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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Lakefront Home with 1-Car Garage on Dewart Lake!

This property will be offered via an Online Only Auction on Wednesday, October 16, 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 Trustee's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 22, 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 \$2844.08. 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 16, 2024

Bidding begins closing out at 6 pm!

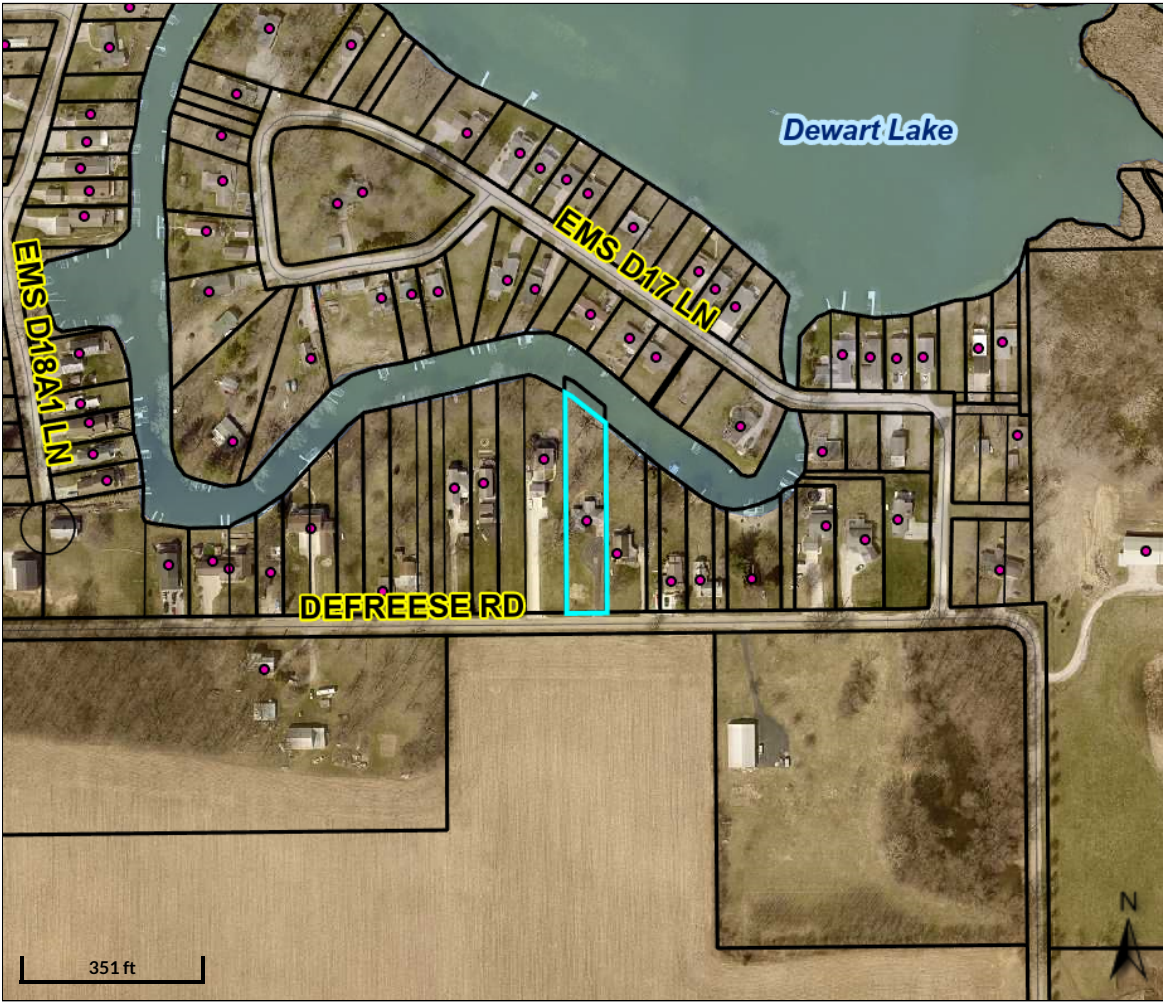
4294 E. Defreeze Rd., Syracuse, IN 46567

Turkey Creek Township • Kosciusko County

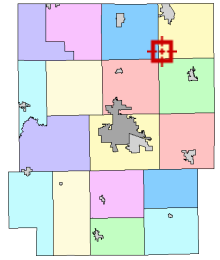
Auction Manager: John Burnau 574.376.5340

www.BidMetzger.com





Overview




Legend

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

Parcel ID	007-122-001.5	Alternate ID	007-723022-14	Owner Address	Hough Christine Revocable Trust Christine Hough Trustee 3171 E 500 S Warsaw, IN 46580
Sec/Twp/Rng	0031-0034-7	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND		
Property Address	4294 E DEFREESE RD SYRACUSE	Acres	OF 0-9.99 ACRES 0.67		
District	Turkey Creek				
Brief Tax Description	007-122-001.5 Pt N 1/2 Nw 1/4 31-34-7 .67a				

(Note: Not to be used on legal documents)

Date created: 9/16/2024
Last Data Uploaded: 9/16/2024 4:06:41 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202436509	4294 E Defreeze Road	Syracuse	IN 46567	LP \$309,000
	Area Kosciusko County	Parcel ID 43-04-31-400-712.000-025	Type Site-Built Home	Waterfront Yes
	Sub None	Cross Street	Bedrms 4	F Baths 2
	Township Turkey Creek	Style One Story	REO No	H Baths 0
	School District WSC	Elem Syracuse	JrH Wawasee	SrH Wawasee
Legal Description 7-122-1.5 PT N 1/2 NW 1/4 31-34-7 .67A				
Directions Between Syracuse & North Webster on the south side of Dewart Lake. On north side of Defreeze Rd.				
Inside City	N	City Zoning	County Zoning R1	Zoning Description

Remarks Lakefront Ranch with 1-Car Garage on Dewart Lake selling via Online Only Auction on Wednesday, October 16, 2024 -- Bidding begins closing out at 6 pm! This lakefront home on beautiful Dewart Lake features 4 bedrooms & 2 baths with an impressive 75 feet of channel frontage, providing direct access to the tranquil waters. Nestled on over a half-acre lot, this property offers ample outdoor space for relaxation and recreation. Step inside to discover a spacious layout, highlighted by a sunroom with vaulted ceilings that floods the home with natural light and offers stunning views of the lake. The waterfront deck off the sunroom is perfect for entertaining or enjoying peaceful sunsets over the water. An attached 1-car garage adds convenience for your vehicles and lake gear. With its prime location, generous living space, and beautiful surroundings, this lakefront home is an exceptional opportunity for those seeking a tranquil lifestyle. Don't miss your chance to own this slice of paradise on Dewart Lake! Open House: Wed. October 9th 5:30-6pm

Agent Remarks Online Auction: Wed. 10.16.24 6pm Open House: Wed. 10.9.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$300-400k 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	Lot	0.6700	/	29,100	/	75X388	Lot Desc	Waterfront, 0-2.9999				
Above Gd Fin SqFt	1,670	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	1,060	Ttl Fin SqFt	1,670	Year Built	1973		
Age	51	New Const	No	Date Complete		Ext	Aluminum	Bsmt	Crawl, Slab, Partial Basement	#	7		
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material	Block				
RM DIM	LV	B-Main	2	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	Yes		
LR	14 x 16	B-Upper	0	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No		
DR	17 x 12	B-Blw	0	0	Fuel /	Forced Air		Dryer Hookup G/E	No	Split FlrPln	No		
FR	x	Laundry Rm	Baseme		Heating			Disposal	No	Ceiling Fan	Yes		
KT	10 x 12	Laundry L/W	x	Cooling	Central Air		Water Soft-Owned	No	Skylight	No			
BK	x	AMENITIES Ceiling Fan(s), Garage Door Opener, Generator			Water Soft-Rented	No		ADA Features	No				
DN	x	Ready, Porch Screened, Sump Pump			Alarm Sys-Sec	No		Fence					
1B	12 x 14	M				Alarm Sys-Rent	No		Golf Course	No			
2B	12 x 10	M				Garden Tub	No		Nr Wlkg Trails	No			
3B	12 x 12	M	Garage	1.0	/	Attached	/	24 x 12	/	288.00	Jet Tub	No	
4B	10 x 10	M	Outbuilding 1	None		x			Pool	No		Off Street Pk	Yes
5B	x		Outbuilding 2			x			Pool Type				
RR	x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES	Refrigerator, Window Treatments, Dryer-Electric, Range-Gas, Water Heater Electric			
LF	x		Other Fees					FIREPLACE	Living/Great Rm				
EX	x		Restrictions										

Water Access CHFR	Wtr Name Dewart	Water Frontage 75.00	Channel 75.00
Water Features Pier/Dock	Water Type Lake	Lake Type Ski Lake	
Auctioneer Name Chad Metzger & John Burnau	Lic # AC31300015	Auction Date 10/16/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$2,844.08	Exemption	Year Taxes Payable 2024	Assessed Value
Possession at closing			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050		
Agent E-mail chad@metzgerauction.com	List Agent - User Code UP388053395	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 9/20/2024	Start Showing Date	Exp Date 12/30/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$	Agent/Owner Related No	
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)

08-25-24

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)

4294 E Defrese Rd Syracuse IN 46567

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	X				Cistern					
Clothes Dryer			X		Septic Field / Bed				X	
Clothes Washer			X		Hot Tub					
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System					
Freezer					Sump Pump			X		
Gas Grill					Irrigation Systems					
Hood			X		Water Heater / Electric			X		
Microwave Oven			X		Water Heater / Gas					
Oven			X		Water Heater / Solar					
Range			X		Water Purifier					
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)					Well			X		
Trash Compactor					Septic & Holding Tank/Septic Mound					
TV Antenna / Dish					Geothermal and Heat Pump			X		
Other:					Other Sewer System (Explain)					
					Swimming Pool & Pool Equipment					
								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?					
					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				X	
Burglar Alarm					Central Air Conditioning			X		
Ceiling Fan(s)					Hot Water Heat					
Garage Door Opener / Controls			X		Furnace Heat / Gas					
Inside Telephone Wiring and Blocks / Jacks					Furnace Heat / Electric					
Intercom					Solar House-Heating			X		
Light Fixtures			X		Woodburning Stove					
Sauna					Fireplace					
Smoke / Fire Alarm(s)			X		Fireplace Insert					
Switches and Outlets			X		Air Cleaner					
Vent Fan(s)					Humidifier					
60 / 100 / 200 Amp Service (Circle one)					Propane Tank					
Generator				X	Other Heating Source			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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	8-26-24		
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				4. OTHER DISCLOSURES				
YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW
Age, if known: _____ Years.					X	Do structures have aluminum wiring?		
Does the roof leak?				X		Are there any foundation problems with the structures?		
Is there present damage to the roof?				X		Are there any encroachments?		
Is there more than one layer of shingles on the house?					X	Are there any violations of zoning, building codes, or restrictive covenants?		
If yes, how many layers? _____						Is the present use a non-conforming use? Explain:		
3. HAZARDOUS CONDITIONS			YES	NO	DO NOT KNOW		X	
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 the access to your property via a private road?		
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		Is the access to your property via a public road?		
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="checkbox"/>	<input type="checkbox"/>		Is the access to your property via an easement?		
Explain:						Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		
<input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>						Are there any structural problems with the building?		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)						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)	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**

43-04-31-400-712.000-025

HOUGH WILLIAM E SR & CHRIS

4294 E DEFREESE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

DEWART CHANNEL/70170

General Information

Parcel Number 43-04-31-400-712.000-025

Local Parcel Number 0772302214

Tax ID:

Routing Number 007-122-001.5

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County Kosciusko

Township TURKEY CREEK

District 025 (Local 025) TURKEY CREEK TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 701700-025 DEWART CHANNEL

Section/Plat 31-34-7

Location Address (1) 4294 E DEFREESE RD SYRACUSE, IN 46567

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model N/A

Characteristics

Topography High, Rolling Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2026

Ownership

HOUGH WILLIAM E SR & CHRISTINE 114 E MARY MAC ST WARSAW, IN 46580

Legal

7-122-1.5 PT N 1/2 NW 1/4 31-34-7 .67A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, W/I. Rows include transfers from 05/08/1989 to 01/01/1900.

Notes

7/7/2021 REA: 2022 CORRECTED LOT DEPTH & WDP DIMENSIONS. CHANGED EFF YEAR FROM 1973 TO 1978 FOR UPDATES PER PICTOMETRY - CORRECTED PROPERTY CLASS (SS)
8/24/2017 REA: 2018 CORRECTED LAND TO BE A FRONT LOT FOR REASSESSMENT. (NEIGHBORS ARE ALL PRICED AS FRONT LOTS)
11/14/2006 BP: ADDITION ADD 1SFR 256 SQFT AND WDDK BP# 96952 8/13/96 8000 1/29/97 KR

Res

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change (AA), As Of Date (01/01/2024-2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$109,200-\$0), Improvement (\$199,800-\$0), Total (\$309,000-\$0).

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 50' X 180', CI 50' X 180')

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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.67), Actual Frontage (75), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$109,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$109,200).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family
Story Height 1
Style 40 newer 1 st 1961-20
Finished Area 1670 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	20	\$2,700
Patio, Treated Pine	793	\$3,600

Plumbing

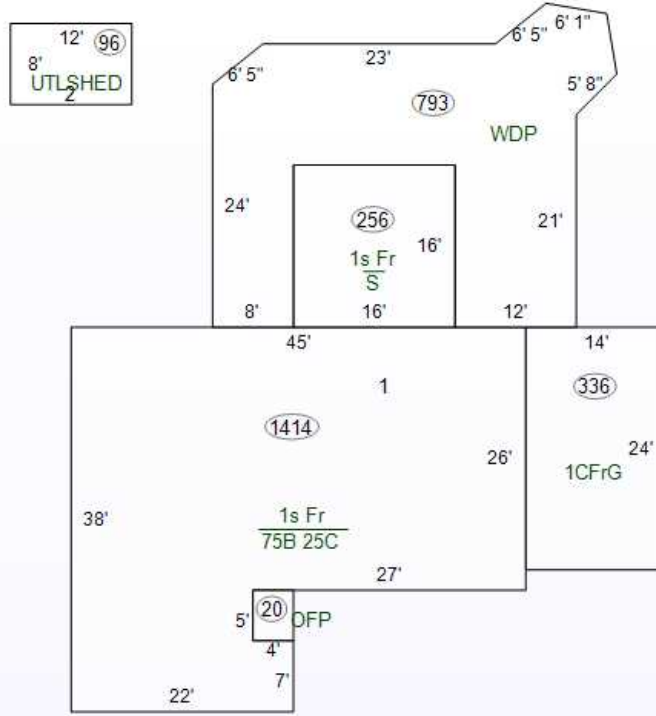
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1670	1670	\$110,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1060	0	\$27,400	
Crawl	354	0	\$3,800	
Slab	256	0	\$0	
			Total Base	\$141,200

Adjustments

1 Row Type Adj. x 1.00		\$141,200
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
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		\$145,200

Sub-Total, 1 Units

Exterior Features (+)	\$6,300	\$151,500
Garages (+) 336 sqft	\$12,600	\$164,100
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
Replacement Cost		\$143,423

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	C-1	1973	1978	46 A		0.92		2,730 sqft	\$143,423	35%	\$93,230	0%	100%	2.120	1.000	100.00	0.00	0.00	\$197,600
2: Utility Shed	1		C	2004	2004	20 A	\$23.66	0.92	\$21.77	8'x12'	\$2,090	50%	\$1,040	0%	100%	2.120	1.000	100.00	0.00	0.00	\$2,200

...Generation after Generation



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Property Services, LLC

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