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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

2 Story Home with In-Ground Pool & Wine Cellar!

This property will be offered via an Online Only Auction on Wednesday, September 25, 2024 -- Bidding begins closing out at 6pm! 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% 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 25, 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 \$2,638.10. 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, September 25, 2024

Bidding begins closing out at 6pm!

2628 Broadway, Fort Wayne, IN 46807

Wayne Township • Allen County

Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com

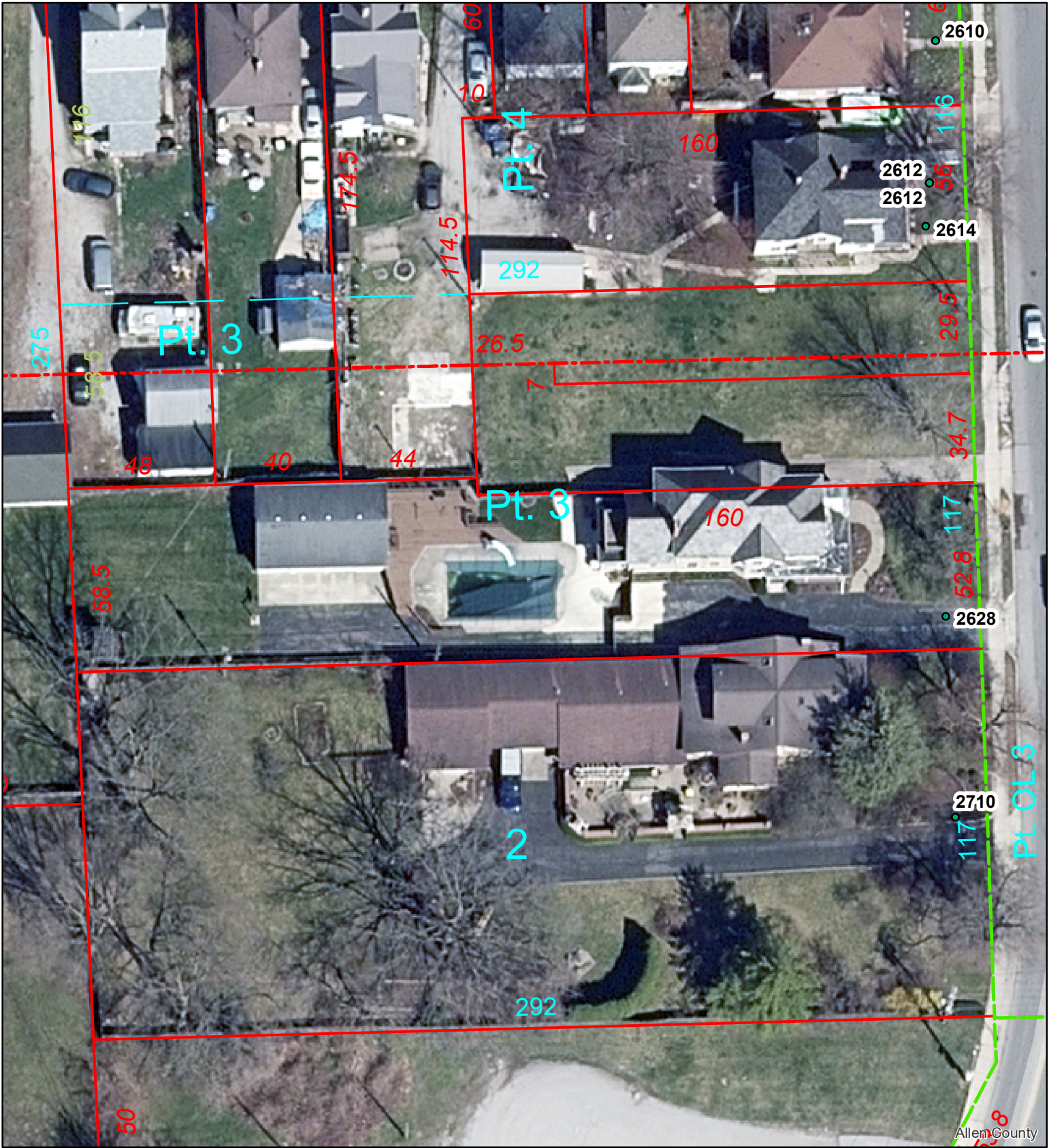


Metzger PROPERTY SERVICES, LLC
CHAD METZGER CAL CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

260-982-0238

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

WWW.METZGERAUCTION.COM



Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen
North American Datum 1983
State Plane Coordinate System, Indiana East



Date: 8/15/2024

1" = 42'

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202433775 2628 Broadway Fort Wayne IN 46807 LP \$0



Area Allen County Parcel ID 02-12-15-227-038.000-074 Type Site-Built Home Waterfront No
 Sub Evan(s) Cross Street Bedrms 4 F Baths 3 H Baths 0
 Township Wayne Style Two Story REO No Short Sale No
 School District FWC Elem South Wayne JrH Portage SrH South Side

Legal Description EVANS PLACE ADD S1/2 LOT 3 EXC N 5.7 FT OF E 160 FT

Directions From US 27 (Clinton St.) head west onto Creighton Ave. Then south on Broadway. Property is on the west side of the road.

Inside City Y City Zoning C2 County Zoning Zoning Description

Remarks 2 Story Home with In-Ground Pool & Wine Cellar selling via Online Only Auction on Wednesday, September 25, 2024 -- Bidding begins closing out at 6pm! Stunning two-story residence boasts a wrap-around porch & grand entry foyer that sets the tone for elegance and style. The formal dining room, featuring a built-in cabinet, is perfect for entertaining guests, while the large kitchen, conveniently located off the dining area, offers ample space and functionality, including a cozy breakfast room. Upstairs, you'll find 4 spacious bedrooms & 1 of 3 full bathrooms. Throughout the home, you'll be captivated by the natural woodwork, gleaming hardwood flooring, and exquisite pocket doors and transom windows that add a touch of sophistication. The partially finished basement is a versatile space, complete with a large family room, storage area, laundry hookups, and even a wine cellar for the connoisseur. Step outside where an inviting in-ground pool awaits, with a deck area perfect for sunbathing and relaxation. Additionally, the property features a spacious 3-car detached

Agent Remarks Online Auction: Wed. 9.25.24 6pm Open House: Wed. 9.18.24 5:30-6pm A 3% buyer's premium added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$xxxx-xxxx 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. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot 3	Lot	0.3700	/	16,268	/	59X275.7	Lot Desc	Level, Historic Designation, 0-2.9999					
Above Gd Fin SqFt		2,777	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt 1,457	Ttl Fin SqFt 2,777	Year Built 1892			
Age	132	New Const	No	Date Complete		Ext	Wood	Bsmnt	Full Basement, Partially Finished, Outside	#	10			
Room Dimensions		Baths	Full	Hal	Water	CITY		Basement Material	Block					
	RM DIM	LV	B-Main	1	0	Well Type		Dryer Hookup Gas	No	Fireplace	No			
LR	22 x 14	M	B-Upper	1	0	Sewer		City	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	17 x 12	M	B-Blw	1	0	Fuel /		Gas, Baseboard, Hot	Dryer Hookup G/E	No	Split FlrPln	No		
FR	x		Laundry Rm	Baseme	Heating			Disposal	Yes	Ceiling Fan	Yes			
KT	14 x 12	M	Laundry L/W	17 x 7	Cooling		Window	Water Soft-Owned	No	Skylight	No			
BK	12 x 11	M	AMENITIES		Attic Storage, Attic-Walk-up, Cable Available, Water Soft-Rented									
DN	13 x 13	B	Cable Ready, Ceiling-9+, Ceiling Fan(s), Closet(s) Cedar,		Alarm Sys-Sec No ADA Features No									
1B	22 x 12	U	Closet(s) Walk-in, Countertops-Ceramic, Deck Open,		Alarm Sys-Rent No Fence Wood									
2B	14 x 10	U			Garden Tub No Golf Course No									
3B	14 x 12	U	Garage	3.0	/	Detached	/	40 x 24	/	960.00	Jet Tub	No	Nr Wlkg Trails	No
4B	29 x 12	U	Outbuilding 1	None			x	Pool	Yes	Off Street Pk				
5B	x		Outbuilding 2				x	Pool Type	Below Ground					
RR	x		Assn Dues		Frequency		Not Applicable	SALE INCLUDES Dishwasher, Window Treatments, Dehumidifier, Sump Pump, Water Heater Gas, Wine Chiller						
LF	x		Other Fees											
EX	27 x 24	B	Restrictions		FIREPLACE None									

Water Access Wtr Name **Water Frontage** Channel
Water Features **Water Type** Lake Type
Auctioneer Name Chad Metzger & Tim Pitts **Lic #** AC31300015 **Auction Date** 9/25/2024 **Time** 6 pm **Location** Online Only: bidmetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$2,638.10 **Exemption** **Year Taxes Payable** 2024 **Assessed Value**

Possession at closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432
Agent E-mail tpitts5467@hotmail.com **List Agent - User Code** UP388055047 **List Team**
Co-List Office Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050
Showing Instr Showingtime or Open House
List Date 9/3/2024 **Start Showing Date** **Exp Date** 12/31/2024 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **Seller Concession Amount \$**

Contract Type Exclusive Right to Sell **Special List Cond.** None
Virtual Tours: **Lockbox Type** None **Lockbox Location** n/a **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**

Presented 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)

8/30/2024

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)

2628 BROADWAY FORT WAYNE, IN 46807

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	NONE			
Clothes Dryer	NOT INCLUDED			
Clothes Washer	NOT INCLUDED			
Dishwasher	INCLUDED		X	
Disposal	INCLUDED		X	
Freezer	NOT INCLUDED			
Gas Grill	NONE			
Hood	NONE			
Microwave Oven	NOT INCLUDED			
Oven	NOT INC.			
Range	NOT INC			
Refrigerator	NOT INC			
Room Air Conditioner(s)	INCLUDED		X	
Trash Compactor	NONE			
TV Antenna / Dish	NONE			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	NONE			
Burglar Alarm	INC		X	
Ceiling Fan(s)	INC		X	
Garage Door Opener / Controls	INC		X	
Inside Telephone Wiring and Blocks / Jacks	INC			X
Intercom	NONE			
Light Fixtures	INCLUDED		X	
Sauna	NONE			
Smoke / Fire Alarm(s)	INC		X	
Switches and Outlets	INC		X	
Vent Fan(s)	INC		X	
60 / (100) (200) Amp Service (Circle one)	INC		X	
Generator	NONE			

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.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	NONE			
Septic Field / Bed	NONE			
Hot Tub	NONE			
Plumbing	INC		X	
Aerator System	NONE			
Sump Pump	INC		X	
Irrigation Systems	NONE			
Water Heater / Electric	NONE			
Water Heater / Gas	INC		X	
Water Heater / Solar	NONE			
Water Purifier	NONE			
Water Softener	NONE			
Well	NONE			
Septic & Holding Tank/Septic Mound	NONE			
Geothermal and Heat Pump	NONE			
Other Sewer System (Explain)	NONE			
Swimming Pool & Pool Equipment	INC X			X

* SOME POOL EQUIPT.

	Yes	No	Do Not Know
Are the structures connected to a public water system?	X		
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?		X	
If yes, have the improvements been completed on the sewage disposal system?			N/A
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

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

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) 08/30/2024	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller Linda Burrell	Date (mm/dd/yy) 08/30/2024	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 Breaker Boxes - 1 Looks Like 100 Amp, The Other 200)

Property address (number and street, city, state, and ZIP code) **2628 BROADWAY FORT WAYNE, IN 46807**

2. ROOF	YES	NO	DO NOT KNOW
SLATE ROOF			
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?		X	
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?			X
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?			X
Are there any encroachments?			X
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?			X
Have any substantial additions or alterations been made without a required building permit?			X
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	X		
Is there any damage due to wind, flood, termites or rodents?			X
Have any structures been treated for wood destroying insects?	X		
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

occasional dampness and a little water generally after heavy rainfall. Well controlled w/ dehumidifiers and an occasional fan.

20+ years we noticed large Black Ants in the kitchen/pantry. Had treated one time only - NO sign of them since

3 or 4 years ago, termites were found under the back porch and front porch. we had ORKIN TREAT AND INSTAL BAIT STATIONS around the house and garage. since then orkin inspects around the house/garage on a schedule - NO signs of termites or termite damage since

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.

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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**

02-12-15-227-038.000-074

Burrell Robert C & Linda J

2628 BROADWAY

510, 1 Family Dwell - Platted Lot

THOMPSONS OUTLOTS/47 1/2

General Information

Parcel Number 02-12-15-227-038.000-074
Local Parcel Number 94-2584-0003

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Allen
Township WAYNE TOWNSHIP
District 074 (Local 091)
School Corp 0235
Neighborhood 471239-074
Section/Plat 0015
Location Address (1) 2628 BROADWAY FORT WAYNE, IN 46807

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 28, 2024
Review Group 2023

Ownership

Burrell Robert C & Linda J
3609 Lake Ave
Fort Wayne, IN 46805

Legal

EVANS PLACE ADD S1/2 LOT 3 EXC N 5.7 FT OF E 160 FT



Transfer of Ownership

Date 01/01/1900 Owner Burrell Robert C & Lind
Doc ID Code Book/Page Adj Sale Price V/I
WD / I

Notes

11/29/2022 Permit: 23p24: bld permit - Tear off and reroof detached garage.
9/25/2019 Permit: 20p21: bld permit - REPAIRS TO FRONT PORCH TO INCLUDE: REPLACE FLOOR, REPAIR DETERIORATED BALUSTER, AND PAIN, REPAIRS TO REAR SCREEN PORCH TO INCLUDE: REPLACE SIDING ON WALLS, REPLACE DAMAGED WOOD FLOORING, AND INSTALL NEW SCREENS.

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

Table with columns for Assessment Year (2024, 2023, 2022), Reason For Change (AA, Misc), As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 140', CI 50' X 140')

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

Land Computations

Table with columns for 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, and Total Value.

02-12-15-227-038.000-074

Burrell Robert C & Linda J

2628 BROADWAY

510, 1 Family Dwell - Platted Lot

THOMPSONS OUTLOTS/47 2/2

General Information

Occupancy Single-Family
Description Single-Family (2902 S
Story Height 2
Style 31 Older conv 2 story/
Finished Area 2902 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, Open Frame	78	\$4,100
Balcony	78	\$1,900
Porch, Open Frame	333	\$10,900
Patio, Concrete	112	\$600
Patio, Concrete	168	\$1,000

Plumbing

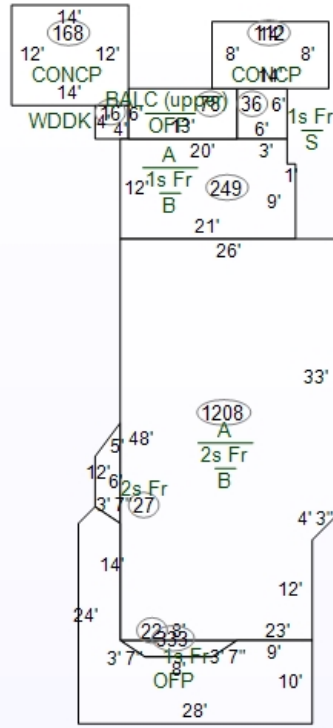
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	5
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
	2	
	3	

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1542	1542	\$104,000	
2 1Fr	1235	1235	\$45,300	
3				
4				
1/4				
1/2				
3/4				
Attic	1457	125	\$10,000	
Bsmt	1457	0	\$33,500	
Crawl				
Slab	36	0	\$0	
Total Base			\$192,800	

Adjustments

1 Row Type Adj. x 1.00		\$192,800
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$195,200

Sub-Total, 1 Units

Exterior Features (+)	\$18,500	\$213,700
Garages (+) 0 sqft	\$0	\$213,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92
Replacement Cost		\$206,434

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 (2902 SqFt)	2	Wood Fr	C+1	1892	1892	132 A		0.92		5,691 sqft	\$206,434	45%	\$113,540	5%	100%	1.8900	1.000	100.00	0.00	0.00	\$203,900
2: Detached Garage w/ wdp	1	Wood Fr	D	1988	1892	132 A	\$25.66	0.92	\$18.89	40'x24'	\$20,486	50%	\$10,240	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$10,200
3: Pool, In Ground (17X35)	1		C	1970	1970	54 A	\$43.48	0.92	\$52.41	17'x35'	\$34,625	85%	\$5,190	50%	100%	1.0000	1.000	100.00	0.00	0.00	\$2,600

...Generation after Generation



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