

Real Estate **AUCTION**

**Thurs., July 16 6:30 pm**

**2 Homes in West Central Downtown**

**1122 W. Washington Blvd., Ft. Wayne, IN**



**2,100 SF & 3-4 Bedroom**  
Historic home loaded with charm and character including Built-Ins, Woodwork, Hardwoods & Fireplace!



**3,600 SF Tri-plex**  
Keep this property a 3 unit rental property with a great income stream or convert to a single family home!

**1128 W. Washington Blvd., Ft. Wayne, IN**

Call 260-982-0238 for more info!

**www.METZGERAUCTION.com**

AC31300015

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Partial Listing	<b>CDOM</b>	<b>DOM</b>	<b>Auction Yes</b>	
<b>MLS #</b>	Temp-339505	1122 W WASHINGTON	Fort Wayne	IN 46802	<b>Status</b>	Partial Listing	
	<b>Area</b>	Allen County		<b>Parcel ID</b>	021203490009000074		
	<b>Sub</b>	Rock Hill(s) / Rockhill(s)		<b>Cross Street</b>	<b>Bedrms</b>	3	
	<b>Location</b>	City/Town/Suburb		<b>Style</b>	<b>F Baths</b>	1	
	<b>School District</b>	FWC	<b>Elem</b>	Washington	<b>JrH</b>	Portage	<b>H Baths</b>
<b>Legal Description</b>	Rockhills 1st Amend Addition Lot 217						
<b>Directions</b>	Take Washington Blvd. to College St., home is right beside the corner of College & Washington Blvd.						
<b>Inside City Limits</b>	Y	<b>City Zoning</b>	R1	<b>County Zoning</b>	<b>Zoning Description</b>		

**Remarks** Two-Story Charming Home full of Character with Curb Appeal & Off-Street Parking is Going to Auction on Thursday, July 16 at 6:30pm. Home features loads of Character including Built-Ins, Natural Woodwork, Hardwoods & Fireplace! Formal Dining Room off of the Kitchen opens to the Living Room, Perfect for Entertaining! Walk Outside to your Private Patio and Yard with Mature Trees for Privacy! Upstairs features 3-4 bedrooms including Large Master with Walk-In Closet! Home also has an Enclosed Front Porch to Enjoy & a Detached Garage that could also be used for Storage or Studio Area. Great Opportunity to be right near heart of Downtown Fort Wayne close to Restaurants, Shops & Entertainment! OPEN HOUSE: Sunday, July 12, 1-2pm

**Agent Remarks** AUCTION: 7.16.20-6:30pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.1700	50x150	/	N	/	<b>Src</b>	<b>Lot Des</b>	Level, 0-2.9999		
<b>Township</b>	Wayne	<b>Abv Gd Fin SqFt</b>	2,101	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	574	<b>Ttl Fin SqFt</b>	2,101	<b>Year Built</b>	1860	
<b>Age</b>	160 New	<b>No</b>	<b>Date Complete</b>	<b>Ext</b>	Stucco	<b>Fndtn</b>	Crawl, Partial Basement, Unfinished			<b># Rooms</b>	10	
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Basement Material</b>	Stone					
<b>DIM</b>	<b>L</b>	<b>B-Main</b>	0	1	<b>Sewer</b>	City		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes	
<b>LR</b>	20 x 18	M	<b>B-Upper</b>	1	0	<b>Fuel</b>	Gas, Hot Water		<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>DR</b>	15 x 15	M	<b>B-Blw G</b>	0	0	<b>Heating</b>			<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	x		<b>Cooling</b>	Window, None		<b>Disposal</b>	No		<b>Ceiling Fan</b>	No		
<b>KT</b>	15 x 15	M	<b>Laundry Rm</b>	Basement		<b>Water Soft-Owned</b>	No		<b>Skylight</b>	No		
<b>BK</b>	x		<b>AMENITIES</b>	Built-In Bookcase, Chair Rail, Closet(s) Walk-in, Foyer Entry, Landscaped, Natural Woodwork, Patio Open, Porch Enclosed, Porch Screened, Range/Oven Hook Up Gas,								
<b>DN</b>	20 x 11	M	<b>Garage</b>	1.0	/ Detached	/ 20 x 18 /	<b>Water Soft-Rented</b>	No		<b>ADA Features</b>	No	
<b>MB</b>	20 x 18	U	<b>Outbuilding</b>	None		x	<b>Alarm Sys-Sec</b>	No		<b>Fence</b>	Decorative	
<b>2B</b>	20 x 15	U	<b>Outbuilding</b>	None		x	<b>Alarm Sys-Rent</b>	No		<b>Golf Course</b>	No	
<b>3B</b>	15 x 12	U	<b>Outbuilding</b>	None		x	<b>Garden Tub</b>	No		<b>Nr Wlkg Trails</b>	No	
<b>4B</b>	x		<b>Assn Dues</b>	Not Applicable			<b>Jet Tub</b>	No		<b>Garage Y/N</b>	Yes	
<b>5B</b>	x		<b>Other Fees</b>									
<b>RR</b>	x		<b>Restrictions</b>									
<b>LF</b>	x		<b>Water Access</b>	<b>Wtr Name</b>								
<b>EX</b>	12 x 10	U	<b>Wtr Type</b>	<b>Wtr Frtg</b>		<b>Channel Frtg</b>						
<b>Water Features</b>	<b>Lake Type</b>											
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger		<b>Auctioneer License #</b>	AC31300015						

<b>Owner Name</b>												
<b>Financing: Existing</b>					<b>Proposed</b>					<b>Excluded Party</b>	None	
<b>Annual Taxes</b>	\$1,320.20	<b>Exemptions</b>	Homestead, Over 65,			<b>Year Taxes Payable</b>	2019		<b>Assessed Value</b>			
<b>Is Owner/Seller a Real Estate Licensee</b>	No			<b>Possession</b>	AT CLOSING							
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238				<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050						
<b>Agent E-mail</b>	chad@metzgerauction.com				<b>List Agent - User Code</b>	UP388053395						
<b>Co-List Office</b>	<b>Co-List Agent</b>											
<b>Showing Instr</b>	Showingtime or Open House											

<b>List Date</b>	6/25/2020	<b>Exp Date</b>	12/30/2020	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes	<b>Show Comments</b>	Yes
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell		<b>Buyer Broker Comp.</b>	1.0%		<b>Vari.Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>	<b>Lockbox Type</b>		MECH		<b>Lockbox Location</b>	back door		<b>Type of Sale</b>			
<b>Pending Date</b>	<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>				
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>										
<b>Sell Off</b>	<b>Sell Agent</b>		<b>Co-Sell Off</b>				<b>Co-Sell Agent</b>				

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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College St

W Washington Blvd

College St

General Information

Parcel Number 02-12-03-490-009.000-074

Local Parcel Number 92-3750-0217

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - Platted Lot

Year: 2020

Location Information

County Allen

Township WAYNE TOWNSHIP

District 074 (Local 091) 074 FT WAYNE WAYNE (91-95)

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 271808-074 Rockhills 1st Amended Addition

Section/Plat 0003

Location Address (1) 1122 W WASHINGTON BLVD FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, June 02, 2020

Review Group 2021

Ownership

Harris Dean L 1327 Wall St Fort Wayne, IN 46802

Legal

Rockhills 1st Amend Addition Lot 217

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/01/1900 to 08/31/1999.

Notes



Res

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

Table with columns: Year (2020-2016), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 41' X 130', CI 41' X 130')

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 (0.17), Actual Frontage (50), Parcel Acreage (0.00), etc.

Data Source N/A

Collector

Appraiser

Total Value \$70,500

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (2102 S  
**Story Height** 2  
**Style** 31 Older conv 2 story/  
**Finished Area** 2102 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joint  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
Patio, Brick	180	\$2,300
Porch, Enclosed Frame	176	\$8,900
Porch, Enclosed Frame	108	\$6,600

**Plumbing**

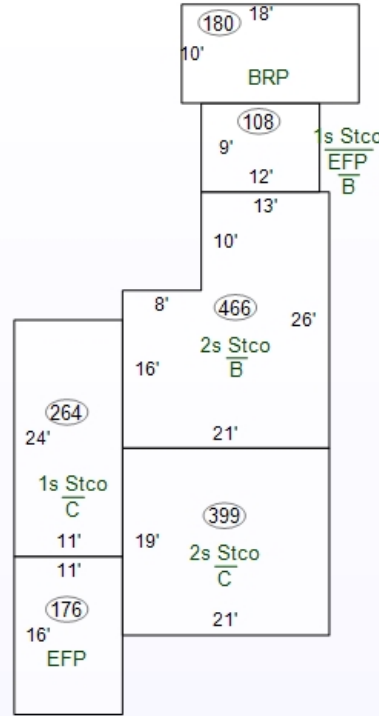
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	10

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	2	1129	1129	\$79,000	
2	2	973	973	\$35,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		574	0	\$18,400	
Crawl		663	0	\$4,700	
Slab					

<b>Total Base</b>		\$137,700
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	\$137,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0


<b>Sub-Total, One Unit</b>	\$143,600
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<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$17,800
Garages (+) 0 sqft	\$0
Quality and Design Factor (Grade)	1.05
Location Multiplier	0.95
<b>Replacement Cost</b>	\$160,997

**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 (2102 Sq	100%	2	Stucco	C+1	1860	1930	90 VP		0.95		2,676 sqft	\$160,997	95%	\$8,050	0%	100%	1.7900	1.0000	\$14,400
2: Detached Garage (18x	100%	1	Wood Frame	D	1910	1910	110 A	\$34.55	0.95	\$34.55	18'x20'	\$9,453	50%	\$4,730	0%	100%	1.0000	1.0000	\$4,700



<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Partial Listing	<b>CDOM</b>		<b>DOM</b>		<b>Auction Yes</b>				
<b>MLS #</b>	Temp-337499	1128 W WASHINGTON		Fort Wayne	IN 46802	<b>Status</b>	Partial Listing	<b>LP \$0</b>				
	<b>Area</b>	Allen County		<b>Parcel ID</b>	021203490008000074		<b>Type</b>	Site-Built Home				
	<b>Sub</b>	Rock Hill(s) / Rockhill(s)		<b>Cross Street</b>			<b>Bedrms</b>	7	<b>F Baths</b>	3	<b>H Baths</b>	0
	<b>Location</b>	City/Town/Suburb		<b>Style</b>	Two Story		<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	FWC	<b>Elem</b>	Washington	<b>JrH</b>	Portage	<b>SrH</b>	Wayne				
	<b>Legal Description</b>	S 110ft Lot 216 Rockhills 1st Amd Add										
<b>Directions</b>	Home is at the corner of College St. & Washington Blvd., look for signs											
<b>Inside City Limits</b>	Y	<b>City Zoning</b>	R1	<b>County Zoning</b>			<b>Zoning Description</b>					

**Remarks** Great Opportunity for your Charming Two Story Home or an Income Producing Triplex that is Going to Auction on Thursday, July 16 at 6:30 pm. This home is currently being utilized as 3 Apartments but could be Converted back to Your own Corner Lot Home! Each is loaded with Character including Built-Ins, Crown Molding, Stained Glass, Hardwoods & More! The Upstairs Apartment features 2 Bedrooms, 1 bath, Kitchen with Balcony and indoor stairway leading to shared laundry in the basement. The south main level apartment features 2 bedrooms, 1 bath with Clawfoot Tub, Living Room with Large Windows and Private Porch! 3rd Apartment is loaded with Character including Grand Staircase, Fireplace & Built-Ins! This apartment has 3 bedrooms upstairs & a full bath! Live in one apartment and rent the others for monthly income! Bid on this House individually or in combination with the home next door! OPEN HOUSE: Sunday, July 12, 1-2pm

**Agent Remarks** AUCTION: 7.16.20-6:30pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. Estate Property, No Disclosures. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	0.1300	50x110	/	N	/	<b>Src</b>	<b>Lot Des</b>	Corner, 0-2.9999	
<b>Township</b>	Wayne	<b>Abv Gd Fin SqFt</b>	3,674	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,782	<b>Ttl Fin SqFt</b>	3,674	<b>Year Built</b>	1910
<b>Age</b>	110 New No	<b>Date Complete</b>		<b>Ext</b>	Stucco	<b>Fndtn</b>	Crawl, Partial Basement, Unfinished	<b># Rooms</b>	12		
<b>Room Dimensions</b>	<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	CITY	<b>Basement Material</b>	Stone	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes
<b>DIM</b>	L	<b>B-Main</b>	1	0	<b>Sewer</b>	City	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No	
<b>LR</b>	20 x 18 M	<b>B-Upper</b>	2	0	<b>Fuel</b>	Gas, Forced Air	<b>Dryer Hook Up Gas/Elec</b>	No	<b>Split FlrPln</b>	Yes	
<b>DR</b>	15 x 12 M	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No	
<b>FR</b>	x				<b>Cooling</b>	Window, None	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No	
<b>KT</b>	12 x 10 M	<b>Laundry Rm</b>	Lower	x			<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
<b>BK</b>	x	<b>AMENITIES</b>	Balcony, Built-In Bookcase, Dryer Hook Up				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	None	
<b>DN</b>	x		Electric, Foyer Entry, Landscaped, Natural Woodwork, Porch				<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
<b>MB</b>	15 x 15 U		Covered, Range/Oven Hk Up Gas/Elec, Split Br Floor Plan, Tub				<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>2B</b>	12 x 12 U	<b>Garage</b>	/	/	x	/	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No	
<b>3B</b>	12 x 10 U	<b>Outbuilding</b>	None	x			<b>Pool</b>	No	<b>Off Street Pk</b>	No	
<b>4B</b>	x	<b>Outbuilding</b>		x			<b>Pool Type</b>				
<b>5B</b>	x	<b>Assn Dues</b>	Not Applicable				<b>SALE INCLUDES</b>	Water Heater Gas			
<b>RR</b>	x	<b>Other Fees</b>					<b>FIREPLACE</b>	Living/Great Rm, Wood Burning			
<b>LF</b>	x	<b>Restrictions</b>									
<b>EX</b>	x	<b>Water Access</b>				<b>Wtr Name</b>					
<b>WtrType</b>		<b>Wtr Frtg</b>				<b>Channel Frtg</b>					
<b>Water Features</b>		<b>Lake Type</b>									
<b>Auction</b>	Yes	<b>Auctioneer Name</b>	Chad Metzger			<b>Auctioneer License #</b>	AC31300015				
<b>Owner Name</b>											
<b>Financing: Existing</b>				<b>Proposed</b>				<b>Excluded Party</b>	None		
<b>Annual Taxes</b>	\$3,379.64	<b>Exemptions</b>	No Exemptions			<b>Year Taxes Payable</b>	2020	<b>Assessed Value</b>			
<b>Is Owner/Seller a Real Estate Licensee</b>	No			<b>Possession</b>	at closing						
<b>List Office</b>	Metzger Property Services, LLC - office: 260-982-0238			<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050						
<b>Agent E-mail</b>	chad@metzgerauction.com			<b>List Agent - User Code</b>	UP388053395						
<b>Co-List Office</b>				<b>Co-List Agent</b>							
<b>Showing Instr</b>	24 hr. notice required. SHOWINGTIME OR OPEN HOUSE										
<b>List Date</b>	6/25/2020	<b>Exp Date</b>	12/30/2020	<b>Publish to Internet</b>	Yes	<b>Show Addr to Public</b>	Yes	<b>Allow AVM</b>	Yes	<b>Show Comments</b>	Yes
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell		<b>Buyer Broker Comp.</b>	1.0%	<b>Vari.Rate</b>	No	<b>Special List Cond.</b>	None	
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH			<b>Lockbox Location</b>	APT. 921, NW APT. Type of Sale						
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>		<b>CDOM</b>			
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>										
<b>Sell Off</b>	<b>Sell Agent</b>				<b>Co-Sell Off</b>				<b>Co-Sell Agent</b>		
	Presented by:			Tiffany Reimer / Metzger Property Services, LLC							

Information is deemed reliable but not guaranteed.

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General Information

Parcel Number 02-12-03-490-008.000-074
Local Parcel Number 92-3750-0294

Tax ID:

Routing Number - - -

Property Class 530
3 Family Dwell - Platted Lot

Year: 2020

Location Information

County Allen
Township WAYNE TOWNSHIP
District 074 (Local 091)
School Corp 0235
Neighborhood 271808-074
Section/Plat 0003
Location Address (1)
1128 W WASHINGTON BLVD
FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Printed Tuesday, June 02, 2020
Review Group 2021

Ownership

Harris Dean L & Albrans Richard
1327 Wall St
Fort Wayne, IN 46802

Legal

S 110FT LOT 216 ROCKHILLS 1ST AMD ADD



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

Table with columns for Assessment Year (2020, 2019, 2018, 2017, 2016), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various valuation amounts.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 41' X 130', CI 41' X 130')

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

Other

Data Source N/A

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for 01/02/2003 and 01/01/1900.

Res

Notes

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values (0.13, 50, etc.).

Collector Appraiser

**General Information**

<b>Occupancy</b>	Triplex
<b>Description</b>	Triplex (3674 SqFt)
<b>Story Height</b>	2
<b>Style</b>	122 Tri-plex
<b>Finished Area</b>	3674 sqft
<b>Make</b>	

**Floor Finish**

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

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" 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
Stoop, Masonry	80	\$2,000
Porch, Open Frame	112	\$4,400
Porch, Open Frame	80	\$3,700
Porch, Open Frame	90	\$4,400

**Plumbing**

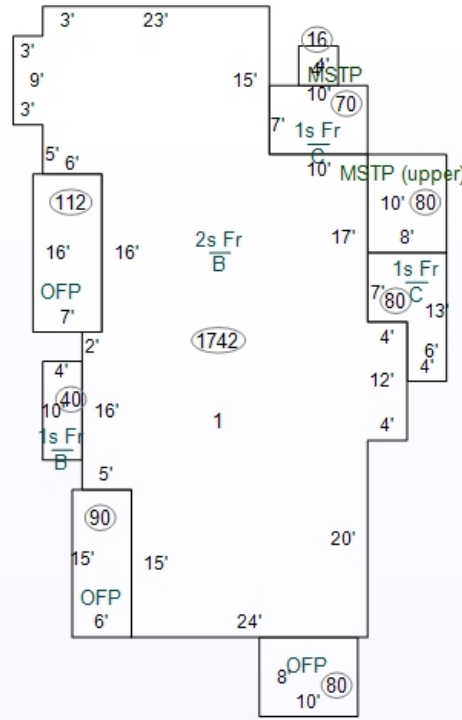
	#	TF
<b>Full Bath</b>	3	9
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	3	3
<b>Water Heaters</b>	3	3
<b>Add Fixtures</b>	0	0
<b>Total</b>	9	15

**Accommodations**

<b>Bedrooms</b>	6
<b>Living Rooms</b>	3
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	12

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1932	1932	\$111,300	
2 1Fr	1742	1742	\$53,100	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1782	0	\$34,800	
Crawl	150	0	\$2,700	
Slab				

**Total Base** \$201,900

**Adjustments** 1 Row Type Adj. x 1.00 \$201,900

Unfin Int (-)		\$0
Ex Liv Units (+)	C:2	\$16,200
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	15 - 15 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$218,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,500	\$232,600
Garages (+) 0 sqft	\$0	\$232,600
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.95
<b>Replacement Cost</b>		<b>\$243,067</b>

**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: Triplex (3674 SqFt)	33%	2	Wood Frame	C+2	1910	1960	60 A		0.95		5,456 sqft	\$243,067	40%	\$145,840	0%	100%	1.7900 1.0000	\$261,100





# Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

### Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initially)

Initial: LD

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:  
Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: \_\_\_\_\_

X Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller  
Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: \_\_\_\_\_

X Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

### Purchaser's Acknowledgement (initial)

Initial: \_\_\_\_\_

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

### Agent's Acknowledgment (initial)

CAM

Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

### Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Julian Dowdell 6.10.2020  
Seller's Signature Date

\_\_\_\_\_  
Seller's Signature Date

Chad Metz 6.10.2020  
Agent's Signature Date

\_\_\_\_\_  
Agent's Signature Date

\_\_\_\_\_  
Purchaser's Signature Date

\_\_\_\_\_  
Purchaser's Signature Date



