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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *2 Bedroom Home with 2+Car Garage!*

This property will be offered via an Online Only Auction on Thursday, August 29, 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 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 4, 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 \$662.12. 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. The Client Registration form is available upon request.

**Online Auction: Thursday, August 29, 2024**

**Bidding begins closing out at 6 pm!**

**401 W. Wayne St., South Whitley, IN 46787**

**Cleveland Township • Whitley County**

**[www.BidMetzger.com](http://www.BidMetzger.com)**



**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL. C.A.G.A.  
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...GENERATION AFTER GENERATION

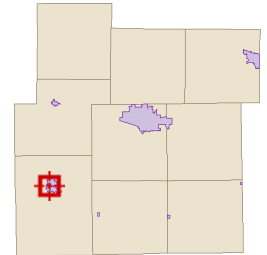
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**Overview**




**Legend**

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

<b>Parcel ID</b>	92-08-04-114-022.000-002	<b>Alternate ID</b>	92-08-04-114-022.000-002	<b>Owner Address</b>	Wilson, Lewis M & Lila A
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Attn: Lynnette Lovellette
<b>Property Address</b>	401 W Wayne St South Whitley	<b>Acreage</b>	n/a		4887 E 900 S La Fontaine, IN 46940
<b>District</b>	South Whitley Town				
<b>Brief Tax Description</b>	LOT 22 & LOT 23 EX E 80FT N2 R L PAULL SUBDIVISION				
	(Note: Not to be used on legal documents)				

Date created: 5/6/2024  
Last Data Uploaded: 5/6/2024 5:31:14 AM



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202429948	<b>401 W Wayne Street</b>	<b>South Whitley</b>	<b>IN 46787</b>	<b>LP \$99,000</b>
	<b>Area</b> Whitley County	<b>Parcel ID</b> 92-08-04-114-022.000-002	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> R L Paull	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 1
	<b>Township</b> Cleveland	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> WTK	<b>Elem</b> South Whitley	<b>JrH</b> Whitko	<b>SrH</b> Whitko
	<b>Legal Description</b> LOT 22 & LOT 23 EX E 80FT N2 R L PAULL SUBDIVISION			
	<b>Directions</b> From SR 14, head west on Wayne St. Property is on the corner of Wayne & Fosler.			
	<b>Inside City</b> Y	<b>City Zoning</b> R1	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** 2 Bedroom Home with 2+Car Garage selling via Online Only Auction on Thursday, August 29, 2024 -- Bidding begins closing out at 6 pm! The home features 2 bedrooms & 1 bath. Additionally it has a spacious family room, living room, kitchen, & dining room with a laundry area on the enclosed back porch. The newer furnace and AC ensure modern comfort and energy efficiency. Outside, a 2+ car detached garage provides ample storage and parking space. Situated close to the school, this home offers a prime location for families and individuals alike. Open House: Monday, August 19th 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 8.29.24 6pm Open House: Mon. 8.19.24 5:30-6pm \*List Price is based on County Assessment, Auction Estimate is \$60-120k 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 available upon request. The seller has the right to accept offers prior to closing.

<b>Sec</b> Lot 2223	<b>Lot</b> 0.1800 / 7,960	<b>Lot Desc</b> 0-2.9999	<b>Year Built</b> 1878
<b>Above Gd Fin SqFt</b> 1,246	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0
<b>Age</b> 146	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl
<b>Room Dimensions</b>	<b>Baths</b> Full Hal	<b>Water</b> CITY	<b>Bsmnt</b> Crawl
<b>RM DIM</b> LV	<b>B-Main</b> 1 0	<b>Well Type</b>	<b>Basement Material</b>
<b>LR</b> 10 x 12	<b>B-Upper</b> 0 0	<b>Sewer</b> City	<b>Dryer Hookup Gas</b> No
<b>DR</b> 10 x 12	<b>B-Blw</b> 0 0	<b>Fuel /</b> Gas, Forced Air	<b>Dryer Hookup Elec</b> Yes
<b>FR</b> 12 x 16	<b>Laundry Rm</b> Main	<b>Heating</b>	<b>Dryer Hookup G/E</b> No
<b>KT</b> 10 x 12	<b>Laundry L/W</b> 8 x 12	<b>Cooling</b> Central Air	<b>Disposal</b> No
<b>BK</b> x	<b>AMENITIES</b> Ceiling Fan(s), Dryer Hook Up Electric, Stand		<b>Water Soft-Owned</b> No
<b>DN</b> x	<b>Up Shower</b>		<b>Water Soft-Rented</b> No
<b>1B</b> 12 x 16			<b>Alarm Sys-Sec</b> No
<b>2B</b> 8 x 10			<b>Alarm Sys-Rent</b> No
<b>3B</b> x	<b>Garage</b> 2.0 / Detached / 18 x 24 / 432.00		<b>Garden Tub</b> No
<b>4B</b> x	<b>Outbuilding 1</b> None	x	<b>Jet Tub</b> No
<b>5B</b> x	<b>Outbuilding 2</b>	x	<b>Pool</b> No
<b>RR</b> x	<b>Assn Dues</b>	<b>Frequency</b> Not Applicable	<b>Pool Type</b>
<b>LF</b> x	<b>Other Fees</b>		
<b>EX</b> x	<b>Restrictions</b>		

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger	<b>Lic #</b> AC31300015	<b>Auction Date</b> 8/29/2024	<b>Time</b> 6 pm
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$662.12	<b>Exemption</b> Homestead, Supplemental	<b>Year Taxes Payable</b> 2024	<b>Assessed Value</b>
<b>Possession</b> at closing			
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	<b>List Team</b>	
<b>Co-List Office</b>	<b>Co-List Agent</b>		
<b>Showing Instr</b> Showingtime or Open House			
<b>List Date</b> 8/8/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 11/30/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>		<b>Agent/Owner Related</b> No
<b>Contract Type</b> Exclusive Right to Sell			<b>Special List Cond.</b> None
<b>Virtual Tours:</b> Unbranded Virtual Tour	<b>Lockbox Type</b> Mechanical/Combo	<b>Lockbox Location</b> garage	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>
<b>Sell Office</b>	<b>Sell Agent</b>		
<b>Co-Sell Office</b>	<b>Co-Sell Agent</b>		<b>Sell Team</b>
<b>Presented</b> Jen Rice - Cell: 260-982-0238	/	Metzger Property Services, LLC - Off: 260-982-0238	

Information 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.





# 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)

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)	8/8/24	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)
----------------------------------	-----------------	----------------------------------	-----------------



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?			

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)	9/18/24	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)
----------------------------------	-----------------	----------------------------------	-----------------



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...GENERATION AFTER GENERATION

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**Average Utilities**

Utility	Company	Average Amount
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Gas	<del>XXXX</del> NipSCO	\$ 92 on budget
-----	------------------------	-----------------

Electric		\$
----------	--	----

Water		\$
-------	--	----

Septic/Sewer	\$100 / mo. summer	\$
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HOA	\$125 / mo. winter	\$
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Other		\$
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**Additional Notes**

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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**

General Information

Parcel Number 92-08-04-114-022.000-002
Local Parcel Number 011-190-00003051

Tax ID:

Routing Number 39

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Whitley
Township CLEVELAND TOWNSHIP
District 002 (Local 011) SOUTH WHITLEY TOWN
School Corp 4455 WHITKO COMMUNITY
Neighborhood 920203-002 SOUTH WHITLEY NEIGHBORHO
Section/Plat
Location Address (1) 401 W Wayne St South Whitley, IN 46787

Ownership

Wilson, Lewis M & Lila A
Attn: Lynnette Lovellette
4887 E 900 S
La Fontaine, IN 46940

Legal

LOT 22 & LOT 23 EX E 80FT N2 R L PAULL SUBDIVISION



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 08/29/1997 and 01/01/1900.

Notes

9/9/2021 RA22: Changed grade of houseand detgar, added a/c to house, removed concp, added leanto
9/6/2017 RA18: Reassessment 2018 changed eff yr of hse

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2021-2024.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 75' X 132', CI 75' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows for F, F, R.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard Level
Public Utilities ERA
Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage Static

Printed Thursday, April 25, 2024

Review Group 2026

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$16,700.



**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 19  
**Finished Area** 1246 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	192	\$10,500

**Plumbing**

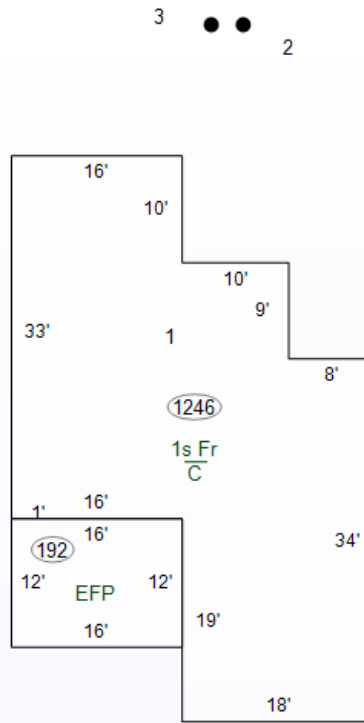
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1246	1246	\$92,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1246	0	\$6,600	
Slab					

**Total Base** \$98,700

**Adjustments** 1 Row Type Adj. x 1.00 \$98,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1246 \$3,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$101,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$10,500	\$112,400
Garages (+) 0 sqft	\$0	\$112,400
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	

**Replacement Cost** \$87,897

**Summary of Improvements**

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1	Wood Fr	D+1	1878	1960	63	A		0.92		1,246 sqft	\$87,897	47%	\$46,590	0%	100%	1.640	1.000	100.00	0.00	0.00	\$76,400
2: Detached Garage (18x24)	1	Wood Fr	D+2	1946	1946	77	A	\$35.01	0.92	\$28.99	18'x24'	\$12,523	50%	\$6,260	0%	100%	1.000	1.000	100.00	0.00	0.00	\$6,300
3: Lean-To	1	Earth Flo	D	1946	1946	77	A	\$3.36	0.92		8'x18' x 5'	\$356	65%	\$120	0%	100%	1.000	1.000	0.00	0.00	100.00	\$100

*...Generation after Generation*



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