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

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# REAL ESTATE AUCTION TERMS

***Investment Opportunity! 6+Car Garage, Apartment, & 2<sup>nd</sup> Garage!***

This property will be offered via an Online Only Auction on Wednesday, August 28, 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 \$10,000 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. *A 3% buyer's premium will be added to the winning invoice.* 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 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 \$3,018.08. *Apartment rental rate is \$600/month; month-to-month arrangement. Tenant pays all utilities: electricity, gas, water/sewer, & mowing. No security deposit, no lease agreement.* 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: Wednesday, August 28, 2024**

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

**313 E. Chicago St., Syracuse, IN 46567**

**Turkey Creek Township • Kosciusko County**

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



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

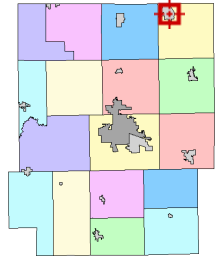
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**Overview**




**Legend**

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

Parcel ID	008-030-152.E	Alternate ID	008-707002-57	Owner Address	Graff Kelly Jae 506 N Front St Syracuse, IN 46567
Sec/Twp/Rng	0008-0034-7				
Property Address	313 E CHICAGO ST SYRACUSE	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
District	Syracuse	Acreage	0.46		
Brief Tax Description	PT LOTS 15 & 16 WINDSORS ADD & TR S & E OF LOTS 0.46A PER CALC <i>(Note: Not to be used on legal documents)</i>				

Date created: 7/29/2024  
Last Data Uploaded: 7/29/2024 3:41:19 AM



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202430109	<b>313 E Chicago Street</b>	<b>Syracuse</b>	<b>IN 46567</b>	<b>LP \$178,100</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-04-08-400-974.000-026	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 1	<b>F Baths</b> 1
	<b>Township</b> Turkey Creek	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> WSC	<b>Elem</b> Syracuse	<b>JrH</b> Wawasee	<b>SrH</b> Wawasee
	<b>Legal Description</b> 8-30-152.E PT LOTS 15 & 16 WINDSORS ADD & TR S & E OF LOTS 0.46A PER CALC			
	<b>Directions</b> In Syracuse, head east off of Huntington St onto Chicago St. Property is on the south side.			
	<b>Inside City</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b> residential

**Remarks** Unique Property with 6+ Car Garage, Apartment, & 2nd Garage selling via Online Only Auction on Wednesday, August 28, 2024 -- Bidding begins closing out at 6 pm! Investment Opportunity! Whether you're a passionate collector looking for ample storage for your prized vehicles or a small business owner in need of a versatile space, this property has it all. The spacious garage offers room for vehicles, or even a small workshop. The attached 1 bedroom, 1 bath apartment offers a comfortable living space with an open kitchen, dining, and living room layout. It adds convenience and a potential rental income, making this property a savvy investment. There is a 2nd 1+ car garage that provides even more space for storage or additional vehicles. Come and experience the limitless possibilities this property has to offer! Open House: Mon. August 26, 5:30-6 pm

**Agent Remarks** Online Auction: Wed. 8.28.24 6pm Open House: Mon. 8.26.24, 5:30-6pm A 3% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$125-225k 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 0	<b>Lot</b> 0.4600	/ 20,038		/ 265X90.1		<b>Lot Desc</b> 0-2.9999			
<b>Above Gd Fin SqFt</b> 720	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ext</b> Vinyl	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 720	<b>Year Built</b> 1930			
<b>Age</b> 94	<b>New Const</b> No	<b>Date Complete</b>	<b>Water</b> CITY	<b>Bsmnt</b> Slab		<b>#</b> 3			
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>Basement Material</b>			
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	0	<b>Well Type</b>	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
<b>LR</b> 17 x 15		<b>B-Upper</b>	0	0	<b>Sewer</b> City	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
<b>DR</b> 10 x 8		<b>B-Blw</b>	0	0	<b>Fuel /</b> Gas, Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>FR</b> x		<b>Laundry Rm</b>	Main		<b>Heating</b>	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b> 9 x 8		<b>Laundry L/W</b>	x		<b>Cooling</b> Central Air	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b> x		<b>AMENITIES</b>	Dryer Hook Up Electric, Eat-In Kitchen, Porch Covered, Porch Open, Range/Oven Hook Up Elec			<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>DN</b> x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
<b>1B</b> 16 x 11						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>2B</b> x						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
<b>3B</b> x		<b>Garage</b>	1.0	/ Attached	/ 12 x 22 / 2,640.0	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b> x		<b>Outbuilding 1</b>	2nd Detached		26 x 11	<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>5B</b> x		<b>Outbuilding 2</b>			x	<b>Pool Type</b>			
<b>RR</b> x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable	<b>SALE INCLUDES</b>	Water Heater Electric		
<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> 8/28/2024	<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> \$3,018.08	<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> 8/9/2024	<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>	<b>Lockbox Type</b> None	<b>Lockbox Location</b> n/a	<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)  
8/7/2024

**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)  
313 E Chicago St, Syracuse, IN 46567

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 <i>Kelly Goff</i>	Date (mm/dd/yy) 8/7/24	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)
----------------------------------	-----------------	----------------------------------	-----------------

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)				
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)

313 E. Chicago St., Syracuse, IN 46507

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 <i>Kelly Jeff</i>	Date (mm/dd/yy) <i>8/7/24</i>	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 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](mailto:info@metzgerauction.com)**

43-04-08-400-974.000-026

GRAFF KELLY JAE

313 E CHICAGO ST

510, 1 Family Dwell - Platted Lot

SYRACUSE TOWN/800400- 1/4

General Information

Parcel Number 43-04-08-400-974.000-026

Local Parcel Number 0870700257

Tax ID:

Routing Number 008-030-152.E

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko

Township TURKEY CREEK

District 026 (Local 026 ) SYRACUSE TOWN

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 800400-026 SYRACUSE TOWN

Section/Plat 8-34-7

Location Address (1) 313 E CHICAGO ST SYRACUSE, IN 46567

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2026

Ownership

GRAFF KELLY JAE 506 N FRONT ST SYRACUSE, IN 46567

Legal

8-30-152.E PT LOTS 15 & 16 WINDSORS ADD & TR S & E OF LOTS 0.46A PER CALC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 02/02/2023 to 01/01/1900.

Notes

11/17/2023 2024: 2024 ADJUSTED GRADE OF HOME & DET GAR FROM C TO C-1, CHANGED PART OF THE DET GAR TO A LEANTO, CHANGED OFP ON HOUSE TO A RFX & ADDED HEAT & AC PER PICTOMETRY & FIELD CHECK ON 05/30/2023. CD, SB

11/15/2022 ADRS: ADDRESS CHANGED FROM 317 E CHICAGO ST TO 313 E CHICAGO ST PER NOTICE OF ADDRESS CORRECTION FROM TOWN OF SYRACUSE

12/10/2021 REA: ADJ EFF YR TO 1980 NEW SIDING IN 1995 & NEW ROOF IN 2015. REMOVED HEAT (SPACE/WALL HEAT) PER QUESTIONNAIRE (GC)

9/1/2021 MEM: 2022 16' SECTION OF ALLEY(?) THAT GOES THROUGH HOUSE IS NOT HIGHLIGHTED ON MAP AS BEING A PART OF THE LAND, SO I DID NOT INCLUDE IT

9/1/2021 COMB: 2022 COMBINED PARCEL 0871900482 & 0871900528 TO THIS PARCEL. ADJUSTED LAND PER DEED

11/13/2020 2021: 2021 MOVED NEIGHBORHOODS - FROM 800800 WAWASEE HEIGHTS TO 800400 SYRACUSE TOWN

9/11/2009 CE: 2010 CHANGED TO RES,

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.55), Actual Frontage (265), Parcel Acreage (0.46), Total Acres Farmland (0.46), and Total Value (\$38,300).

Valuation Records

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2024, 2023, 2022, 2021, and 2020.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 150', CI 50' X 150')

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 show land data for different lots.

Data Source N/A

Collector

Appraiser



**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	720 sqft
Make	

**Floor Finish**

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

**Wall Finish**

<input type="checkbox"/> Plaster/Drywall	<input 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 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
Canopy, Roof Extension	171	\$1,800

**Plumbing**

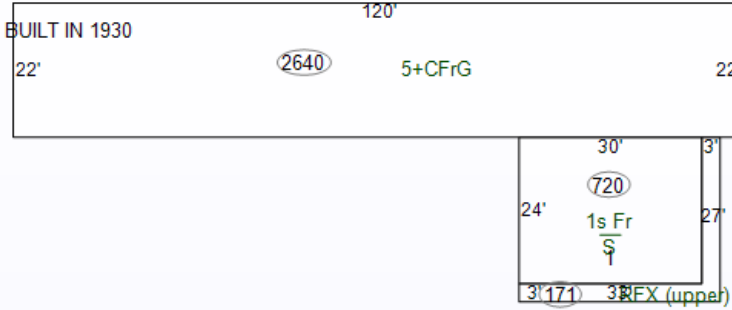
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	2	2
Add Fixtures	1	1
<b>Total</b>	<b>5</b>	<b>7</b>

**Accommodations**

Bedrooms	1
Living Rooms	
Dining Rooms	
Family Rooms	
<b>Total Rooms</b>	<b>3</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

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

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	720	720	\$63,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		720	0	\$0	
				<b>Total Base</b>	<b>\$63,600</b>

**Adjustments**

Adjustment	Value
1 Row Type Adj. x 1.00	\$63,600
Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:720 \$3,600
No Elec (-)	\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800 \$1,600
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	<b>\$68,800</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,800	\$70,600
Garages (+) 2640 sqft	\$55,200	\$125,800
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$109,949</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1	Wood Fr	C-1	1930	1980	44	A			0.92		720 sqft	\$109,949	30%	\$76,960	0%	100%	1.640	1.000	100.00	0.00	0.00	\$126,200

**General Information**

Occupancy Detached Garage  
 Description Detached Garage  
 Story Height 0  
 Style N/A  
 Finished Area  
 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

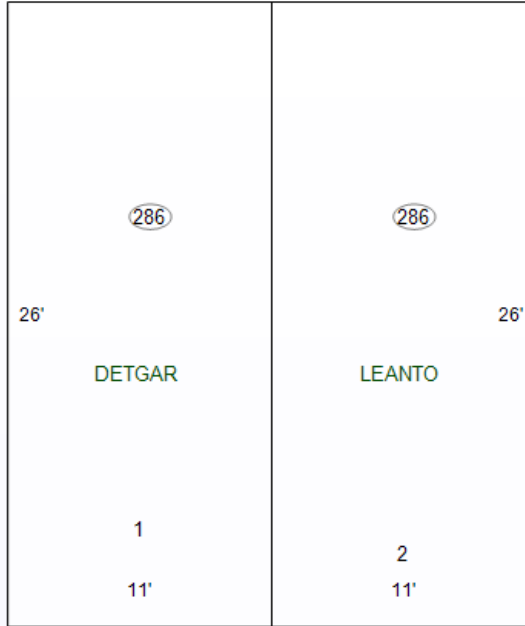
**Plumbing**

# TF  
 Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Accommodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Heat Type**



**Specialty Plumbing**

Description Count Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Adjustments** Total Base Row Type Adj.

Unfin Int (-)	
Ex Liv Units (+)	
Rec Room (+)	
Loft (+)	
Fireplace (+)	
No Heating (-)	
A/C (+)	
No Elec (-)	
Plumbing (+ / -)	
Spec Plumb (+)	
Elevator (+)	

<b>Sub-Total, One Unit</b>	\$0
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$0
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	0.95
Location Multiplier	0.92
<b>Replacement Cost</b>	\$10,646

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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: Detached Garage	1	Wood Fr	C-1	1948	1980	44	A		\$42.59	0.92	\$37.22	11'x26'	\$10,646	30%	\$7,450	0%	100%	1.640	1.000	100.00	0.00	0.00	\$12,200
2: Lean-To	1	Concrete	C-1	1948	1980	44	A		\$8.80	0.92		26'x11' x 8'	\$2,200	60%	\$880	0%	100%	1.640	1.000	100.00	0.00	0.00	\$1,400

*...Generation after Generation*



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