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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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REAL ESTATE AUCTION TERMS

Recently Remodeled Lake Cottage just off Silver Lake!

This property will be offered via an Online Only Auction on Wednesday, August 21, 2024 -- Bidding begins closing at 7 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 27, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$245.65. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on 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. The Client Registration form is in the documents section of the MLS.

> Online Auction: Wednesday, August 21, 2024 Bidding begins closing out at 7 pm! 920 N. Edgewater St., Silver Lake, IN 46982 Lake Township • Kosciusko County



Beacon[™] Kosciusko County, IN



Parcel ID Sec/Twp/Rng	018-025-032 	Alternate ID	018-708004-81	Owner Address								
Property	920 N EDGEWATE	R Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED									
Address	ST		LOT									
	SILVER LAKE	Acreage	n/a									
District	Silver I	ake										
Brief Tax Descri	ption 018-02	25-032										
	N 1/2 I	2 Lot 131 Courtland Park										
	(Note:	(Note: Not to be used on legal documents)										

Date created: 7/18/2024 Last Data Uploaded: 7/18/2024 4:59:21 AM



Streeter Cory 920 N Edgewater St Silver Lake, IN 46982

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Schedule a Showing

Property Type RESIDENTIAL	Status Active		CDO 0 DOM	0 Auction Yes								
MLS # 202428294	920 N Edgewater Street	Silver Lake	IN 46982	LP \$0								
	Area Kosciusko County	Parcel ID 43-18-06-100-045.000-014	Type Site-Built Home	Waterfront No								
	Sub Courtland Park	Cross Street	Bedrms 1 F Bath	ns 1 HBaths 0								
	Township Lake	Style One Story	REO No Short	Sale No								
	School District WRS	Elem Claypool JrH E	dgewood	SrH Warsaw								
	Legal Description 18-25-32	N 1/2 LOT 131 COURTLAND PARK										
Directions From SR 15, head west on Dixie. Then north on Edgewater. Property is on the east side of the road.												
	Inside City N City Z	Coning County Zoning R1	Zoning Descript	ion								

Remarks Lake Cottage just off Silver Lake selling via Online Only Auction on Wednesday, August 21, 2024 -- Bidding begins closing out at 7 pm! Recently remodeled 1 bedroom, 1 bath cottage. All new kitchen features lots of cabinet storage & stainless steel appliances. New paint & flooring throughout. Step outside onto the brand-new deck and take in the breathtaking views of the surrounding landscape. For those who love the water, this cottage provides shared lake access from 2 community piers, perfect for enjoying leisurely days by the water's edge. Come see for yourself! Open House: Thursday, August 15th 5:30-6pm

Agent Remarks Online Auction: Wed. 8.21.24 7 pm Open House: Thurs. 8.15.24 5:30-6pm Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Above Cd Ein CaEt 570	,	,	30X53		c 0-2.9999, Lake, W				10
Above Gd Fin SqFt 572 Age 84 New Const	•		v Gd Fin SqFt Ext Vinyl	0 1	tl Below Gd SqFt 0 Bsmt Crawl		Ttl Fin SqFt 572	Year Built #	194 ج
Age 84 New Const Room Dimensions	Baths Full Hal	Water	CITY					#	,
RM DIM LV	B-Main 1 0	Well Type	CITT		Basement Material				
_	B-Upper 0 0	Sewer	City		Dryer Hookup Gas	No	Fireplace	Yes	
_R × DR ×	B-Blw 0 0	Fuel /	None		Dryer Hookup Elec	No	Guest Qtrs	No	
R X	Laundry Rm Main	Heating	None		Dryer Hookup G/E	No	Split Firpin	No	
	Laundry L/W X	•	None		Disposal	No	Ceiling Fan	No	
		-		Tub	Water Soft-Owned	No	Skylight	No	
SK X N X	AMENITIES Deck Ope /Shower Combination, M		•		Water Soft-Rented	No	ADA Feature	s No	
B 8 x 10	Laundry, Washer Hook-			11001	Alarm Sys-Sec	No	Fence		
_					Alarm Sys-Rent	No	Golf Course	No	
	Caraga	1			Garden Tub	No	Nr Wlkg Trail		
B x	Garage /	/	x /		Jet Tub	No	Garage Y/N	No	
B x	Outbuilding 1 Shed	8	x 12		Pool	No	Off Street Pk		
B x	Outbuilding 2	_	X		Pool Type				
R x	Assn Dues	Frequency	Not Applicable			Dishwa	sher, Refrigerator, Wash	er, Oven-El	ectr
F x	Other Fees				Range-Electric FIREPLACE Gas S	tarter			
X X	Restrictions								
Vater Access	Wtr Nan	ne			Water Frontage		Channel		
Vater Features					Water Type		Lake Type		
		Lic # AC313	300015 Auc	ction Date	8/21/2024 Time 7	7 pm	Location Online Only	: bidmetzge	er.co
	Vetzger					-		-	
uctioneer Name Chad N	Metzger	Propo	sed				Excluded Party None	-	
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nformation is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.

Date (month, day, year)



State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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 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) 400 N EQUIVATED ST. SILVEY LOLKE, IN 44962 1 The following are in the conditions indicated:

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented,	Defective	No Defe		Do Not Know
Built-in Vacuum System	V				Cistern	V.				
Clothes Dryer			V		Septic Field / Bed	V				
Clothes Washer			~		Hot Tub	V				
Dishwasher					Plumbing					
Disposal					Aerator System	V				
Freezer	1/				Sump Pump	V				
Gas Grill	17				Irrigation Systems	/				
Hood					Water Heater / Electric	V			/	
Microwave Oven	1				Water Heater / Gas	11		-		
Oven			V		Water Heater / Solar	V				
Range			V		Water Purifier	1/			199	
Refrigerator	1 1 1 1 1 1		./		Water Softener					
Room Air Conditioner(s)			~		Well	12				
Trash Compactor	V				Septic & Holding Tank/Septic Mound					
TV Antenna / Dish	1				Geothermal and Heat Pump	1 1/				
Other:	14				Other Sewer System (Explain)					
other.	V				Swimming Pool & Pool Equipment					
		1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.				and the second		Yes	No	Do Not Know
					Are the structures connected to a public	ic water sy	stem?	1		RIIOW
		100 C			Are the structures connected to a public			V	1	
B. ELECTRICAL SYSTEM	ECTRICAL SYSTEM None/Not Included/ Defective Defective Know to the seware disposal system?								~	ſ.
Air Purifier	Rented				If yes, have the improvements been con sewage disposal system?	mpleted on	the		V	
Burglar Alarm		Sec. 10			Are the improvements connected to a p	private/com	munity			
Ceiling Fan(s)			~		water system?				V	/
Garage Door Opener / Controls	./				Are the improvements connected to a p	private/com	munity		V	
Inside Telephone Wiring and					sewer system?	None/Not	1			
Blocks / Jacks	11				D. HEATING & COOLING SYSTEM	Included/	Defective		ot ctive	Do Not
Intercom	V				Auto For	Rented		Dere	cuve	Know
Light Fixtures			1/		Attic Fan				-	
Sauna	1./				Central Air Conditioning	V				
Smoke / Fire Alarm(s)	11				Hot Water Heat				-	
Switches and Outlets					Furnace Heat / Gas	V	/			
Vent Fan(s)	1/				Furnace Heat / Electric	V				
60 / 100 / 200 Amp Service	V		-		Solar House-Heating					
(Circle one)	1.5.3.3		V		Woodburning Stove	V			in it	
Generator	1				Fireplace Geve	B		L	/	
NOTE: "Defect" means a condition th	at would be		icant odvor	an offent	Fireplace Insert	1				
on the value of the property, that wou					Air Cleaner	1				
of future occupants of the property, dat wou					Humidifier	V				
would significantly shorten or advers					Propane Tank	V,				
premises.	a second				Other Heating Source	V				
ACTUAL KNOWLEDGE. A disclos substitute for any inspections or w any material change in the physica	sure form i arranties that condition	s not a wa nat the pro	arranty by spective b operty or c	the owner uyer or own ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the o er may later obtain. At or before settler purchaser at settlement that the condition	lisclosure ment, the c tion of the	form may owner is re property i	not equire	be us ed to ostant	sed as a disclose tially the
Signature of Seller	sure form			/ Pur	chaser hereby acknowledge receipt		ate (mm/dd		gning	below.
1/16/29 53144 5 5 535										
	Date (mm/dd/yy) Date (mm/dd/yy) Date (mm/dd/yy)									
	ndition of th			tially the san	ne as it was when the Seller's Disclosure for	orm was or	iginally pro	ovideo	d to th	e Buyer.
Signature of Seller (at closing)		Date (mm/	dd/yy)		Signature of Seller (at closing)	0	Date (mm/do	d/yy)		
				Page	1 of 2					

Property address (number and street, city, state, and ZIP co	ode) (LO 1	I Eal	de	water ST. SILVER La	Ke Ir	V HU	1982
2. ROOF	YES	NO	DO NOT KNOW	1	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: Years.					Do structures have aluminum wiring?	1.1.1.1		2
					Are there any foundation problems with the structures?		1/	1
Does the roof leak?		V			Are there any encroachments?		/	
Is there present damage to the roof?					Are there any violations of zoning,	1.1.2.2.2.2		
Is there more than one layer of shingles on the house?	~				building codes, or restrictive covenants? Is the present use a non-conforming use?		V	
If yes, how many layers?					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?			V				V	
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?		V	1		Is the access to your property via a			r
Has there been manufacture of methamphetamine or dumping of waste		./			private road?		V	
from the manufacture of methamphetamine in a residential structure on the property?		V			Is the access to your property via a public road?	V		-
Explain:					Is the access to your property via an easement?		V	
					Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		V	
					Are there any structural problems with the building?		V	
					Have any substantial additions or alterations been made without a required building permit?		V	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	S:			Are there moisture and/or water problems in the basement, crawl space area, or any other area?		V	-
					Is there any damage due to wind, flood, termites or rodents?		V	
					Have any structures been treated for wood destroying insects?		V	-
					Are the furnace/woodstove/chimney/flue all in working order?	1	V	-
					Is the property in a flood plain?		V	
					Do you currently pay flood insurance?		V	
					Does the property contain underground storage tank(s)?		V	-
					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?		V	
The information contained in this Disclosur ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the physi is substantially the same as it was when the signing below.	s not a wa es that the ical condit	rranty by prospection of th	the owner ctive buye	er o er o v or	r the owner's agent, if any, and the disclosu r owner may later obtain. At or before settle certify to the purchaser at settlement that t	re form ma ment, the o he condition	ay not be owner is i	used as required
Signature of Seller	Date (mm/o	id/yy)	hoh	15	Signature of Buyer	Date (mm/de	d/yy)	
Signature of Seller	Date (mm/c				Signature of Buyer	Date (mm/de		
The Seller hereby certifies that the condition of th	e property	is substan	ntially the sa	ame	as it was when the Seller's Disclosure form was	originally pr	ovided to t	he Buyer.
Signature of Seller (at closing)	Date (mm/c	ld/yy)		5	Signature of Seller (at closing)	Date (mm/de	d/yy)	



Average Utilities

Utility	Company	Average Amount
Gas	Nipsco	\$ 40
Electric	ι.	\$ 200
Water	Sewer + Trash	\$ 140-160
Septic/Sewer		\$
НОА		\$
Other		\$
Additional Notes		

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
 - o Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o 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

43-18-06-100-045.000-014	06-100-045.000-014 STREETER CORY		920 N ED							vell - Pla	tted L	ot	SILVER LAKE OFF WAT	ER ^{1/2}	
General Information		vnership					Trai	nsfer o	of Owners	ship				Notes	
Parcel Number	STREETER COP	Date	Owi	ner		D	oc ID C	ode Bo	ok/Page	Adj Sa	le Price V/I	5/9/2022 REA: 2023 CORRECTED L PER PLAT & REMOVED 7X20 EFP, 0			
43-18-06-100-045.000-014	920 N EDGEWA SILVER LAKE, IN			04/05/2021 STREETER C		ORY	2021040276		QC /			\$15,000 I	SIZE OF SHED & REMOVED SV ON SHED PE PICTOMETRY		
Local Parcel Number 1870800481	OILVEN LANL, II	40302		08/20/1998 05/06/1977		IPAGNAR /I JOHN T				WD WD	/		\$13,000 I	ADDED 1 ADDL FIXTURE (EXTRA SI	NK),
Tax ID:		Legal	01/01/1900	01/01/1900 JOHNSON C		AYNE			WD /			I	REMOVED HEAT, & ADJUSTED EFF RES PER QUESTIONNAIRE (SS)	YEAR OF	
Routing Number 018-025-032	18-25-32 N 1/2 LOT 131 COURT													8/5/2014 REA: 2015 ADDED HEAT F REASSESSMENT	OR
Property Class 510									Re	S				12/1/2006 MEM: ORD ANNEXING 01	-05-01 2002
1 Family Dwell - Platted Lot					Valu	ation Re	cords								
Year: 2024		Assessmer	nt Year		2024		2023		2022		202	1	2020		
Location Information		Reason For	r Chang	e	AA		AA		AA		AA	4	AA		
County	•	As Of Date	•	01/01	/2024	01	/01/2023	0	1/01/2022		01/01/2021	1	01/01/2020		
Kosciusko		Valuation M	lethod	Indiana Cos	t Mod	Indiana C	ost Mod	Indiana	Cost Mod	Indian	a Cost Moo	d India	na Cost Mod		
Township		Equalizatio	n Facto	r 1	.0000		1.0000		1.0000		1.0000)	1.0000		
LAKE		Notice Req	uired		~										
District 014 (Local 014)		Land		\$3	3,500		\$3,200		\$2,700		\$2,700)	\$2,200		
SILVER LAKE TOWN		Land Res	(1)		3,500		\$3,200		\$2,700		\$2,700)	\$2,200		
School Corp 4415		Land Non			\$0		\$0 \$0		\$0 \$0		\$(\$(\$0 \$0		
WARSAW COMMUNITY		Land Non		\$33	\$0 3,300	9	\$0 30,300		\$0 \$30,000		\$25,100	_	\$23,700		
Neighborhood 1802027-014 SILVER LAKE OFF WATER - TOW		Imp Res (1 Imp Non R	1)		3,300 \$0		529,400 \$0		\$29,400 \$0		\$24,500 \$0)	\$23,100 \$0		
Section/Plat		Imp Non R	Res (3)		\$0		\$900		\$600		\$600	_	\$600		
6-30-6		Total Total Res	(1)		6,800 5,800		33,500 32,600		\$32,700 \$32,100		\$27,800 \$27,200		\$25,900 \$25,300	Land Computation	າຣ
Location Address (1)		Total Non	• •		\$0	·	\$0		\$0		\$0		\$0	Calculated Acreage	0.04
920 N EDGEWATER ST		Total Non	()		\$0		\$900		\$600		\$600)	\$600	Actual Frontage	30
SILVER LAKE, IN 46982			Data (Sta	andard Depth:	: Res 1	00', CI 1	00' Base	e Lot: I	Res 0' X (0', CI 0'	X 0')			Developer Discount	
_ .	Land Pricing Soil	l Act	Sizo	Factor Ba	**	Adj.	Ext.	Infl.	Market	Can 1	Cap 2	Can 2	Value	Parcel Acreage	0.00
Zoning RESIDENTIAL RESIDENTIAL	Type d ID	Front.	Size	Factor Ra	lle	Rate	Value	%	Factor	Cap 1	Cap 2	Cap 3	Value	81 Legal Drain NV	0.00
	F F	30	30x53	0.75 \$15	55	\$116	\$3,480	0%	1.0000	100.00	0.00	0.00	\$3,480	82 Public Roads NV	0.00
Subdivision														83 UT Towers NV	0.00
Courtland Park														9 Homesite	0.00
Lot														91/92 Acres	0.00
131														Total Acres Farmland	0.00
Market Model														Farmland Value	\$0
N/A	_													Measured Acreage	0.00
Characteristics														Avg Farmland Value/Acre	0.0
Topography Flood Hazard	Ī													Value of Farmland	\$0
Level														Classified Total	\$0
Public Utilities ERA	L Contraction of the second seco													Farm / Classifed Value	\$0
Water, Gas, Electricity														Homesite(s) Value	\$0
Streets or Roads TIF	:													91/92 Value	\$0
Paved														Supp. Page Land Value	
Neighborhood Life Cycle Stage														CAP 1 Value	\$3,500
Other														CAP 2 Value	\$0
Printed Sunday, April 14, 2024		1.0						-						CAP 3 Value	\$0
Review Group 2023	Data Source N	/A	Col	llector				4	Appraise	r				Total Value	\$3,500

43-18-06-100-04	45.000-014	STREE	TER	CO	RY		9	20 N E	EDGEW	ATER ST	510,	1 Family	/ Dwell -	Platte	ed Lo	ot		SILV	ER LA	KE (OFF W	ATER 2/2
General I	nformation		PI	lumb	ing													С	ost Lado	der		
Occupancy	Single-Family				#	ŧ TF								F	loor	Const	r Ba	ase l	inish		Value	Totals
Description	Single-Family	Full Ba	ath		1	I 3								1		1Fr	Ę	572	572	\$5	54,600	
Story Height	1	Half B	ath		C) 0								2	2							
Style	11 1 story older	Kitche	en Sir	nks	1	1				22'		8	r	3								
Finished Area	572 sqft	Water	Heat	ers	1	1				22				4								
Make		Add F	ixture	es	1	1								1	/4							
Floor	' Finish	Total			4	4 6						9	6	1	/2							
Earth	Tile									_		12'		3	/4							
Slab	 Carpet 	A	Accon	nmo	datior	าร			(572				A	Attic							
✓ Sub & Joist	Unfinished	Bedro	oms			2						UTLS	HED		ßsmt							
Wood	Other	Living	Roo	ms		1						2	2	C	Crawl		5	572	0	9	\$4,800	
Parquet		Dining	g Roo	oms		0	26'								Slab				-		. ,	
		Family	y Roo	oms		0				1s Fr										Total	Base	\$59,400
	Finish	Total F	Room	ns		5				C				A	dius	tments	5	1 Ro	w Type			\$59,400
✓ Plaster/Drywall						_									Jnfin I							\$0
Paneling	Other			eat T	уре											Units ((+)					\$0
Fiberboard		No He	at, W	all												oom (+						\$0
	Roofing	~													.oft (+		/					\$0
		•	4		T 11 -					1						, ace (+)						\$0
Built-Up	·	Slat	te		Tile											ating (·	.)				1:572	(\$2,700)
Wood Shingle	Other														VC (+)				1.072	(¢2,100) \$0
	Exterior Fea	atures													lo Ele							\$0
Description			Ar	rea		Value										ing (+ /	(_)		6 - 5	= 1 >	x \$800	\$800
																Plumb	,		0 0		λ ψ000	\$0
										Specialty Plun	nhina				•	or (+)	(')					\$0
							Descri	intion		opeolary rian		ount	Value		lovat	01 (1)		s	ub-Tota	l On	e Unit	\$57,500
							Desch	ipuon			00	Juni	Value						Sub-Tota			ψ07,000
														E	vtorio	or Feat	ures (+		005-10	iai, i	\$0	\$57,500
																es (+)	,	,			\$0	\$57,500
															Jaray	• • •	•	nd Do	sign Fac	tor (C		0.80
																QL	anty al	iu De	Locatio	•	,	0.80
																			Replace		•	\$42,320
									Summ	ary of Improvem	ents									men	i oosi	ψ + 2,320
Description	Story Cor Height Ty			Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Сар	1 Cap	0 2	Cap 3	Improv Value
1: Single-Family	1 Woo	•	-	1940	1956	68 A	Nale	0.92	Nale	572 sqft	\$42,320	Бер 47%	\$22,430		100%	1.430	1 000	100.	00 0.	00	0.00	\$32,100
2: Utility Shed	1 1000	Juli			1994	30 A	\$23.66		\$21.77	8'x12'	\$2,090	60%	\$840			1.430		100.		00	0.00	\$1,200
2. Ounty Oneu	I		C	1334	1334	30 A	φ20.00	0.92	ΨΖ1.//	0.412	φ2,090	00 /0	φ040	0 /0	100 %	1.430	1.000	100.	00 0.0	00	0.00	φ1,200

... Generation after Generation



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