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**PROVIDING PROFESSIONAL AUCTION,
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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
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ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

2 BEDROOM TOWNHOUSE WITH FENCED-IN YARD!

This property will be offered via Online Only Auction on Friday, December 27, 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before January 31, 2025. 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 \$0.00. 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: Friday, December 27, 2024

Bidding begins closing out at 6 pm!

41026 Gunter Ct., Peru, IN 46970

Pipe Creek Township • Miami County

www.BidMetzger.com



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

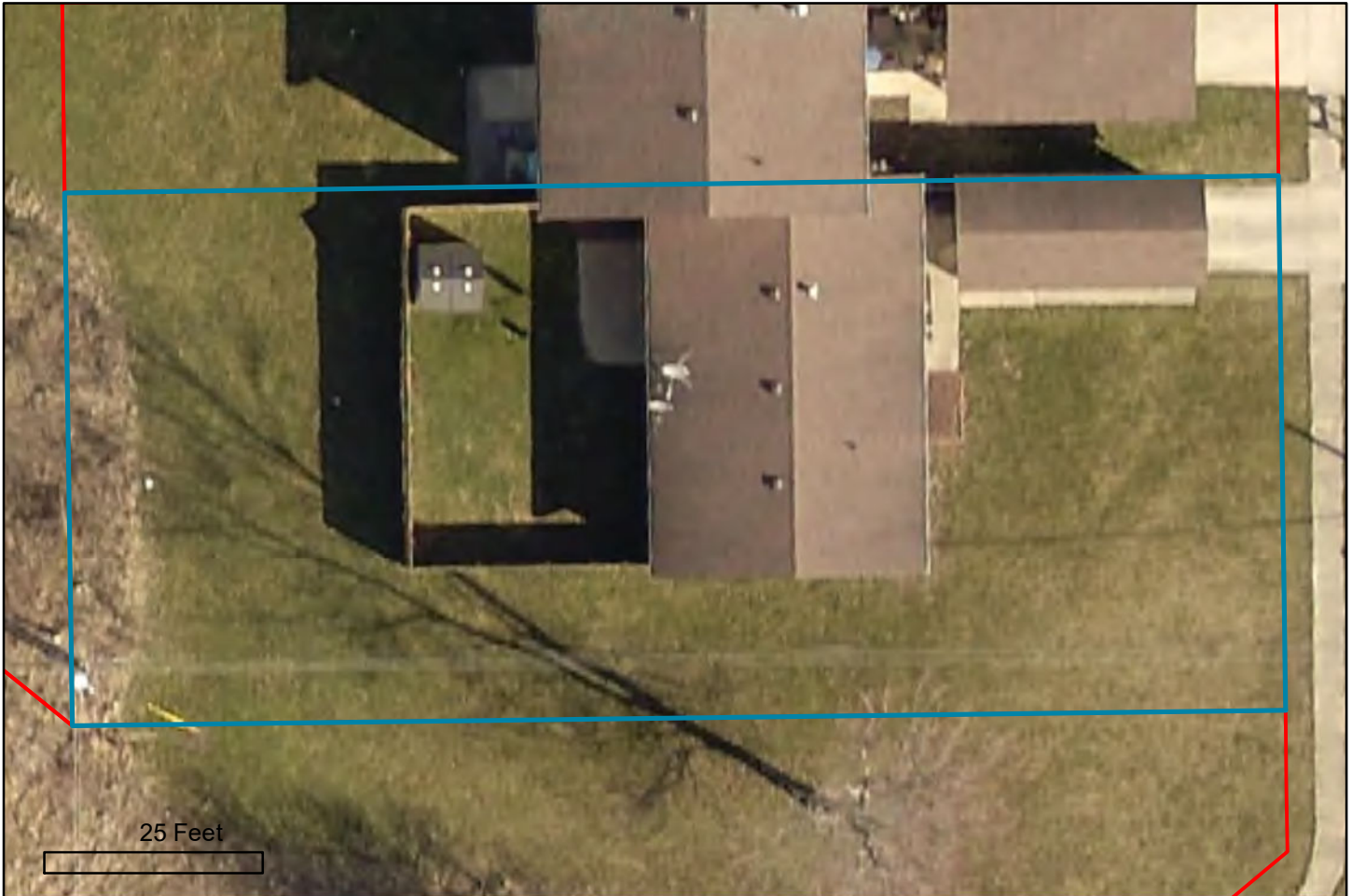
260-982-0238

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Miami County, IN

41026 GUNTER CT., PERU, IN 46970
52-10-26-201-431.000-017



Parcel Information


Parcel Number: 52-10-26-201-431.000-017
Alt Parcel Number: 016-00911-23
Property Address: 41026 GUNTER CT.
PERU, IN 46970
Neighborhood: Eagles Pointe Cardinal Est (O)
Property Class: 1 Family Dwell - Platted Lot
Owner Name: Mitchell, Raquel J
Owner Address: 41026 Gunter Ct
PERU, IN 46970
Legal Description: 016-00911-23 THE ESTATES AT EAGLE'S
POINTE; LOT 1123; 41026 GUNTER CT
33 00911 23

Taxing District

Township: PIPE CREEK TOWNSHIP
Corporation: MACONAQUAH

Land Description

<u>Land Type</u>	<u>Acreage</u>	<u>Dimensions</u>
F	None	61x138

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202446497	41026 Gunter Court	Peru	IN 46970	LP \$0
	Area Miami County	Parcel ID 52-10-26-201-431.000-017	Type Site-Built Home	Waterfront No
	Sub Estates at Eagle Pointe	Cross Street	Bedrms 2	F Baths 1
	Township Pipe Creek	Style Attached	REO No	H Baths 0
	School District MACON	Elem Pipe	JrH Maconaquah	SrH Maconaquah
Legal Description 016-00911-23 THE ESTATES AT EAGLE'S POINTE LOT 1123 41026 GUNTER CT 33 00911 23				
Directions From SR 218, turn south into Eagle's Pointe subdivision onto Warhawk Rd. Turn right (west) onto Lincoln, then left (south) on				
Inside City N	City Zoning	County Zoning R3	Zoning Description	

Remarks 2 Bedroom Townhouse with Fenced-in Yard selling via Online Only Auction on Friday, December 27, 2024 -- Bidding begins closing out at 6 pm! 2-bedroom, 1-bath well-maintained townhouse, conveniently located as an end unit connected to just five others. This home features new tile flooring and a new bathroom, providing a fresh and modern ambiance throughout. With a new furnace, you can enjoy efficient heating year-round. The property also includes a carport for convenient parking and a fenced backyard, perfect for pets or outdoor gatherings. The HOA fees are \$65 a month, which covers essential services like trash removal and lawn mowing, allowing you to spend your time enjoying the community amenities. Residents have access to a community gym, tennis courts, parks, and a refreshing swimming pool. Don't miss the opportunity to make this lovely space your own! Open House: Monday, December 23rd 5:30-6pm

Agent Remarks Online Auction: Fri. 12.27.24 6pm Open House: Mon. 12.23.24 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 1123	Lot	0.1900	/	8,418	/	61X138	Lot Desc	0-2.9999						
Age	54	New Const	No	Date Complete	Ext	Vinyl	Bsm	Slab		Ttl Fin SqFt	1,059	Year Built	1970	#	5
Room Dimensions		Baths	Full	Hal	Water	CITY	Basement Material								
LR	24 x 12	M	B-Main	1	0	Well Type	Dryer Hookup Gas	No	Fireplace	No					
DR	x		B-Upper	0	0	Sewer	Dryer Hookup Elec	Yes	Guest Qtrs	No					
FR	x		B-Blw G	0	0	Fuel /	Dryer Hookup G/E	No	Split FlrPln	No					
KT	10 x 15	M	Laundry Rm	Main		Heating	Disposal	No	Ceiling Fan	No					
BK	x		Laundry L/W	x		Cooling	Water Soft-Owned	No	Skylight	No					
DN	x		AMENITIES Dryer Hook Up Electric, Porch Open, Range /Oven Hook Up Gas, Main Level Bedroom Suite, Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No					
1B	12 x 10	M					Alarm Sys-Sec	No	Fence	Privacy, Wood					
2B	12 x 12	M					Alarm Sys-Rent	No	Golf Course	No					
3B	x		Garage	/	/	x	Garden Tub	No	Nr Wlkg Trails	No					
4B	x		Outbuilding 1	None		x	Jet Tub	No	Garage Y/N	No					
5B	x		Outbuilding 2			x	Pool	No	Off Street Pk						
RR	x		Assn Dues	\$65.00		Frequency	Pool Type		SALE INCLUDES	Water Heater Gas					
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 12/27/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$0.00	Exemption Disabled Vet, Homestead,	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 12/6/2024	Start Showing Date	Exp Date 2/28/2025	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)

11-22-2024

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)

41026 Gunter Ct. Peru, IN 46970

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:				

not included
not included
not included

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing				
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas				
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

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

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				
Central Air Conditioning				
Hot Water Heat	X			
Furnace Heat / Gas				
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	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 <i>Raquel Mitchell</i>	Date (mm/dd/yy) 11/22/24	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)

41026 Gunter Ct, Peru, IN 46970

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>4+</u> Years.			X
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

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

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Signature of Seller <u>Raquel Mitchell</u>	Date (mm/dd/yy) <u>11/22/24</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)	Signature of Seller (at closing)	Date (mm/dd/yy)

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Average Utilities

Utility	Company	Average Amount
Gas	NIPSCO	\$ 55.00
Electric	Miami Cass REMC	\$ 100.00
Water	Peru Utilities	\$ 50.00
Septic/Sewer	included with water	\$
HOA	Eagles Pointe HOA	\$ 65.00
Other		\$
Additional Notes	HOA Fees cover Trash pickup, mowing (in unfenced areas) and use of recreational facilities	

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**

52-10-26-201-431.000-017

Mitchell, Raquel J

41026 GUNTER CT.

510, 1 Family Dwell - Platted Lot

Eagles Pointe Cardinal Est

General Information

Parcel Number
52-10-26-201-431.000-017

Local Parcel Number
0160091123

Tax ID:

Routing Number
10-26-217-132

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Miami

Township
PIPE CREEK TOWNSHIP

District 017 (Local 017)
PIPE CREEK TOWNSHIP

School Corp 5615
MACONAQUAH

Neighborhood 16147-017
Eagles Pointe Cardinal Est (O)

Section/Plat

Location Address (1)
41026 GUNTER CT.
PERU, IN 46970

Zoning

Subdivision

Lot

Market Model
16147-017

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Monday, April 15, 2024

Review Group 2022

Ownership

Mitchell, Raquel J
41026 Gunter Ct
PERU, IN 46970

Legal

016-00911-23 THE ESTATES AT EAGLE'S POINTE
LOT 1123 41026 GUNTER CT
33 00911 23



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/12/2023	Mitchell, Raquel J		QUIT	23/2024		I
12/07/2017	Menning, Randall G		Wa	17/5296	\$28,000	I
06/11/2012	Gingerich, Cristina M a		Sp	12/2469	\$15,700	I
03/22/2012	Federal national Mortg		Sh	12/1176	\$50,681	I
01/02/2007	Archer, C Cheryl		CW	7/0049	\$54,900	I
12/29/2004	EAGLES EYE ASSOC		WD	/		I

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	Reassessment	AA	AA
As Of Date	04/12/2024	04/11/2023	04/06/2022	04/05/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600
Land Res (1)	\$10,600	\$10,600	\$10,600	\$10,600	\$10,600
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$36,000	\$36,400	\$36,400	\$33,400	\$36,400
Imp Res (1)	\$36,000	\$36,100	\$36,100	\$33,200	\$36,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$300	\$300	\$200	\$200
Total	\$46,600	\$47,000	\$47,000	\$44,000	\$47,000
Total Res (1)	\$46,600	\$46,700	\$46,700	\$43,800	\$46,800
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$300	\$300	\$200	\$200

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 22' X 130', CI 22' X 130')

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
F	F		61	61x138	1.02	\$250	\$255	\$15,555	-32%	1.0000	100.00	0.00	0.00	\$10,580

Land Computations

Calculated Acreage	0.19
Actual Frontage	61
Developer Discount	<input type="checkbox"/>
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	\$10,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,600

Data Source External Only

Collector

Appraiser 10/29/2021 Brian

General Information

Occupancy	Row Type
Description	Row Type R 01
Story Height	1
Style	N/A
Finished Area	1059 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input 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
Patio, Concrete	48	\$300
Canopy, Roof Extension	48	\$800
Patio, Concrete	80	\$500
Patio, Concrete	112	\$600

Plumbing

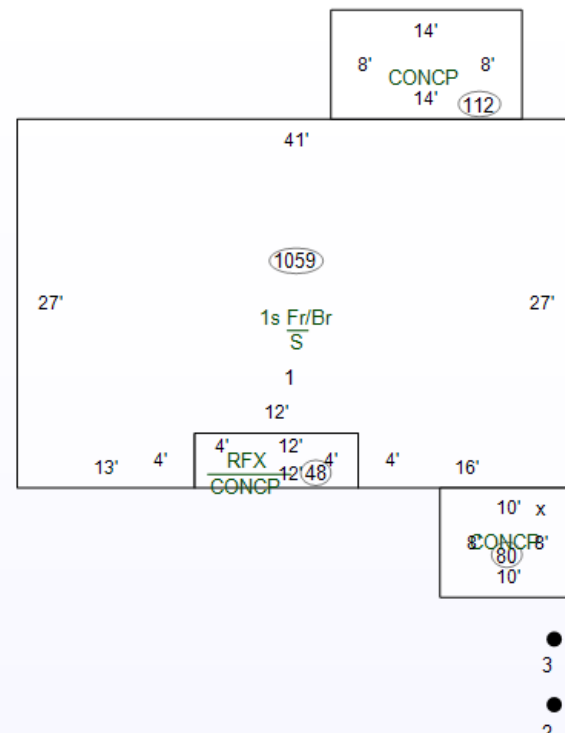
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	5

Heat Type

Central Warm Air



Description	Count	Value
3		
2		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1059	1059	\$84,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1059	0	\$0	
Total Base			\$84,200	

Adjustments

6 Row Type Adj. x 0.86		\$72,412
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1059	\$3,100
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$75,512

Sub-Total, 1 Units

Exterior Features (+) \$2,200 \$77,712

Garages (+) 0 sqft \$0 \$77,712

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.87

Replacement Cost \$54,088

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: Row Type R 01	1	1/6 Maso	D	1970	1970	54 A		0.87		1,059 sqft	\$54,088	45%	\$29,750	0%	100%	1.000	1.190	100.00	0.00	0.00	\$35,400
2: Car Shed R 01	1		D	1970	1970	54 A	\$10.10	0.87	\$7.03	14'x20'	\$1,968	65%	\$690	60%	100%	1.000	1.000	100.00	0.00	0.00	\$300
3: Utility Shed R 01	1		C	1970	1970	54 A	\$31.58	0.87	\$27.47	5'x11'	\$1,511	65%	\$530	50%	100%	1.000	1.000	100.00	0.00	0.00	\$300

...Generation after Generation



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