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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!**



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260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

3 BEDROOM HOME WITH 2-CAR ATTACHED GARAGE!

This property will be offered via Online Only Auction on Wednesday, February 12, 2025 -- 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 March 14, 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 \$74.00. 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.

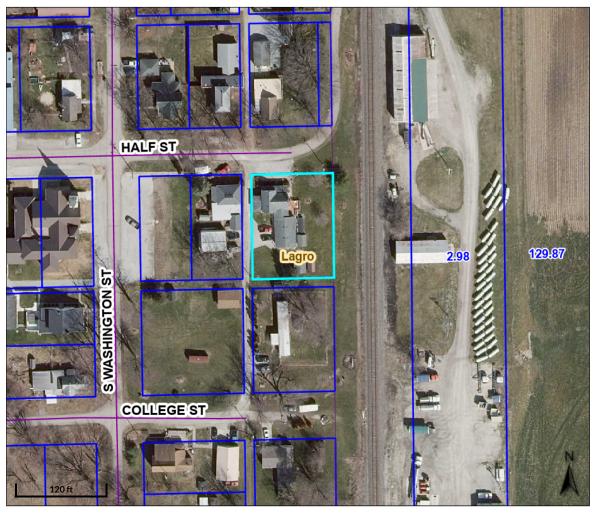
Online Auction: Wednesday, February 12, 2025 Bidding begins closing out at 6 pm!

165 E. Half St., Urbana, IN 46990 Lagro Township • Wabash County

www.BidMetzger.com



Beacon Wabash County, IN



Overview

Legend

Parcels

Road Centerlines

Parcel ID

025.000-003

Sec/Twp/Rng 07-28-07 165 E HALF ST

Property Address **URBANA** District

Brief Tax Description

85-11-07-101-Alternate n/a

Class One Family

Dwelling Platted

Acreage **LAGRO TWP**

SPEICHERS (URBANA) LOTS 7 & 8

DITCH 584, 660 & 664

(Note: Not to be used on legal documents)

SHEPHERD EDWARD & ELSIE L/E THEN DWANE SHEPHERD, DEVON SHEPHERD & DELINDA PINSON

PO BOX 84

Owner

Address

URBANA, IN 46990

Date created: 11/7/2024

Last Data Uploaded: 11/7/2024 3:59:14 AM





Residential Agent Full Detail Report



Status Active CDO n Property Type RESIDENTIAL DOM 0 Auction Yes MLS# 202500919 165 E Half Street Urbana IN 46990 LP \$0 Area Wabash County Parcel ID 85-11-07-101-025.000-003 Type Site-Built Home Waterfront No F Baths 1 H Baths 0 Sub None **Cross Street** Bedrms 3 Township Lagro Style One and Half Story REO No Short Sale No School District WAC JrH Northfield Elem Metro North/Sharp SrH Northfield Legal Description SPEICHERS (URBANA) LOTS 7 & 8 DITCH 584, 660 & 664 **Directions** Turn east off of SR 13 onto Half St. in Urbana. Property will be on your right. **Inside City** City Zoning R1 **County Zoning Zoning Description**

Remarks 3 Bedroom Home with 2-Car Attached Garage selling via Online Only Auction on Wednesday, February 12, 2025 -- Bidding begins closing out at 6 pm! 3-bedroom, 1-bath home that perfectly blends comfort and functionality. There is a large eat-in kitchen that offers convenient access to a lovely deck, making it ideal for outdoor dining and entertaining. A living room & a cozy sitting room, which could easily serve as a formal dining area, provide versatile living options. The master suite connects to the full bath complete with a washer for added convenience, while a small mechanical room nearby houses the dryer. Upstairs, you'll find 2 additional bedrooms along with a generous 14x14 landing area, perfect for a play space or study nook. Completing this property is a 2-car attached garage, offering ample storage and parking. This home is a wonderful opportunity for anyone looking to settle in a welcoming neighborhood! Open House: Saturday, February 8th 1-1:30pm

Agent Remarks Online Auction: Wed. 2.12.25 6pm Open House: Sat. 2.8.25 1-1:30pm 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 0	Lot	0.310	00 / 13	,464 /	102X132	Lot De	sc 0-2.9999				
Abo	ve Gd Fin S	qFt 1,6	59 Above Gd U	nfin SqFt	0 Belov	w Gd Fin SqFt 0		Ttl Below Gd SqFt 10	0 Ttl Fin Sq	j Ft 1,659	Year Built	1910
Age	115 Ne v	w Const	No Dat	e Complete		Ext Vinyl		Bsmt Crawl, Partial	Basement		#	7
Ro	om Dimensi	<u>ons</u>	Baths Ful	l Hal	Water	WELL		Basement Material				
	RM DIM	LV	B-Main 1	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No	
LR	16 x 20	M	B-Upper 0	0	Sewer	Septic		Dryer Hookup Elec	No	Guest Qtrs	No	
DR	12 x 16	M	B-Blw G 0	0	Fuel /	Gas, Forced Air		Dryer Hookup G/E	Yes	Split Firpin	No	
FR	Χ		Laundry Rm	Main	Heating			Disposal	No	Ceiling Fan	Yes	
KT	16 x 20	M	Laundry L/W	Χ	Cooling	Central Air		Water Soft-Owned	Yes	Skylight	No	
BK	Χ					g Fan(s), Deck Op	en,	Water Soft-Rented	No	ADA Feature	s No	
DN	Х		Dryer Hook Up Covered, Rang		•	Opener, Porch		Alarm Sys-Sec	No	Fence		
1B	15 x 15	M	Covered, Many	e/Oven 1100	K Op Liec, i	ub/Silowei		Alarm Sys-Rent	No	Golf Course	No	
2B	12 x 14	U						Garden Tub	No	Nr Wlkg Trail	s No	
3B	15 x 16	U	Garage	2.0 / Att	ached /	36 x 24 / 864	.00	Jet Tub	No	Garage Y/N	Yes	
4B	Х		Outbuilding 1		14	4 x 16		Pool	No	Off Street Pk		
5B	Χ		Outbuilding 2			X		Pool Type				
RR	Χ		Assn Dues		Freque	ncy Not Applicab	le		Sump Pump, Wa	ter Heater Gas	, Water Soft	ener
LF	X		Other Fees					-Owned				
EX	14 x 14	U	Restrictions									

Water Access	Wtr Name		Water Fron	tage	Channel
Water Features			Water Type	•	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date	1/17/2025	Time 6 pm	Location Online Only: bidmetzger.com

Excluded Party None Financing: Existing Proposed **Assessed Value** Annual Taxes \$74.00 **Exemption** Disabled, Homestead, Year Taxes Payable 2024

Possession at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050 chad@metzgerauction.com List Agent - User Code UP388053395 Agent E-mail **List Team**

Co-List Office Co-List Agent

Showing Instr Showingtime or Open House

List Date 1/10/2025 Exp Date 3/31/2025 Owner/Seller a Real Estate Licensee No Start Showing Date Agent/Owner Related No

Seller Concessions Offer Y/N **Seller Concession Amount \$**

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 **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.

Page Number: Page 1 of 1 01/10/2025 10:12 AM

Sell Team

1616

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

Date (month, day year) 12. 24. 24

State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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, str	ate, and ZIP o	ode)	16 T	Hal-	fst. Uybana, IN	44	440			
The following are in the condition	ns indicated	:	100	1 10/1	101 001 001 111	14 1			11	
A. APPLIANCES	None/Not Included/ Rented	D - 6 41	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Defe		Do Not Know
Built-in Vacuum System	X				Cistern	X		17.		
Clothes Dryer	X		1	· leter	Septic Field / Bed	252 1-1-71		X	11	Barrier .
Clothes Washer	X			2000	Hot Tub	X				The state of
Dishwasher			12.17	X	Plumbing			V		
Disposal	X	1.4	11.7		Aerator System	×				
Freezer	X				Sump Pump			Y		
Gas Grill	X				Irrigation Systems	X		1		Time.
Hood	Y				Water Heater / Electric	X		15		
Microwave Oven	Ŷ				Water Heater / Gas			1	,	
Oven	1		V		Water Heater / Solar	X			Str	
Range	122 1		1	1-1-1	Water Purifier	111 1111				
Refrigerator	1		V	100	Water Softener			V	,	
Room Air Conditioner(s)	V		-		Well		10.19	V		
Trash Compactor	Ŷ		13 4 5 1 5 6 6		Septic & Holding Tank/Septic Mound	X	1000	1		
TV Antenna / Dish	v				Geothermal and Heat Pump	V				1.1.1.1
Other:	1 A			G Green	Other Sewer System (Explain)	À				Peris.
Other.					Swimming Pool & Pool Equipment	X			[3.8]	
									1	Do No
	1 77					1000		Yes	No	Know
	1 111 11				Are the structures connected to a publi	ic water sy	stem?		X	
					Are the structures connected to a publi	ic sewer sy	stem?		X	
B. ELECTRICAL SYSTEM	None/Not Included/	Defective	Not Defective	Do Not Know	Are there any additions that may require to the sewage disposal system?	re improve	ments			X
Air Purifier	Rented				If yes, have the improvements been con sewage disposal system?	mpleted or	the			
Burglar Alarm	X				Are the improvements connected to a p	private/com	nmunity		1272	1.00
Ceiling Fan(s)	-		X		water system?					
Garage Door Opener / Controls			χ		Are the improvements connected to a p sewer system?	orivate/com	imunity			
Inside Telephone Wiring and Blocks / Jacks	722		X		D. HEATING & COOLING SYSTEM	None/Not Included/ Rented			ot	Do No
Intercom	У				Attic Fan	Kenteu		111		
Light Fixtures		100	X		Central Air Conditioning			1	,	
Sauna	X				Hot Water Heat	No. 2		1		
Smoke / Fire Alarm(s)	X				Furnace Heat / Gas	100		Y	1	1
Switches and Outlets	1		Y	3111	Furnace Heat / Electric			^		
Vent Fan(s)	X		2.31		Solar House-Heating					
60 / 100 / 200 Amp Service		1			Woodburning Stove					
(Circle one)						1 2 2 2 2				
Generator	112 112				Fireplace Insert				1.1	100
NOTE: "Defect" means a condition to	hat would ha	ave a signif	icant adver	se effect	Fireplace Insert					
on the value of the property, that wo	uld significa	ntly impair	the health	or safety	Air Cleaner		3 3 3 3 3 3 3			
of future occupants of the property,	or that if not	repaired, r	emoved or	replaced	Humidifier		Car a la			
would significantly shorten or adver	sely affect t	ne expecte	a normal li	te of the	Propane Tank	-			1	
premises.	10.00				Other Heating Source			2-11	1- 0	UDDEL
ACTUAL KNOWLEDGE. A disclosubstitute for any inspections or vany material change in the physic	sure form varranties to al condition	is not a w hat the pro	arranty by espective b operty or c	the owner ouyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the coner may later obtain. At or before settled purchaser at settlement that the condition rchaser hereby acknowledge receipt	ment, the tion of the	owner is reproperty	y not equir is su	ed to bstar	disclos
Signature of Seller		Date (mm		16	Signature of Buyer		Date (mm/de	d/yy)	***	
Signature of Seller		Date (mm	.14.1	4	Signature of Buyer	Г	Date (mm/do	d/vv)		
organization of deliter		Date (min						,,,,		-
					me as it was when the Seller's Disclosure f			-		

	14	JE	MUL	1 31 - MY/WILL IN 41	1910	1	
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
Age, if known: Years.			X	Do structures have aluminum wiring?			X
		V		Are there any foundation problems with the structures?			X
Does the roof leak? Is there present damage to the roof?		X		Are there any encroachments?			X
Is there more than one layer of shingles		_		Are there any violations of zoning,			X
on the house?			X	building codes, or restrictive covenants? Is the present use a non-conforming use?			-
If yes, how many layers?		12.77		Explain:	100		
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?			Х				
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?		×		1.6			
Has there been manufacture of		1		Is the access to your property via a private road?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?	X	113.	
Explain:				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?			5
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?			X
			*1.0	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?		- 3	X
			e ilea, il	Do you currently pay flood insurance?		X	
				Does the property contain underground storage tank(s)?	17 177	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	
ACTUAL KNOWLEDGE. A disclosure form i a substitute for any inspections or warrant to disclose any material change in the phys	s not a wa les that the	arranty b e prospe ition of the	y the owner ective buyer he property	Seller, who certifies to the truth thereof, base or or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settle or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge in	re form ment, the	nay not be owner is ion of the	require
Signature of Seller	Date (mm	(dd/yy)4	74	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	ne property	is substa	ntially the sa	me as it was when the Seller's Disclosure form was	originally p	provided to	the Buy
Signature of Seller (at closing)	Date (mm/	/dd/yy)		Signature of Seller (at closing)	Date (mm/	dd/yy)	(



Average Utilities

Utility	Company	Average Amount
Gas	Nipsco	\$
Electric	Duke	\$
Water	Well	\$
Septic/Sewer	septic	\$
ноа	<u> 1</u>	\$
Other		\$
Additional Notes		
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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
 - o Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o Click the empty box to Agree to the Auction Terms and Conditions
 - o 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

SHEPHERD EDWARD & ELSIE L/E T

& DELINDA PINSON PO BOX 84

URBANA, IN 46990

Notes

7/14/2021 RP: Reassessment Packet

General Information

Parcel Number

85-11-07-101-025.000-003

Local Parcel Number 0020128700

Tax ID:

Routing Number 7A.50

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location	Information
Location	IIIIOIIIIauoii

County Wabash

Township LAGRO TOWNSHIP

District 003 (Local 003) LAGRO TOWNSHIP

School Corp 8050 M.S.D. WABASH COUNTY

Neighborhood 8503511-003 **URBANA/LAGRO TWP**

Section/Plat

Location Address (1) 165 E HALF ST **URBANA, IN 46990**

Zoning

Subdivision

Lot

Market Model

N/A

Characte	ristics
Topography Level	Flood Hazard
Public Utilities Gas, Electricity	ERA
Streets or Roads Paved	TIF

Neighborhood Life Cycle Stage

Static

Printed Wednesday, April 10, 2024

Review Group 2022 Data Source Estimated

Ownership

	Ira	inster of Ownership		
Date	Owner	Doc ID Code	Book/Page Adj Sale Price	V/I
11/20/2008	SHEPHERD EDWARD	QC	/	- 1
11/27/1989	SHEPHERD EDWARD	0 WD	1	- 1
01/01/1900	SHEPHERD DEVON	WD	1	

Legal

SPEICHERS (URBANA) LOTS 7 & 8 DITCH 584, 660 & 664

Res

Reason For Change As Of Date AA 01/01/2024 AA 01/01/2023 AA 01/01/2023 AA 01/01/2022 O 01/01/2022		Valu	uation Records			
As Of Date 01/01/2024 01/01/2023 01/01/2022 01/01/2021 01/01/2021 01/01/2021 Valuation Method Equalization Factor Indiana Cost Mod Equalization Factor 1.0000	Assessment Year	2024	2023	2022	2021	2020
Valuation Method Equalization Factor Indiana Cost Mod 1.0000 I	Reason For Change	AA	AA	GenReval	AA	AA
Equalization Factor 1.0000	As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Notice Required	Valuation Method	Indiana Cost Mod				
Land \$12,800 \$12,800 \$11,700 \$11,700 \$11,700 Land Res (1) \$12,800 \$12,800 \$11,700 \$11,700 \$11,700 Land Non Res (2) \$0 \$0 \$0 \$0 \$0 Land Non Res (3) \$0 \$0 \$0 \$0 \$0 Improvement \$82,600 \$79,800 \$68,300 \$55,400 \$55,400 Imp Res (1) \$81,600 \$77,400 \$65,800 \$53,200 \$53,200	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Land Res (1) \$12,800 \$12,800 \$11,700 \$11,700 \$11,700 Land Non Res (2) \$0 \$0 \$0 \$0 Land Non Res (3) \$0 \$0 \$0 \$0 Improvement \$82,600 \$79,800 \$68,300 \$55,400 Imp Res (1) \$81,600 \$77,400 \$65,800 \$53,200	Notice Required					
Land Non Res (2) \$0 \$0 \$0 \$0 Land Non Res (3) \$0 \$0 \$0 \$0 Improvement \$82,600 \$79,800 \$68,300 \$55,400 Imp Res (1) \$81,600 \$77,400 \$65,800 \$53,200	Land	\$12,800	\$12,800	\$11,700	\$11,700	\$11,700
Land Non Res (3) \$0	Land Res (1)	\$12,800	\$12,800	\$11,700	\$11,700	\$11,700
Improvement \$82,600 \$79,800 \$68,300 \$55,400 \$55,400 Imp Res (1) \$81,600 \$77,400 \$65,800 \$53,200 \$53,200	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Res (1) \$81,600 \$77,400 \$65,800 \$53,200 \$53,200	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
	Improvement	\$82,600	\$79,800	\$68,300	\$55,400	\$55,400
Inch Nam Dan (0)	Imp Res (1)	\$81,600	\$77,400	\$65,800	\$53,200	\$53,200
imp ivon kes (2)	Imp Non Res (2)	\$1,000	\$0	\$0	\$0	\$0
Imp Non Res (3) \$0 \$2,400 \$2,500 \$2,200 \$2,200	Imp Non Res (3)	\$0	\$2,400	\$2,500	\$2,200	\$2,200
Total \$95,400 \$92,600 \$80,000 \$67,100 \$67,100	Total	\$95,400	\$92,600	\$80,000	\$67,100	\$67,100
		\$94,400	\$90,200	\$77,500	\$64,900	\$64,900
Total Non Res (2) \$1,000 \$0 \$0 \$0	Total Non Res (2)	\$1,000	\$0	\$0	\$0	\$0
Total Non Res (3) \$0 \$2,400 \$2,500 \$2,200 \$2,200	Total Non Res (3)	\$0	\$2,400	\$2,500	\$2,200	\$2,200

		Land Da	ita (Stanc	iard Dep	tn: Res 132	i, CI 132	Base Lo	t: Kes	66° X 13	2', CI 66	" X 132"		
Land Type	Pricing Metho ID d	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F	66	66x132	1.00	\$125	\$125	\$8,250	0%	1.0000	100.00	0.00	0.00	\$8,250
F	F	36	36x132	1.00	\$125	\$125	\$4,500	0%	1.0000	100.00	0.00	0.00	\$4,500

Land Computa	lions
Calculated Acreage	0.31
Actual Frontage	102
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 / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$12,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,800

Land Computations

Collector 06/09/2021

JS

Appraiser 07/14/2021

BS

C

Value

\$75,900

\$26,100

\$13,200

Total Base

1:923 1/2:736

 $5 - 5 = 0 \times 0

\$20,000

\$23,800

Sub-Total, One Unit

Quality and Design Factor (Grade)

Sub-Total, 1 Units

Location Multiplier

Replacement Cost

\$5,400

Cost Ladder

923

736

0

0

1 Row Type Adj. x 1.00

Base Finish

923

736

100

823

1Fr

1Fr

Exterior Features (+)

Garages (+) 864 sqft

Totals

\$120,600

\$120,600

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$0

\$124,700

\$144,700

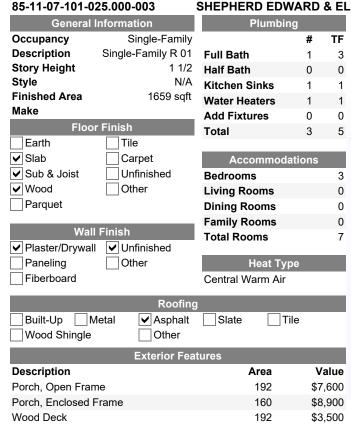
\$168,500

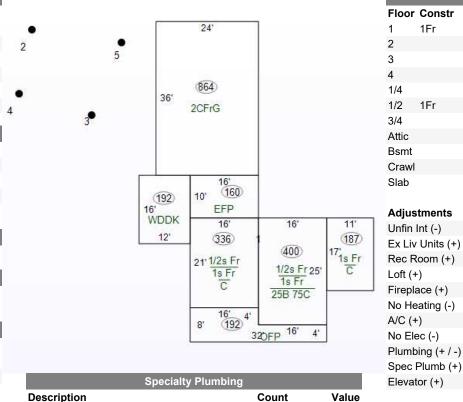
\$131,936

0.90

0.87

\$4,100





	Summary of Improvements																	
Description	Story Constr Height Type		Year E Built Yea		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 1/2 Wood Fr	D+2 1	1910 195	4 70 G		0.87		1,759 sqft	\$131,936	42%	\$76,520	0% 1	100% 1.050	1.000	100.00	0.00	0.00	\$80,300
2: Utility Shed	1	D 2	2015 201	5 9 A	\$23.66	0.87	\$16.47	8'x14'	\$1,844	30%	\$1,290	50%	100% 1.000	1.000	100.00	0.00	0.00	\$600
3: Utility Shed 02	1	D 2	2018 201	8 6 F	\$21.97	0.87	\$15.29	7'x18'	\$1,927	25%	\$1,450	50% 1	1.000	1.000	100.00	0.00	0.00	\$700
4: Utility Shed R 01	1	D 1	1994 199	4 30 A	\$20.44	0.87	\$14.23	14'x16'	\$3,187	60%	\$1,270	50% 1	1.000	1.000	0.00	100.00	0.00	\$600
5: Utility Shed R 01	1	D 1	1998 199	8 26 A	\$21.97	0.87	\$15.29	10'x12'	\$1,835	55%	\$830	50% ′	100% 1.000	1.000	0.00	100.00	0.00	\$400

Total all pages \$82,600 Total this page \$82,600

