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# REAL ESTATE AUCTION TERMS

## *Country Home & 2-Car Detached Garage on 5.65+/- Acres!*

This property will be offered via an Online Only Auction on Wednesday, October 9, 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 \$3,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. *A 3.0% 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 November 15, 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 \$325.96. 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, October 9, 2024**

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

**5847 E. 900 S., Claypool, IN 46510**

**Jackson Township • Kosciusko County**

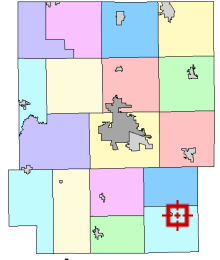
**Auction Manager: John Burnau 574.376.5340**

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





**Overview**




**Legend**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

<b>Parcel ID</b>	019-037-002	<b>Alternate ID</b>	019-707000-70	<b>Owner</b>	Thompson Victoria Ann & Annette Kay Meggison & Natalee M Ridenour & Matthew G Ridenour TIC & Sandra Renee Parks & Angela L Gerardot Und 1/5 each
<b>Sec/Twp/Rng</b>	0034-0031-7	<b>Class</b>	AGRICULTURAL - CASH	<b>Address</b>	5847 E 900 S Claypool, IN 46510
<b>Property Address</b>	5847 E 900 S CLAYPOOL	<b>Acres</b>	5.65		
<b>District</b>	Jackson				
<b>Brief Tax Description</b>	019-037-002 Pt All N RR Ne 34-31-7 5.65A <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/19/2024  
Last Data Uploaded: 8/19/2024 3:42:57 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> 202435757	<b>5847 E 900 S</b>	<b>Claypool</b>	<b>IN</b> 46510	<b>LP \$0</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-16-34-100-118.000-009	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 1
	<b>Township</b> Jackson	<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> 19-37-2 PT ALL N RR NE 34-31-7 5.65A			
	<b>Directions</b> Just east of Sidney on the south side of 900 S.			
	<b>Inside City</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>

**Remarks** Country Home with 2-Car Detached Garage on 5.65+/- Acres selling via Online Only Auction on Wednesday, October 9, 2024 -- Bidding begins closing out at 6 pm! This country home sits on a picturesque 5.65+/-acre lot. The 3 bedroom, 1 bath residence features a spacious layout, including a large kitchen. A detached 2-car garage provides ample storage and workspace. Surrounded by mature trees, this property presents a wonderful opportunity to escape the hustle and bustle of city life and embrace the serenity of country living. Open House: Wednesday, October 2nd 5:30-6pm

**Agent Remarks** Online Auction: Wed. 10.9.24 6pm Open House: Wed. 10.2.24 5:30-6pm A 3% buyer's premium added to the winning invoice. 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.

<b>Sec</b>	<b>Lot</b>	<b>Lot</b>	5.6500	/	246,114	/	1330x320	<b>Lot Desc</b>	Level, Partially Wooded, 3-5.9999				
<b>Above Gd Fin SqFt</b>	1,230	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,230	<b>Ttl Fin SqFt</b>	1,230	<b>Year Built</b>	1958		
<b>Age</b>	66	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Aluminum	<b>Bsmnt</b>	Full Basement	<b>#</b>	6		
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	WELL		<b>Basement Material</b>	Block				
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	0	<b>Well Type</b>	Private	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	18 x 14	M	<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
<b>DR</b>	x		<b>B-Blw</b>	0	0	<b>Fuel /</b>	Propane, Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x		<b>Laundry Rm</b>	Baseme		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes		
<b>KT</b>	16 x 18	M	<b>Laundry L/W</b>	x		<b>Cooling</b>	Window	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No		
<b>BK</b>	x		<b>AMENITIES</b> Ceiling Fan(s), Countertops-Laminate, Dryer				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No			
<b>DN</b>	x		Hook Up Electric, Garage Door Opener, Sump Pump, Garage Utilities				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>1B</b>	10 x 10	M						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No		
<b>2B</b>	13 x 13	M						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>3B</b>	12 x 12	M	<b>Garage</b>	2.0	/ Detached	/	24 x 24	/	576.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x		<b>Outbuilding 1</b>	None			x	<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> Cooktop-Electric, Sump Pump, Water Heater Gas, Water Softener-Owned					
<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 & John Burnau	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	10/9/2024	<b>Time</b>	6 pm
<b>Financing: Existing</b>		<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$325.96	<b>Exemption</b>	Homestead, Over 65,	<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>	9/16/2024	<b>Start Showing Date</b>		<b>Exp Date</b>	12/30/2024	<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>	Mechanical/Combo	<b>Lockbox Location</b>	front door	<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)

08-12-2024

**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)

5847 E 900 S Claypool IN 46510

1. The following are in the conditions indicated:

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

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

**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: *Victoria A. Thompson* Date (mm/dd/yy): *8-12-2024*

Signature of Seller: *Annette K. Meggison* Date (mm/dd/yy): *8-12-2024*

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

	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?			
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	X			
Central Air Conditioning	X			
Hot Water Heat			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank			X	
Other Heating Source				

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing) \_\_\_\_\_ Date (mm/dd/yy) \_\_\_\_\_

Signature of Seller (at closing) \_\_\_\_\_ Date (mm/dd/yy) \_\_\_\_\_



Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>5/2017</u> <sup>metal</sup> Years. <u>7</u> yrs.	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:

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

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:			
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	

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>Victoria A. Thompson</i>	Date (mm/dd/yy) <u>8-12-2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Annelle K. Meggison</i>	Date (mm/dd/yy) <u>8-12-2024</u>	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**

43-16-34-100-118.000-009

THOMPSON VICTORIA ANN 1/5

5847 E 900 S

101, Cash Grain/General Farm

JACKSON TWP ACREAGE 1/2

General Information

Parcel Number 43-16-34-100-118.000-009
Local Parcel Number 1970700070

Tax ID:

Routing Number 019-037-002

Property Class 101 Cash Grain/General Farm

Year: 2024

Location Information

County Kosciusko
Township JACKSON
District 009 (Local 009 ) JACKSON TOWNSHIP
School Corp 4455 WHITKO COMMUNITY
Neighborhood 1906010-009 JACKSON TWP ACREAGE - AG
Section/Plat 34-31-7
Location Address (1) 5847 E 900 S CLAYPOOL, IN 46510

Zoning AG AGRICULTURE

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024 Review Group 2024

Ownership

THOMPSON VICTORIA ANN & ETAL JANICE M GERARDOT LE 5847 E 900 S CLAYPOOL, IN 46510

Legal

19-37-2 PT ALL N RR NE 34-31-7 5.65A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 08/19/2002 to 01/01/1900.

Agricultural

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res, Land Non Res, Imp Res, Imp Non Res.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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 include various land parcels.

Notes

3/10/2016 ETAL: ETAL ANNETTE KAY MEGGISON & DEANNE MARIE CAMPBELL & SANDRA RENEE PARKS & ANGELA L GERARDOT UND 1/5 EA 2002
7/27/2015 REA: 2016 ADDED RDWY TO LAND & CHANGED CONDITION ON DET GARAGE TO AVG PER PICTOMETRY
7/27/2015 2016: ADDED RDWY TO LAND & CHANGED CONDITION ON DET GARAGE TO AVG PER PICTOMETRY
4/4/2013 TOWR: 1 TOWER
4/4/2013 MEM: 2013 PAY 2014 CORRECTED 3.83A OF LAND BACK TO TILLABLE & EXCESS ACREAGE IS .70A PER AERIAL
6/8/2009 MEMO: REMOVED FIREPLACE 2006

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (5.65), Actual Frontage (0), Developer Discount, Parcel Acreage (5.65), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.60), 83 UT Towers NV (0.13), 9 Homesite (1.00), 91/92 Acres (0.70), Total Acres Farmland (3.23), Farmland Value (\$7,390), Measured Acreage (3.23), Avg Farmland Value/Acre (2291), Value of Farmland (\$7,390), Classified Total (\$0), Farm / Classified Value (\$7,400), Homesite(s) Value (\$18,000), 91/92 Value (\$3,500), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$10,900), CAP 3 Value (\$0), Total Value (\$28,900).



**General Information**

**Occupancy** Single-Family  
**Description** Single-Family  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 1230 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
Stoop, Masonry	42	\$1,800
Stoop, Masonry	30	\$1,500

**Plumbing**

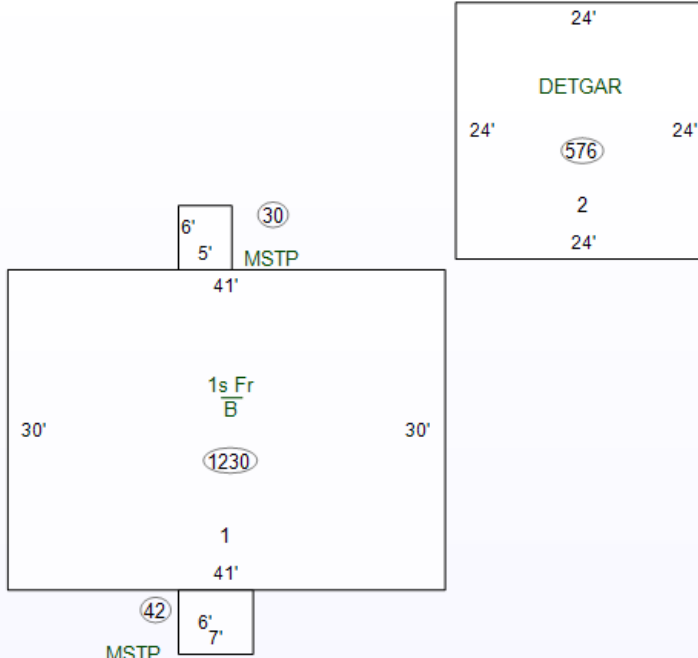
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Hot Water or Steam



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1230	1230	\$90,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1230	0	\$30,300	
Crawl				
Slab				

	Total Base	\$121,200
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$121,200</b>

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

<b>Sub-Total, One Unit</b>	<b>\$123,600</b>
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Sub-Total, 1 Units	
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Exterior Features (+)	\$3,300	\$126,900
Garages (+) 0 sqft	\$0	\$126,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$93,398</b>

**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	1	Wood Fr	D	1958	1965	59	A		0.92		2,460 sqft	\$93,398	45%	\$51,370	0%	100%	1.520	1.000	100.00	0.00	0.00	\$78,100
2: Detached Garage	1	Wood Fr	D	1964	1964	60	A	\$31.48	0.92	\$23.17	24'x24'	\$13,346	45%	\$7,340	0%	100%	1.520	1.000	100.00	0.00	0.00	\$11,200

*...Generation after Generation*



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