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

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REAL ESTATE AUCTION TERMS

5.8+/- Acres with Country Home, Pole Barn, Pond, & Building Sites in 3 Tracts!

This property will be offered via Online Auction on Tuesday, October 29, 2024 -- Bidding begins closing out at 6:30 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 for each tract 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 29, 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 \$911.14. 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: Tuesday, October 29, 2024
Bidding begins closing out at 6:30 pm

3792 W. 1000 N., Roann, IN 46974
Pleasant Township • Wabash County

www.BidMetzger.com



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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Tract 3
2.3 Acres

Tract 1
1.5 Acres

Tract 2
2 Acres

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202438389	3792 W 1000 N	Roann	IN 46974	LP \$0
	Area Wabash County	Parcel ID 85-06-16-100-017.000-012	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 3	F Baths 1
	Township Pleasant	Style One and Half Story	REO No	H Baths 0
	School District MCS	Elem Manchester	JrH Manchester	SrH Manchester
	Legal Description Approximately 1.5+/- acres part of: PT NW1/4 16-29-6 5.80AC			
	Directions Take SR 15 to 1000 N, turn east. property is on the north side of the road.			
Inside City	N	City Zoning	County Zoning A1	Zoning Description

Remarks 5.8+/- Acres with Country Home, Pole Barn, Cropland, & Pond offered in 3 Tracts selling via Online Only Auction on Tuesday, October 29, 2024 -- Bidding begins closing out at 6:30 pm! Tract 1: 3 bedroom, 1 bath home & Pole Barn nestled on 1.5+/- acres. As you step inside, you'll be welcomed by a spacious living room that seamlessly opens to the dining room, creating an inviting space for gatherings and entertaining. The eat-in kitchen is ideal for casual meals, while the main floor features a comfortable bedroom and a full bath. Upstairs, you'll find 2 additional bedrooms, offering privacy and versatility for family or guests. The home boasts beautiful hardwood floors throughout. A full unfinished basement presents an opportunity for additional storage or future expansion. Outside, enjoy the expansive grounds highlighted by a 30x60 pole barn, perfect for all your storage needs or hobbies, alongside a 16x24 open shed/garage for even more utility. Embrace the tranquility of rural life while still being close to modern amenities! Bid on each tract individually, in combination,

Agent Remarks Online Auction: Tues. 10.29.24 6:30pm Open House: Wed. 10.23.24 5:30-6pm 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	1,5000	/	65,340	/	180x340	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,616	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	732	Ttl Fin SqFt	1,616	Year Built	1920		
Age	104	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Full Basement, Unfinished	#	7		
Room Dimensions		Baths		Full		Water	WELL	Basement Material					
	RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No		
LR	16 x 18	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	16 x 14	M	B-Blw	0	0	Fuel /	Propane, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No		
FR	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes		
KT	18 x 24	M	Laundry L/W	6 x 18		Cooling	Central Air	Water Soft-Owned	No	Skylight	No		
BK	x		AMENITIES	Ceiling Fan(s)				Water Soft-Rented	No	ADA Features	No		
DN	x							Alarm Sys-Sec	No	Fence			
1B	10 x 14	M						Alarm Sys-Rent	No	Golf Course	No		
2B	14 x 16	U						Garden Tub	No	Nr Wlkg Trails	No		
3B	10 x 16	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No		
4B	x		Outbuilding 1	Pole/Post Building	60 x 32			Pool	No	Off Street Pk			
5B	x		Outbuilding 2	Shed	16 x 24	384		Pool Type					
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Dishwasher, Kitchen Exhaust Hood, Water Heater Electric				
LF	x		Other Fees					FIREPLACE	Wood Burning Stove				
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	10/29/2024	Time	6:30
Financing: Existing		Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$911.14	Exemption	Homestead, Supplemental	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	10/3/2024	Start Showing Date		Exp Date	12/31/2024	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	Mechanical/Combo	Lockbox Location	front door	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)

12-15-23

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer	✓				Septic Field / Bed			✓		
Clothes Washer	✓		✗		Hot Tub	✓				
Dishwasher			✓		Plumbing			✓		
Disposal	✓				Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓		✓		Irrigation Systems	✓				
Hood					Water Heater / Electric			✓		
Microwave Oven	✓				Water Heater / Gas	✓				
Oven			✓		Water Heater / Solar	✓				
Range			✓		Water Purifier			✓		
Refrigerator			✓		Water Softener	✓				
Room Air Conditioner(s)	✓				Well		✓			
Trash Compactor	✓		✗		Septic & Holding Tank/Septic Mound			✓		
TV Antenna / Dish			✓		Geothermal and Heat Pump	✓				
Other:					Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				✗	
					Are the structures connected to a public sewer system?				✗	
					Are there any additions that may require improvements to the sewage disposal system?				✗	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				✗	
					Are the improvements connected to a private/community sewer system?				✗	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning			✓		
Ceiling Fan(s)			✓		Hot Water Heat	✓				
Garage Door Opener / Controls	✓				Furnace Heat / Gas			✓		
Inside Telephone Wiring and Blocks / Jacks	✓				Furnace Heat / Electric	✓				
Intercom	✓		✗		Solar House-Heating	✓				
Light Fixtures			✓		Woodburning Stove (Furnace)			✓		
Sauna	✓				Fireplace	✓				
Smoke / Fire Alarm(s)	✓				Fireplace Insert	✓				
Switches and Outlets			✓		Air Cleaner	✓				
Vent Fan(s)			✓		Humidifier	✓				
60 (100) / 200 Amp Service (Circle one)			✓		Propane Tank			✓		
Generator	✓				Other Heating Source					

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>Anne E. Drubay</i>	Date (mm/dd/yy) 12-15-23	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)

Property address (number and street, city, state, and ZIP code)
3792 W 1050 N Roanoke IN 46974

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>15-20</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
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?		<input checked="" type="checkbox"/>	
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?		<input checked="" type="checkbox"/>	
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"/>	

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?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?	<input checked="" type="checkbox"/>		
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?			<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?	<input checked="" type="checkbox"/>		
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>		
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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 <u>Anne E. Ormsby</u>	Date (mm/dd/yy) <u>12/15/23</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
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 EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

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Average Utilities

	Company	Average Amount
Gas	Propane (filled 1 time a year by Reynolds)	\$ market price 800 gals
Electric	Heartland REMC	\$ Average \$110-200 depending on time of year
Water	well	\$
Other		\$
HOA	None - thank God !!	\$

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

General Information

Parcel Number 85-06-16-100-017.000-012
Local Parcel Number 0090245400

Tax ID:

Routing Number 49.3.1

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

Year: 2023

Location Information

County Wabash

Township PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512510-012
PLEASANT

Section/Plat 16

Location Address (1)
3792 W 1000 N
ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Rolling
Flood Hazard

Public Utilities Electricity
ERA

Streets or Roads Paved
TIF

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 4, 2023
Review Group 2020

Ownership

ORMSBY ANNE & WILLIAM EARL DY
3792 W 1000 N
ROANN, IN 46974

Legal

PT NW1/4 16-29-6 5.80AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 02/21/2007 to 01/01/1900.

Notes

8/15/2019 NC: 2020 ADDED LEANTO WITH REASSESSMENT
8/15/2019 RP: Reassessment Packet 2020

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (5.80), Actual Frontage (0), Developer Discount, Parcel Acreage (5.80), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.36), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (4.44), 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 (\$18,000), 91/92 Value (\$22,200), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$0), CAP 3 Value (\$22,200), Total Value (\$40,200).

General Information

Occupancy Single-Family
Description Single-Family R 01
Story Height 1 1/2
Style N/A
Finished Area 1616 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	182	\$7,000
Porch, Enclosed Frame	126	\$8,100
Wood Deck	80	\$1,800

Plumbing

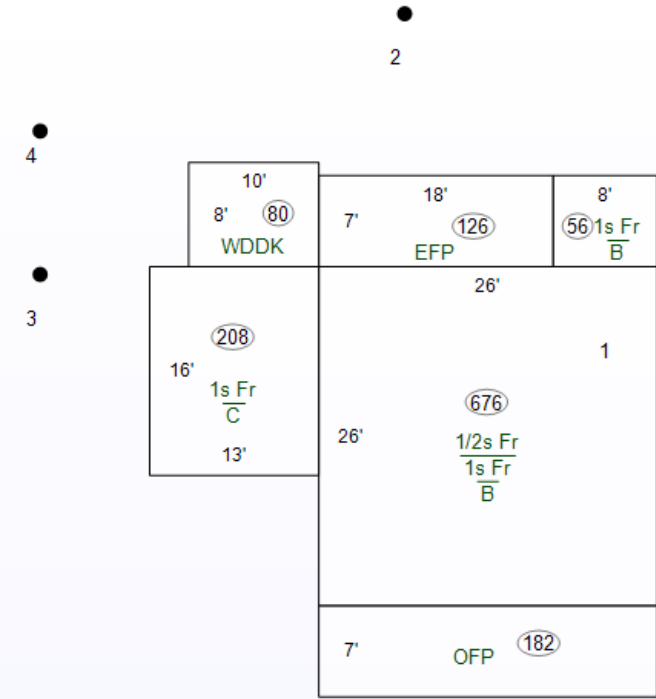
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
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	940	940	\$77,400	
2				
3				
4				
1/4				
1/2 1Fr	676	676	\$24,900	
3/4				
Attic				
Bsmt	732	0	\$22,400	
Crawl	208	0	\$3,100	
Slab				

Total Base \$127,800
Adjustments 1 Row Type Adj. x 1.00 \$127,800

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

Sub-Total, One Unit \$127,800

Sub-Total, 1 Units

Exterior Features (+)	\$16,900	\$144,700
Garages (+) 0 sqft	\$0	\$144,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.88	
Replacement Cost		\$120,969

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01	100%	1 1/2	Wood Frame	C-1	1920	1939	84 G		0.88		2,348 sqft	\$120,969	40%	\$72,580	0%	100%	1.450	1.0000	\$105,200
2: Barn, Pole (T3) R 01	0%	1	T3AW	C	1970	1970	53 F	\$17.08	0.88		32' x 60' x 12'	\$28,134	70%	\$8,440	0%	100%	1.000	1.0000	\$8,400
3: Corn Crib, Frame R 01	0%	1	SV	D	1900	1900	123 P		0.88		20' x 24'		80%		0%	100%	1.000	1.0000	\$700
4: Lean-To	0%	1	Earth Floor	D	2018	2018	5 F	\$5.58	0.88		10'x14' x 10'	\$550	20%	\$440	25%	100%	1.000	1.0000	\$300

...Generation after Generation



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