

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

Country Homestead with Multiple Outbuildings on 3.8+/- Acres!

This property will be offered via Online Auction on Thursday, November 14, 2024 -- Bidding begins closing out at 6:30pm! 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 \$25,000 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 December 20, 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 \$1382.72. 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: Thursday, November 14, 2024

Bidding begins closing out at 6:30 pm

8445 N. 700 W., Roann, IN 46974

Pleasant Township • Wabash County

www.BidMetzger.com



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

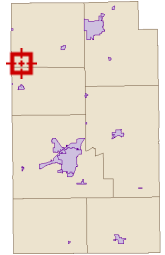
260-982-0238

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

WWW.METZGERAUCTION.COM



Overview



Legend

- Parcels
- Tax Sale Parcels 2022
- Road Centerlines

Parcel ID	85-05-24-300-011.000-012	Alternate ID	n/a	Owner Address	ZELLER RONALD H & PATRICIA A
Sec/Twp/Rng	24-29-05	Class	Res-1-Family 0 - 9.99 acres		8445 N 700 W
Property Address	8445 N 700 W	Acres	3.874		ROANN, IN 46974
	ROANN				
District	PLEASANT TWP				
Brief Tax Description	PT N1/2 SW1/4 24-29-5 3.874AC DITCH 597				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 8/19/2024
 Last Data Uploaded: 8/19/2024 3:29:14 AM

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202439300 8445 N 700 W Roann IN 46974 LP \$0



Area Wabash County Parcel ID 85-05-24-300-011.000-012 Type Site-Built Home Waterfront No
 Sub None Cross Street Bedrms 4 F Baths 2 H Baths 1
 Township Pleasant Style One and Half Story REO No Short Sale No
 School District MCS Elem Manchester JrH Manchester SrH Manchester

Legal Description PT N1/2 SW1/4 24-29-5 3.874AC DITCH 597

Directions From Roann, head north on 700 W. Property is on the east side of the road.

Inside City N City Zoning County Zoning A2 Zoning Description

Remarks Country Homestead with Multiple Outbuildings on 3.8+/- Acres selling via Online Only Auction on Thursday, November 14, 2024 -- Bidding begins closing out at 6:30pm! Beautiful country homestead set on 3.8 acres of serene landscape. This spacious 4-bedroom, 2.5-bath residence features a welcoming covered front porch that invites you to relax and enjoy the peaceful surroundings. The living room flows seamlessly into the dining area, which connects to a large eat-in kitchen, making it perfect for entertaining family and friends. A cozy family room provides an additional space to unwind, while the large master bedroom is bathed in natural light, creating a tranquil haven. The second bedroom on the main floor boasts built-ins and an ensuite bathroom with a stand-up shower for added convenience. Upstairs, you'll find 2 additional bedrooms that offer plenty of space for everyone. This property also includes a 1-car attached garage and a second 1-car detached garage, providing ample parking and storage options. Step outside to enjoy the complete with an

Agent Remarks Online Auction: Thurs. 11.14.24 6:30pm Open House: Mon. 11.11.24 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	3.8700	/	168,751	/	430x380	Lot Desc	3-5.9999					
Above Gd Fin SqFt		2,016	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	305	Ttl Fin SqFt	2,016	Year Built	1920
Age	104	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Crawl, Partial Basement		#		5	
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material						
	RM DIM	LV	B-Main	2	1	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No			
LR	16 x 24	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	10 x 14	M	B-Blw	0	0	Fuel /	Hot Water	Dryer Hookup G/E	No	Split FlrPln	No			
FR	14 x 16	M	Laundry Rm	Baseme		Heating		Disposal	No	Ceiling Fan	Yes			
KT	16 x 24	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No			
BK	x		AMENITIES		Ceiling Fan(s), Garage Door Opener			Water Soft-Rented	No	ADA Features	No			
DN	x							Alarm Sys-Sec	No	Fence				
1B	14 x 20	M						Alarm Sys-Rent	No	Golf Course	No			
2B	10 x 14	M						Garden Tub	No	Nr Wlkg Trails	No			
3B	10 x 14	U	Garage	1.0	/ Attached	/	21 x 12	/	252.00	Jet Tub	No	Garage Y/N	Yes	
4B	14 x 16	U	Outbuilding 1	Pole/Post Building	80 x 40			Pool	Yes	Off Street Pk				
5B	x		Outbuilding 2	Pole/Post Building	60 x 26	1560		Pool Type	Above Ground					
RR	x		Assn Dues			Frequency	Not Applicable	SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Kitchen Exhaust Hood, Water Heater Gas, Water Softener-Owned					
LF	x		Other Fees											
EX	x		Restrictions											

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	11/14/2024	Time	6:30
Financing: Existing		Proposed		Location	Online Only: bidmetzger.com		
Annual Taxes	\$1,382.72	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	10/10/2024	Start Showing Date		Exp Date	1/31/2025	Owner/Seller a Real Estate Licensee	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)

10-4-24

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)

8445 N 700 W, Roann, IN 46974

1. The following are in the conditions indicated:

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

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

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>Donald H. Zeller</i>	Date (mm/dd/yy) 10/4/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Patricia A. Zeller</i>	Date (mm/dd/yy) 10/4/24	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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

	Yes	No	Do Not Know
Are the structures connected to a public water system?		<input checked="" type="checkbox"/>	
Are the structures connected to a public sewer system?		<input checked="" type="checkbox"/>	
Are there any additions that may require improvements to the sewage disposal system?		<input checked="" type="checkbox"/>	
If yes, have the improvements been completed on the sewage disposal system?		<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community water system?		<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community sewer system?		<input checked="" type="checkbox"/>	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	<input checked="" type="checkbox"/>			
Central Air Conditioning			<input checked="" type="checkbox"/>	
Hot Water Heat <i>5yr old</i>			<input checked="" type="checkbox"/>	
Furnace Heat / Gas	<input checked="" type="checkbox"/>			
Furnace Heat / Electric	<input checked="" type="checkbox"/>			
Solar House-Heating	<input checked="" type="checkbox"/>			
Woodburning Stove	<input checked="" type="checkbox"/>			
Fireplace	<input checked="" type="checkbox"/>			
Fireplace Insert	<input checked="" type="checkbox"/>			
Air Cleaner	<input checked="" type="checkbox"/>			
Humidifier	<input checked="" type="checkbox"/>			
Propane Tank	<input checked="" type="checkbox"/>			
Other Heating Source	<input checked="" type="checkbox"/>			

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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>4.5</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?	<input checked="" type="checkbox"/>		
If yes, how many layers? <u>2</u>			

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 <i>[Signature]</i>	Date (mm/dd/yy) <u>10/4/24</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>10/4/24</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**

85-05-24-300-011.000-012

ZELLER RONALD H & PATRICIA

8445 N 700 W

511, 1 Family Dwell - Unplatted (0 to 9.9

PLEASANT

/85 1/2

General Information

Parcel Number 85-05-24-300-011.000-012
Local Parcel Number 0090252600

Tax ID:

Routing Number 14

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

Year: 2024

Location Information

County Wabash
Township PLEASANT TOWNSHIP
District 012 (Local 012) PLEASANT TOWNSHIP
School Corp 8045 MANCHESTER COMMUNITY
Neighborhood 8512510-012 PLEASANT
Section/Plat 24
Location Address (1) 8445 N 700 W ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Static

Printed Wednesday, April 10, 2024
Review Group 2024

Ownership

ZELLER RONALD H & PATRICIA A
8445 N 700 W
ROANN, IN 46974

Legal

PT N1/2 SW1/4 24-29-5 3.874AC DITCH 597



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 09/29/2004 and 01/01/1900.

Notes

9/6/2023 RP: Reassessment Packet 2024
12/5/2016 NC: 2016 PERMIT FOR REPLACEMENT POLE BLDG - REMOVED T31SO & RE-CHECK 2017 FOR POLE BARN 2017 ADDED POLE BARN

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 (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp 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. %, Market Factor, Cap 1, Cap 2, Cap 3, Value. Rows include 9, 91, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (3.87), Actual Frontage (0), Developer Discount, Parcel Acreage (3.87), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.18), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (2.69), 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 (\$13,500), Supp. Page Land Value, CAP 1 Value (\$18,000), CAP 2 Value (\$13,500), CAP 3 Value (\$0), Total Value (\$31,500).

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	2016 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	80	\$6,100
Porch, Open Frame	98	\$4,900

Plumbing

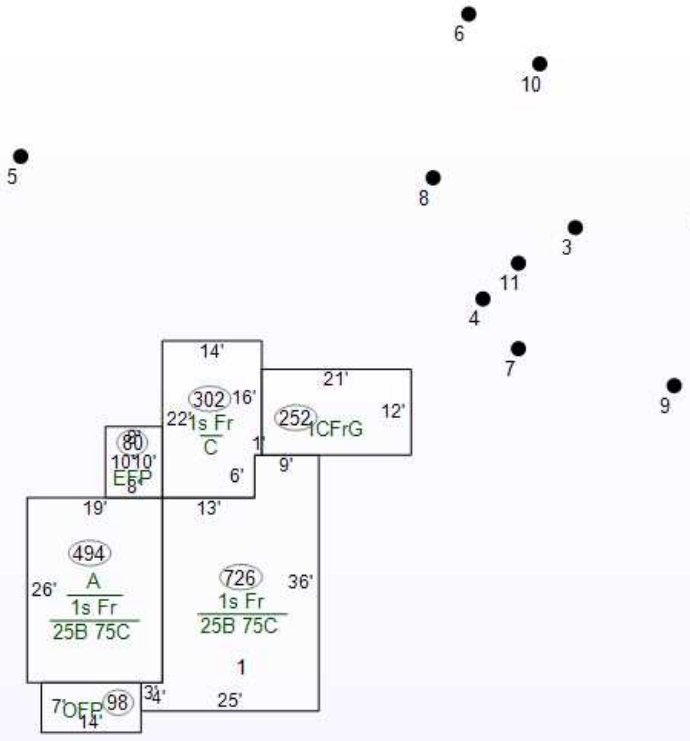
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1522	1522	\$103,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	494	494	\$11,000	
Bsmt	305	0	\$15,600	
Crawl	1217	0	\$6,500	
Slab				

Total Base \$136,100

Adjustments 1 Row Type Adj. x 1.00 \$136,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1522 A:494	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$144,100

Sub-Total, 1 Units

Exterior Features (+) \$11,000 \$155,100

Garages (+) 252 sqft \$9,900 \$165,000

Quality and Design Factor (Grade) 0.85

Location Multiplier 0.87

Replacement Cost \$122,018

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 R 01	1	Wood Fr	D+1	1920	1950	74	G		0.87		2,321 sqft	\$122,018	45%	\$67,110	0%	100%	1.500	1.000	100.00	0.00	0.00	\$100,700
2: Barn, Pole (T3)	1	T3AW	C	2016	2016	8	A	\$14.98	0.87		40' x 80' x 14'	\$31,630	20%	\$25,300	0%	100%	1.000	1.000	100.00	0.00	0.00	\$25,300
3: Barn, Pole (T3) R 01	1	T3AW	C	1955	1955	69	F	\$18.02	0.87		26' x 60' x 10'	\$23,139	70%	\$6,940	0%	100%	1.000	1.000	0.00	100.00	0.00	\$6,900
4: Barn, Pole (T3) R 01	1	T3AW	C	1969	1969	55	F	\$20.54	0.87		26' x 36' x 8'	\$12,402	70%	\$3,720	0%	100%	1.000	1.000	0.00	100.00	0.00	\$3,700
5: Barn, Pole (T3) R 01	1	T31SO	C	1900	1900	124	F	\$19.43	0.87		19' x 30' x 6'	\$6,737	70%	\$2,020	0%	100%	1.000	1.000	0.00	100.00	0.00	\$2,000
6: Barn, Pole (T3) R 01	1	T3AW	C	1965	1965	59	A	\$14.85	0.87		46' x 72' x 8'	\$30,359	65%	\$10,630	0%	100%	1.000	1.000	100.00	0.00	0.00	\$10,600
7: Car Shed R 01	1		C	1948	1948	76	F	\$24.16	0.87	\$21.02	16'x30'	\$10,089	70%	\$3,030	50%	100%	1.000	1.000	0.00	100.00	0.00	\$1,500
8: Milking Parlor R 01	1		C	1955	1955	69	F	\$26.29	0.87		19'x44'	\$19,121	70%	\$5,740	50%	100%	1.000	1.000	0.00	100.00	0.00	\$2,900
9: Pool, Above Ground (circu	1		D	1995	1995	29	A		0.87		24' Circ	\$3,619	85%	\$540	50%	100%	1.000	1.000	100.00	0.00	0.00	\$300
10: Silo R 01	1	SV	C	1962	1962	62	P		0.87		16' x 50'		80%		0%	100%	1.000	1.000	0.00	100.00	0.00	\$500
11: Silo R 01	1	Glass Lin	C	1969	1969	55	F		0.87		22' x 40'	\$51,678	70%	\$15,500	80%	100%	1.000	1.000	0.00	100.00	0.00	\$3,100

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM