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

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REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Tuesday, August 9, 2022 – Bidding begins closing out at 6:00 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 will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of 10% 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 Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 9, 2022. Possession will be at 30 days after closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$6,252.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Tuesday, August 9, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 247 Hauenstein Rd., Huntington, IN 46750
Huntington Township • Huntington County

Auction Manager: Tim Pitts 317.714.0432
<https://bidmetzger.com/auctions/>

The banner features a green and yellow color scheme with a star logo. The text includes the company name, phone number, and a list of services. The background of the banner shows a field of crops under a bright sky.

Metzger PROPERTY SERVICES, LLC
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EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

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Property Type COMMERCIAL	Status Active	CDOM 1	DOM 1	Auction Yes
MLS # 202228543	247 Hauenstein Road	Huntington	IN 46750	Status Active LP \$0



Area Huntington County	Parcel ID 35-05-09-100-030.403-005	Type Other/Unknown
Cross Street	Age 21	
REO N	Short Sale No	
Legal Description PT TRACT 7 .326A		
Directions From US 24, head northwest on Hwy 5. Turn southwest onto Hauenstein Rd. Property is on the south side of the road.		
Inside City Limits Y	City Zoning B2	County Zoning
		Zoning Description

Remarks Highly Visible Commercial Building just off of Highway 24 selling via Online Only Auction on Tuesday, August 9, 2022 -- Bidding begins closing out at 6 PM! This 1476 sf Building has office space, showroom, & bathroom. Great Location just off of Highway 24 for a small restaurant, phone store, nail salon, or your business! Property cannot be used as a car lot or car service station. Great Income Potential! Schedule your private showing today!

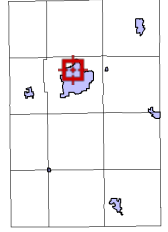
Agent Remarks Online Auction: Tues. 8.9.22 6pm TERMS: 10% down the day of the auction. Possession at closing. Taxes prorated. No survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Township	Huntington	Lot Ac/SF/Dim	0.3300 / 14,201 / 155x90	Src	N
Year Built	2001	Age	21	New	No	Years Established	
Const Type	site built	Total # Bldgs	1	Exterior	Block	Foundation	None
Bldg #1 Total Above Gd SqFt	1,476	Total Below Gd SqFt	0	Stories	1.0	Total Restrooms	1
Bldg #2 Total Above Gd SqFt		Total Below Gd SqFt		Story	1	Finished Office SqFt	1,476
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story		Finished Office SqFt	
Location		Fire Protection	City	Story		Finished Office SqFt	
Bldg Height		Roof Material	Flat	Int Height	9 ft	Fire Doors	No
Interior Walls	Block	Ceiling Height	9 ft	Column Spcg	n/a	Heating	
Flooring	Carpet, Ceramic Tile	Parking	Paved	Water	City	Cooling	Central Air
Road Access	City	Equipment	No	Sewer	City	Burglar Alarm	Yes
Currently Lsd	No	Enterprise Zone	No	Fuel /	Gas, Forced Air	Channel Frtg	
				Water Frtg			




Water Access		Water Name		Lake Type	
Water Features	None				
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Pitts	Auctioneer License #	AC31300015
Occupancy Comm		Owner Name			
Financing:	Existing None	Proposed		Excluded Party	None
Annual Taxes	\$6,252.00	Exemption		Year Taxes Payable	2022
Is Owner/Seller a Real Estate Licensee	No			Possession	At closing
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050
Agent ID	RB14045939	Agent E-mail	chad@metzgerauction.com		
Co-List Office		Co-List Agent			
Showing Instr	Showing time				
List Date	7/11/2022	Exp Date	9/30/2022	Publish to Internet	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Show Addr to Public	Yes
Virtual Tour				Allow AVM	Yes
Pending Date		Closing Date		Special Listing Cond.	None
Total Concessions Paid		Sold/Concession Remarks		Type of Sale	
Sell Off		Sell Agent		Selling Price	
		Co-Sell Off		How Sold	
				CDOM	1



Overview



Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

Parcel ID 35-05-09-100-030.403-005
Sec/Twp/Rng 9-28N-9E
Property Address 247 HAUENSTEIN RD
 HUNTINGTON

Alternate ID 350509100030403005
Class Small retail
Acreage 0.326

Owner Address Huntington 247 LLC
 427 Chevy Way
 Warsaw, IN 46580

District HTGN. CORP. RE
Brief Tax Description PT TRACT 7.326A

(Note: Not to be used on legal documents)

Date created: 6/21/2022
 Last Data Uploaded: 6/20/2022 10:02:29 PM

Developed by 

The above-described real estate shall not be used for motor vehicle sales or repair without the written consent of the owner of the following described real estate:

A PARCEL OF LAND IN TRACT 7 IN THE RESERVE OF TEN SECTIONS, TOWNSHIP 28 NORTH, RANGE 9 EAST, HUNTINGTON TOWNSHIP, HUNTINGTON COUNTY, INDIANA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL IN THE CENTER OF HOWENSTINE ROAD, SAID P.K. NAIL BEING LOCATED SOUTH 55 DEGREES 30 MINUTES WEST, A DISTANCE OF 937.86 FEET, FROM THE INTERSECTION OF SAID ROAD CENTERLINE WITH THE CENTERLINE OF STATE HIGHWAY ROUTE #5; THENCE SOUTH 34 DEGREES 32 MINUTES EAST (RECORDED SOUTH 34 DEGREES 30 MINUTES EAST), A DISTANCE OF 391 FEET, TO AN IRON PIPE ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. 24 AND STATE ROUTE 9; THENCE IN A SOUTHWESTERLY DIRECTION, ALONG SAID RIGHT-OF-WAY LINE, ON THE FOLLOWING COURSES AND DISTANCES, SOUTH 38 DEGREES 31 MINUTES WEST (RECORDED SOUTH 37 DEGREES 46 MINUTES WEST), A DISTANCE OF 80.20 FEET TO A STEEL CORNER POST; THENCE SOUTH 51 DEGREES 14 MINUTES 24 SECONDS WEST, A DISTANCE OF 286.52 FEET TO AN IRON PIPE; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 34 DEGREES 30 MINUTES WEST, A DISTANCE OF 435.5 FEET TO A RAILROAD SPIKE ON THE CENTERLINE OF SAID HOWENSTINE ROAD, THENCE NORTH 55 DEGREES 28 MINUTES EAST, ALONG THE CENTERLINE OF SAID ROAD, A DISTANCE OF 362.15 FEET TO THE POINT OR PLACE OF BEGINNING. THE PARCEL CONTAINS 3.495 ACRES OF LAND, MORE OR LESS.

Symbols Legend

- Boundary Mon. - Steel Rebar, Boundary Mon. - Mag Nail, Boundary Mon. - Pipe, Bollard, Clean-Out, Electric Meter, Electric Panel, Electric Transformer, Fire Hydrant, Gas Meter, Gas Valve, Guy Anchor, Handicap, Inlet - Curb Cast, Inlet - Round, Irrigation Control Valve, Light Pole, Mailbox, Manhole, Post, Post Indicator Valve, Post - T-Bar, Power Pole, Power Pole w/ Elec. Drop, Sign, Telephone Pedestal, Vault, Warning Riser, Water Curb Stop, Water Meter, Water Valve, Well, Fence, Gas Line, Overhead Electric, Overhead Telephone, Right-of-Way Line, Water Line

Miscellaneous Notes

- 1. There is no evidence of current earth moving work, building construction or building additions. (Table A, Item 8)
2. There is no information on proposed changes in right of way lines from the controlling jurisdiction. There is also no evidence of recent street or sidewalk construction, or repairs.
3. As shown on this survey, the subject parcel deed created an overlap with the adjoining Huntington Chevrolet parcel. A new boundary description has been written, for the adjoining parcel, to remove this overlap. There are no gaps, gores or overlaps between the subject property and the Duke Energy property, to the South and West side of the subject parcel.
4. The property includes the right-of-way of Hauenstein Road but the facilities on the site do not have direct access to the public street.
5. There are no front yard, side yard or rear yard setbacks given on the record deed and written evidence of setbacks has not been provided to this office as required by 865 IAC 1-12-13 (12) & (13).
6. The boundary description in Document Number 2009003505 describes the same property as that described in First American Title Insurance Company File Number NCS-1055001-CH2, Exhibit A.

Flood Zone Designation

This property lies within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) as defined by the FIRM (Flood Insurance Rate Map) for the City of Huntington, Indiana Community No. 180094, Panel No. 0144 D, dated June 2, 2015. (Table A, Item 3)

Legal Description

Boundary Description per Document Number 2009003505 Warranty Deed dated 19 June 2009, and recorded 26 June 2009.

A parcel of land in Tract 7 in the Reserve of Ten Sections, Township 28 North, Range 9 East, Huntington Township, Huntington County, Indiana and more particularly described as follows:

Commencing at a P.K. nail found on the centerline of Hauenstein Road, said P. K. nail located South 55 degrees 30 minutes West, a distance of 937.86 feet from the intersection of said road centerline with the centerline of State Highway #5; thence South 55 degrees 28 minutes West (deed and bearing basis for this description) along the center line of Hauenstein Road, a distance of 360.55 feet to a mag nail set with D&A Firm No. 0026 aluminum disc, said point being the point of beginning. BEGINNING at the above described point; thence South 35 degrees 07 minutes 32 seconds East, a distance of 155.58 feet to a mag nail set with D&A Firm No. 0026 aluminum disc; thence South 54 degrees 49 minutes 31 seconds West, a distance of 91.00 feet to a mag nail set with D&A Firm No. 0026 aluminum disc; thence North 35 degrees 07 minutes 32 seconds West, a distance of 156.00 feet to a mag nail set with D&A Firm No. 0026 aluminum disc on the centerline of Hauenstein Road; thence North 55 degrees 28 minutes East (deed bearing) along the centerline of Hauenstein Road, a distance of 91.00 feet to the point of beginning, containing 0.326 acres of land, more or less and subject to all easements and rights-of-way of record.

Surveyor's Report

In accordance with the 2021 Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys and Title 865, Article 1, Rule 12, Section 1 through 30 of the Indiana Administrative Code, the following opinion is submitted regarding the various uncertainties in the locations of the lines and corners established on this parcel as a result of: A) Variances in the reference monuments; B) Discrepancies in the record descriptions and plats; C) Inconsistencies in lines of occupation; D) Relative Positional Accuracy;

An electronic total station and data collector were used to collect data for physical location of pavement, site improvements and parcel corner monumentation, using standard radial surveying techniques. The bearing used as basis for this survey is based on the Indiana State Plane Coordinate System, East projection. This coordinate system was ascertained by Global Navigation Satellite System (GNSS) Real Time Kinematic (RTK) observations from the Indiana Department of Transportation's RTK Network Continuously Operating Reference System (INCOORS). The current reference frame is NAD83(2011) Epoch 2010.0. The geoid model used is Geoid18.

INTENT: This is a retracement survey of a 0.326 acre parcel as described in Document Number 2009003505 as recorded in the Office of the Recorder of Huntington County, Indiana. This parcel is situated in Tract 7 of The Reserve of Ten Sections, Township 28 North, Range 9 East, Huntington County, Indiana. This survey was completed with the benefit of Title Commitment File Number NCS-1055001-CH2 by First American Title Insurance Company, dated February 24, 2021. The Client has requested we provide an ALTA / NSPS Land Title Survey of said 0.326 acre.

A) Availability and condition of reference monuments: In our field research for this survey, we located a sufficient number of adjacent monuments (as shown on the plat at right), which in our opinion, provided us with enough data to verify or reestablish the deed location of the subject property relative to the pertinent found, and accepted as adjacent, deed boundaries. Unless noted otherwise on this survey, all found monuments are flush with the ground, in good material condition and firmly set in the ground. Various sized monuments were found during the course of this survey as shown on the plat at right. We have no documented history for these monuments except as noted. The subject property lies within The Reserve of Ten Sections, therefore, no Public Land System corners were found while conducting this survey.

THEORY OF LOCATION: There were no monuments found for the subject parcel.

The monuments found at the Southerly lines of the Easterly and Westerly adjoining parcels, along the U.S. Highway 24 fence, were accepted as a good representation of the deeded position of those corners since the monuments were called for in the respective deeds. These adjoining Southerly boundary lines were then established by deed bearings and distances rotated to the monuments and used to control the establishment of the subject parcel lines.

The deed description creates an overlap with the Easterly adjoiner, as noted on the plat at left. The subject parcel was split out of the parent tracts described as Tracts A & B in Document I 0099202376. The building and most of the site improvements are in what was the parent Tract A area. The curb line that is part of the site improvements for this parcel apparently were built into the parent Tract B area. The boundary for this parcel appears to have been created to include this curb line in the parcel. This is my opinion as to the intent of the property split that was conveyed in Document 2009003505. In my opinion, the overlap in the descriptions should never have occurred if legal counsel, in creating this warranty deed, had followed up with the survey and description that created the parcel, in relation to the parent tract description. This opinion also conforms to the Duke Energy description.

It is my opinion that the uncertainty associated with these corners is 0.22 feet based on the monuments found relative to the now established boundary lines.

B) Discrepancies in the record descriptions and plats: There are apparent discrepancies in the record deeds in this area. Copies of the documents shown on this plat were reviewed and used in the completion of this survey.

As shown on this survey, the J&K Enterprise, LLC deed description created an overlap with the Easterly adjoining parcel's deed description. ALTA / NSPS Land Title Survey, APEX Consulting & Surveying Job Number 17110362, for the adjoining Huntington Chevrolet parcel, was revised April 6, 2021. A new boundary description has been written, for this adjoining parcel, to remove the overlap. This new description will need to be incorporated into a corrective deed for the adjoining parcel.

There are no discrepancies in the record descriptions that create gaps, gores or overlaps between the subject property and the Duke Energy property, described in Document Number 2014001419.

Survey Number CK-144, dated November 13, 1989 by Walker & Associates and recorded December 27, 1990 in Book 80, Page 872, together with Survey Number 094-112, dated January 4, 2010 by Sauer Land Surveying, Inc. and recorded June 14, 2010 as Document Number 2010002442, were used as reference surveys in the completion of this survey. Both surveys, and all other documents shown on the plat, are recorded in the Office of the Recorder of Huntington County, Indiana.

C) Occupation or Possession lines: Items, such as fences, indicating occupation or possession lines, are shown on the graphic portion of this survey with dimensions indicating their position relative to the lines and corners of this survey. The dimensions are given to the nearest tenth of a foot to illustrate the difference between said occupation or possession lines with the deed lines(s). Any uncertainty associated with these items is limited to the significant figures indicated by the dimensions. The security fence for the easterly adjoiner appears to extend into the subject parcel by 5.9 feet, in the Southeast corner.

D) Relative Positional Precision: The calculated Relative Positional Precision due to random errors in measurement of the corners of this survey, is within the specifications of the Minimum Standard Detail Requirements for ALTA / NSPS Land Title Surveys, Section 3.E.v and for an Urban Survey, as defined in 865 IAC 1-12-7(e)(1).

Note Corresponding to Schedule B

Table with 2 columns: Part One (Schedule B - Part II Exceptions) and Part Two (NOT MATTERS OF SURVEY). Includes items like 'Any defect, lien, encumbrance, adverse claim, or other matter' and 'Easement and Terms and Conditions thereof, granted to the City of Huntington...'.

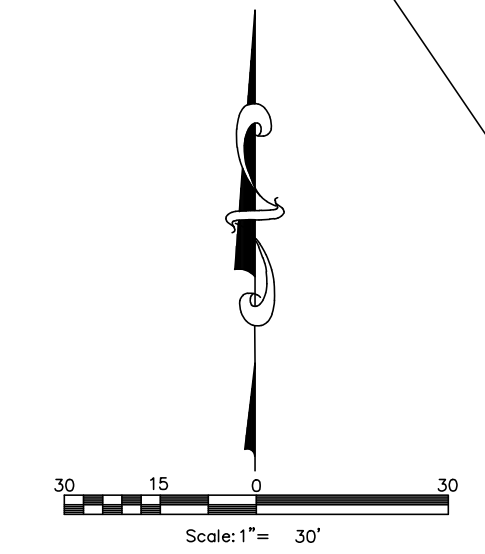
ALTA/NSPS Land Title Survey

CERTIFIED TO: Huntington 247, LLC., MCMW Partners, LLC, J & K Enterprise, LLC and First American Title Insurance Company.

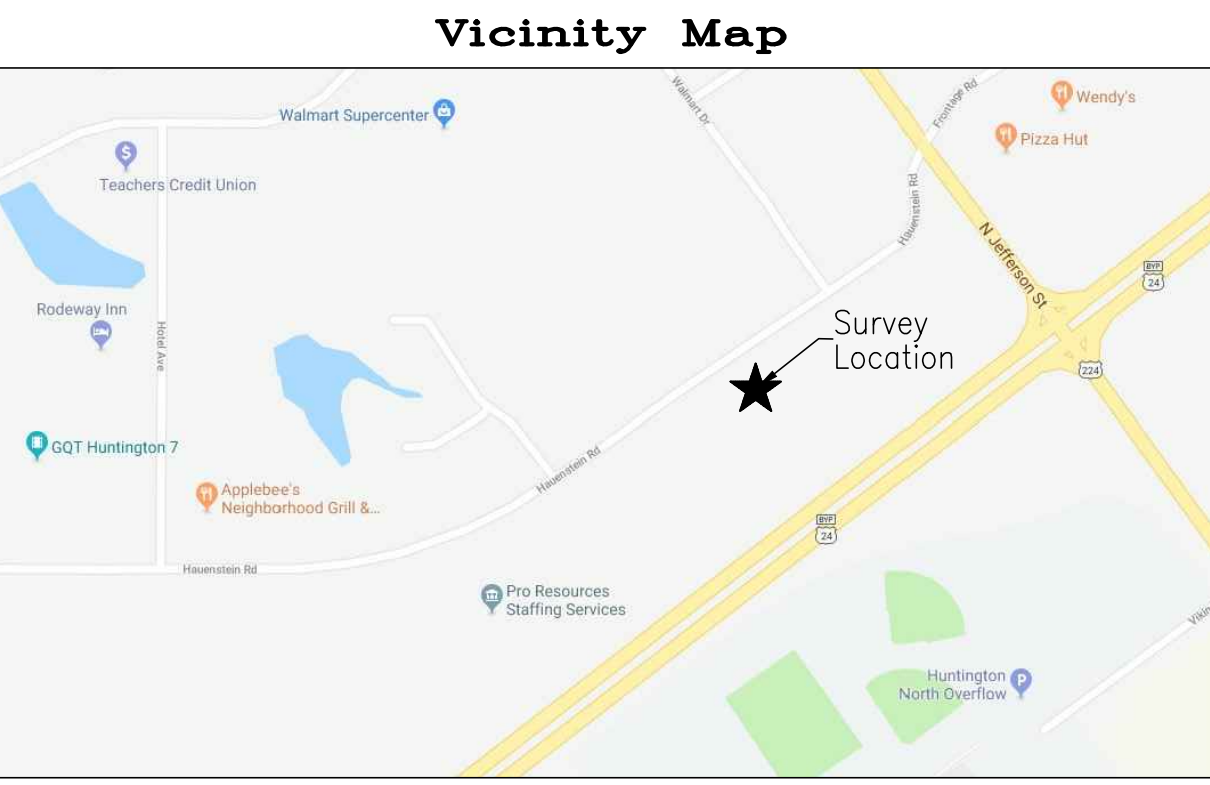
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 11(a) and 11(b) in Table A thereof. The field work was completed on March 31, 2021.

Signature of Nana A. Opoku, License Number: LS21200012, Date of Plat or Map: April 8, 2021. Includes a circular seal for Nana A. Opoku, Registered Professional Land Surveyor, State of Indiana, No. LS21200012.

LABEL LEGEND table with 2 columns: Label (C., D., C. from R., M.) and Description (- Calculated dimension, - Deed dimension, - Calculated from Record dimension, - Measured dimension).



- Reference Surveys: Walker & Associates Survey No. CK-144, Date: 11/13/1989, Recorded: Bk. 80, Pg. 872, 12/27/1990; Sauer Land Surveying, Inc. Survey No. 094-112, Date: 1/4/2010, Recorded: Doc. #2010002442, Date: 6/14/2010; APEX Consulting & Surveying Job No. 17110362, Date: 12/26/2017, Revised: 4/6/2021.



Parking Spaces: Regular Spaces = 0, Handicap Spaces = 0 (Table A, Item 9)

Vertical sidebar containing: Cad File Name: 21030073.DWG, Sheet No.: 1 of 1, REVISIONS table, ALTA/NSPS LAND TITLE SURVEY, Part of Tract 7 in the Reserve of Ten Sections Huntington County, Indiana, *247 Hauenstein Road, Huntington, Indiana 46750, APEX Consulting & Surveying logo, APEX Consulting & Surveying, Inc. logo, LAND SURVEYING, LAND PLANNING & DESIGN, 1313 BROADWAY, FORT WAYNE, IN. 46802, PH: (260) 755-5993, FAX: (888) 808-4177, E-MAIL: info@apexsurveying-mg.net, NANA A. OPOKU, P.L.S. No. LS21200012, Date of office work: 4/8/2021, Date of fieldwork: 3/23/2021, Approved By: NAO, License Number: 21030073.

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**

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 35-05-09-100-030.403-005
Parent Parcel Number

Property Address 247 HAUENSTEIN RD

Neighborhood 3554449 HTGN CITY A4 GEN RET 1960A

Property Class 420 Com Small retail LT 10000 SF

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 003 Huntington

Corporation Y
District 005 Huntington Corp

Section & Plat 9
Routing Number 32A-18.1

Site Description

Topography:

Public Utilities:

Street or Road:

Neighborhood:

Zoning: 1 PRIMARY

Legal Acres: 0.3260

Admin Legal 0.3260

OWNERSHIP

Huntington 247 LLC
427 Chevy Way
Warsaw, IN 46580 USA
PT TRACT 7 .326A

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Amount. Rows include MCMW Partners LLC, J & K Enterprise LLC, J & K ENTERPRISE, LLC, J & K REAL ESTATE LLC.

COMMERCIAL

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2016-2022.

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

00: DRIVE NOW AUTO SALE
03/2013 LIST PRICE \$259,000
12/2014 Listed \$250,000
01/2016 LP: \$250,000
05/2016 LP: \$195,000
02/2017 LP: \$195,000
09/2017 LP: 149,900
18P19 FORM 22 RETURNED, NO FORWARDING ADDRESS
CY19: CYCLICAL REASSESSMENT 2019
CYCL: CYCLICAL REASSESSMENT
03/01/2015 REMOVED -20% OBSO FROM BLDG

Supplemental Cards

MEASURED ACREAGE 0.3260

FARMLAND COMPUTATIONS

Parcel Acreage 0.3260
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]

TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 93370

Measured Acreage
Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

Supplemental Cards
TOTAL LAND VALUE

93400

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

WALLS
B 1 2 U
Frame Yes
Brick
Metal
Guard

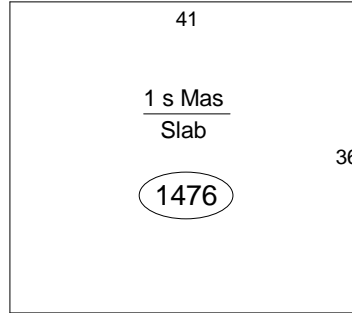
FRAMING
B 1 2 U
F Res 0 1476 0

FINISH
UF SF FO FD
1 0 0 1476 0
Total 0 0 1476 0

HEATING AND AIR CONDITIONING
B 1 2 U
Heat 0 1476 0
A/C 0 1476 0

PLUMBING Residential Commercial
TF # TF
Full Baths
Half Baths 1 2
Extra Fixtures
TOTAL 0 2

01



P Key GCM34
#Units
AVSize
Floor 1
Perim 154
PAR 10
Height 12
Use GENRET
Use SF 1476
Use % 100.00%

Rate 118.30
Fr Adj 0.00
WH Adj -3.56
Ot Adj 0.00
BASE 114.74
BPA % 100%

Subtot 114.74

U Fin 0.00
Ot Adj 0.00
IntFin 0.00
Div W 0.00
Lightg 0.00
AirCon 0.00
Heat 0.00
Sprink 0.00

SF Pr 114.74
x SF 169360

Subtot 169360
Plumb 3200
SpFeat 0
ExFeat 0
TOTAL 172560
Qual/Gr C

RCN 163930

Use Dep 30/ 0

(LCM: 95.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
		C	GENRET	0.00		C	2001	2003	AV	0.00	N	0.00	1476	163930	30	0	100	100	114800
		01	PAVING	5.00	85	C	2001	2001	AV	2.81	N	2.67	6950	18560	80	0	100	100	3700

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards
TOTAL IMPROVEMENT VALUE

118500

Neigh 3554449 AV

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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