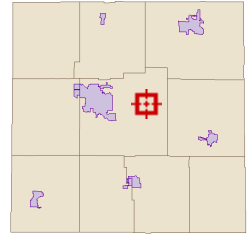
Auction Manager: John Burnau 574.376.5340

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










Overview




Legend

-  Corp Line
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	503306000006000018	Alternate ID	503306000006000018	Owner Address	REYES CINDY KRISTINE
Sec/Twp/Rng	06/33/3	Class	Livestock Other Than Dairy and Poultry		8908 9a Rd
Property Address	8908 9A RD	Acreage	4.85		Plymouth, IN 46563-8967
	PLYMOUTH				
District	CENTER TOWNSHIP				
Brief Tax Description	ACREAGE: 4.85AUDITOR DESC: E 330FT W 1/2 S 20A NW NWLEGAL DESC: E 330' OF W1/2 OF S 20A NW NW OF NW 1/4				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/7/2024
 Last Data Uploaded: 3/7/2024 7:49:46 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202408560	8908 9A Road	Plymouth	IN 46563	LP \$0
	Area Marshall County	Parcel ID 50-33-06-000-006.000-018	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township Center	Style One and Half Story	REO No	H Baths 0
	School District PLYMO	Elem Jefferson	JrH Riverside	Short Sale No
	Legal Description ACREAGE: 4.85AUDITOR DESC: E 330FT W 1/2 S 20A NW NWLEGAL DESC: E 330' OF W1/2 OF S 20A			
	Directions North on US 30 to King Rd; east on 9S Rd. Approximately 2 miles.			

Inside City N	City Zoning	County Zoning A1	Zoning Description
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Remarks 4.85+/- Acres with Country Home & New Pole Barn/Garage selling via Online Only Auction on Wednesday, April 10, 2024 -- Bidding begins closing out at 6:30 pm! This 3-bedroom, 2-bath home is nestled on 4.85+/- acres. Master bedroom is conveniently located on the main floor with 2 additional bedrooms upstairs providing a comfortable and versatile living space for the whole family. The property also boasts a new pole barn/garage, thoughtfully divided into two sections: a 40x40 garage with insulation for all-season use, and a 40x32 section featuring 14-foot ceilings with 6 stalls perfect for horses or livestock. There is also a loft area, perfect for additional storage. Whether you're seeking a peaceful country retreat, space for hobbies, or the opportunity to embrace a sustainable lifestyle, this property offers endless possibilities. Open House: Wednesday, April 3rd 5:30-6pm

Agent Remarks Online Auction: Wed. 4.10.24 6:30 pm Open House: Wed. 4.3.24 5:30-6pm TERMS: \$3,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. If survey is required for clear title, the costs shall be split 50/50. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to

Sec Lot	Lot 4.8500 / 211,266 / 330x645	Lot Desc 3-5.9999		
Above Gd Fin SqFt 1,562	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 500	Ttl Fin SqFt 1,562
Age 94	New Const No	Date Complete	Ext Vinyl	Year Built 1930
Room Dimensions	Baths Full Hal	Water WELL	Basmt Crawl, Partial Basement	# 6
RM DIM LV	B-Main 2 0	Well Type Private	Basement Material	
LR 18 x 18	B-Upper 0 0	Sewer Septic	Dryer Hookup Gas No	Fireplace No
DR x	B-Blw 0 0	Fuel / Gas, Wood, Forced	Dryer Hookup Elec Yes	Guest Qtrs No
FR x	Laundry Rm Main	Heating	Dryer Hookup G/E No	Split FlrPln No
KT 10 x 16	Laundry L/W x	Cooling Central Air	Disposal No	Ceiling Fan No
BK x	AMENITIES Deck Open, Dryer Hook Up Electric, Tub		Water Soft-Owned Yes	Skylight No
DN x	/Shower Combination, Main Level Bedroom Suite, Main Floor		Water Soft-Rented No	ADA Features No
1B 13 x 12	Laundry, Sump Pump, Washer Hook-Up		Alarm Sys-Sec No	Fence
2B 9 x 13 U			Alarm Sys-Rent No	Golf Course No
3B 11 x 13 U	Garage 2.0 / Detached / 40 x 40 / 1,600.0		Garden Tub No	Nr Wlkg Trails No
4B x	Outbuilding 1 Pole/Post Building 40 x 32		Jet Tub No	Garage Y/N Yes
5B x	Outbuilding 2 x		Pool No	Off Street Pk
RR x	Assn Dues	Frequency Not Applicable	Pool Type	
LF x	Other Fees		SALE INCLUDES Refrigerator, Sump Pump, Water Heater Electric, Water Softener-Owned	
EX x	Restrictions			

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger & John Burnau	Lic # AC31300015	Auction Date 4/10/2024	Time 6:30
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,953.00	Exemption Homestead, Mortgage,	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	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 3/15/2024	Start Showing Date	Exp Date 6/1/2024	Owner/Seller a Real Estate Licensee 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 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)

03-05-2024

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)

8908 9 A Road Plymouth IN 46563

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					

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)
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)

8908 9A Road, Plymouth MN 46563

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there present damage to the roof?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>	<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"/>	<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"/>	<input checked="" type="checkbox"/>

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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	<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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	<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 <i>Cindy K. Ray</i>	Date (mm/dd/yy) 3-5-2024	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)
----------------------------------	-----------------	----------------------------------	-----------------



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

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

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- ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

www.METZGERAUCTION.COM

Average Utilities

	Company	Average Amount
Gas	NIPSCO	\$
Electric	NIPSCO	\$
Water	Well	\$
Other	/	\$
HOA	No	\$

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**

50-33-06-000-006.000-018

REYES CINDY KRISTINE

8908 9A RD

102, Livestock Other Than Dairy and Po

CENTER TWP RURAL (AC

1/2

General Information

Parcel Number
50-33-06-000-006.000-018

Local Parcel Number
503306000006000018

Tax ID:
0020110000

Routing Number
33-06-000-003

Ownership

REYES CINDY KRISTINE
8908 9A RD
PLYMOUTH, IN 46563

Legal

ACREAGE: 4.85AUDITOR DESC: E 330FT W 1/2 S
20A NW NWLEGAL DESC: E 330' OF W1/2 OF S
20A NW NW OF NW 1/4

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/
06/01/2020	REYES CINDY KRISTI	\$236,000	Wa	2020/2802	\$236,000	I
06/01/2020	DETWEILER DANNY	\$200,000	Wa	2020/02801	\$200,000	I
08/23/2016	AMMF TRUSTEE CO	\$167,000.	Wa	/	\$167,000	I
06/16/2016	RABER DAVID	\$55,000.	Wa	/	\$55,000	I
02/16/2016	WILMINGTON SAVIN	0	Sh	/	\$93,500	I
01/07/2005	ORTIZ RAFAEL R & LI	WARR DEED	WD	2005/00111	\$127,500	I

Notes

2/20/2023 23GI: REVISED DWELLING STATS.

8/12/2021 22GI: ADDED SHED.

2/18/2020 20GI: REMOVED DET GAR, ADJUSTED T3AW STATS, FURTHER REVISED EFF YR FOR 1/1/20 WITH REMODEL PICS IN LIST INFO.

12/21/2018 19NC: ADDED T3AW FOR 1/1/19 FROM PERMIT AND REMOVED BOTH A BARN AND LEANTO.

10/4/2018 19PM: Horse Barn- 3,200SQFT Buggy Shed -Personal Storage COST \$35,000 COMP 1/11/19.

Property Class 102
Livestock Other Than Dairy and Po



Agricultural

Year: 2023

Location Information

County
Marshall

Township
CENTER TOWNSHIP

District 018 (Local 018)
CENTER TOWNSHIP

School Corp 5485
PLYMOUTH COMMUNITY

Neighborhood 200501-018
CENTER TWP RURAL (ACREAGE)

Section/Plat
06

Location Address (1)
8908 9A RD
PLYMOUTH, IN 46563

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	Annual Value	Annual Value	Annual Value	Annual Value	Annual Value
04/08/2023	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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$46,400	Land	\$46,400	\$44,200	\$36,800	\$35,500	\$35,200
\$43,800	Land Res (1)	\$43,800	\$42,100	\$35,100	\$33,700	\$33,000
\$2,300	Land Non Res (2)	\$2,300	\$1,800	\$1,500	\$1,500	\$1,900
\$300	Land Non Res (3)	\$300	\$300	\$200	\$300	\$300
\$160,700	Improvement	\$160,700	\$160,100	\$131,500	\$131,600	\$121,100
\$110,900	Imp Res (1)	\$110,900	\$97,200	\$82,700	\$81,900	\$84,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$49,800	Imp Non Res (3)	\$49,800	\$62,900	\$48,800	\$49,700	\$37,000
\$207,100	Total	\$207,100	\$204,300	\$168,300	\$167,100	\$156,300
\$154,700	Total Res (1)	\$154,700	\$139,300	\$117,800	\$115,600	\$117,100
\$2,300	Total Non Res (2)	\$2,300	\$1,800	\$1,500	\$1,500	\$1,900
\$50,100	Total Non Res (3)	\$50,100	\$63,200	\$49,000	\$50,000	\$37,300

10/4/2018 19PM: A portion to be used for Horse barn REMAINDER PERSONAL STORAGE 4,000SQFT COST \$40,000 COMP 9/1/19.

8/22/2018 19GI: REVISED GRADE AND EFF YR TO 1985 FOR 1/1/19 FOR INT. UPDATES TO FLOORING, WINDOWS, BATH, KITCHEN, EXT. ETC FOR 1/1/19.

10/2/2017 18CR: CHG SOILS PER 2017 AERIALS AND LEGISLATIVE CHANGES; CHANGE PCC TO 102; ADJ WDDK & LEAN-TO SZ; CHG COND OF DET GARAGE TO D

3/7/2017 17SV: ADJUSTED EFF AGE TO 1970 AND CONDITION TO AVERAGE

1/1/1900 12RE: REAS: ADDED A/C; CHANGED GRADE OF T3AW TO D & COND TO FAIR; REMOVED 4X5 OFF.

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	\$43,737	\$43,737	\$43,737	0%	100%	1.0000	\$43,740
92	A	ROPA	0	0.050	1.00	\$6,560	\$6,560	\$328	0%	0%	1.0000	\$330
5	A	ONDA	0	1.800	0.72	\$1,900	\$1,368	\$2,462	-60%	0%	1.0000	\$980
5	A	ROPA	0	1.820	0.89	\$1,900	\$1,691	\$3,078	-60%	0%	1.0000	\$1,230
71	A	ROPA	0	.050	0.89	\$1,900	\$1,691	\$85	-40%	0%	1.0000	\$50
82	A	ROPA	0	.130	0.89	\$1,900	\$1,691	\$220	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	4.85
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.85
81 Legal Drain NV	0.00
82 Public Roads NV	0.13
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.05
Total Acres Farmland	3.67
Farmland Value	\$2,260
Measured Acreage	3.67
Avg Farmland Value/Acre	616
Value of Farmland	\$2,260
Classified Total	\$0
Farm / Classified Value	\$2,300
Homesite(s) Value	\$43,700
91/92 Value	\$300
Supp. Page Land Value	
CAP 1 Value	\$43,800
CAP 2 Value	\$2,300
CAP 3 Value	\$300
Total Value	\$46,400

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Wednesday, April 12, 2023
Review Group 2022

Data Source Aerial Collector 09/15/2017 PL Appraiser PKL

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1562 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" 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
Wood Deck	96	\$2,200

Plumbing

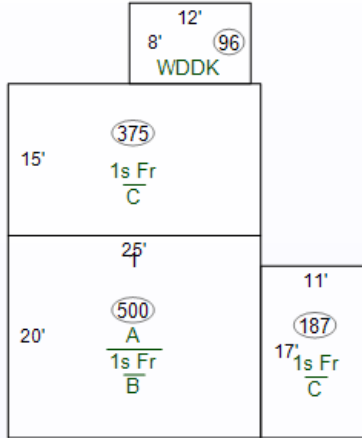
#	TF	
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1062	1062	\$82,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	500	500	\$11,000	
Bsmt	500	0	\$18,700	
Crawl	562	0	\$4,700	
Slab				

Total Base	\$117,200
Adjustments	1 Row Type Adj. x 1.00
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1062 A:500 \$3,500
No Elec (-)	\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800 \$2,400
Spec Plumb (+)	\$0
Elevator (+)	\$0
Sub-Total, One Unit	\$123,100

Sub-Total, 1 Units	
Exterior Features (+)	\$2,200 \$125,300
Garages (+) 0 sqft	\$0 \$125,300
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.92
Replacement Cost	\$109,512

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	Wood Frame	C-1	1930	2000	23 G		0.92		2,062 sqft	\$109,512	19%	\$88,700	0%	100%	1.250	1.0000	\$110,900
2: T3AW 3,200 SF	0%	1	T3AWI	C	2018	2018	5 A	\$17.39	0.92		0' x 0' x 14'	\$57,529	15%	\$48,900	0%	100%	1.000	1.0000	\$48,900
3: Utility Shed 6X14	0%	1		E	2019	2019	4 A	\$26.02	0.92	\$9.58	6'x14'	\$804	15%	\$680	0%	100%	1.250	1.0000	\$900

...Generation after Generation



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