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

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### 260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962 WWW.METZGERAUCTION.COM

### REAL ESTATE AUCTION TERMS 3 Bedroom, 1 Bath Home with Wrap-Around Porch!

This property will be offered at Online Only Auction on Monday, August 15, 2022 – 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 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 \$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 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 16, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$503.56. 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.

### Auction: Monday, August 15, 2022 *Bidding begins closing out at 6 pm!* Auction Location: 201 S. First St., Pierceton, IN 46562 Washington Township • Kosciusko County

### https://bidmetzger.com/auctions/



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#### **Residential Agent Full Detail Report**

Schedule a Showing

Page 1 of 1

LS # 202230944	201 S First Street	Pierceton	IN 46562	LP \$0								
	Area Kosciusko County	Parcel ID 43-12-27-300-364.000-030	Type Site-Built Home	Waterfront No								
A CARACTER STATE	<b>Sub</b> Redkeys	Cross Street	Bedrms 3 F Baths 1	H Baths 0								
	<b>Township</b> Washington	Style One and Half Story	REO No Short Sale	No No								
	School District WTK	Elem Pierceton JrH	Nhitko SrH Whitko									
	Legal Description 10-107-10	Legal Description 10-107-109 LOT 1 BLK 3 REDKEYS ADD TO PIERCETON										
	Directions From SR 13 (First St.	), continue into Pierceton. Property is on the ea	st side of the road. Corner of First	St. & Elm St.								
and the second	Inside City Limits City Z	Coning County Zoning	Zoning Description	residential								

**Remarks** 3 Bedroom Home with Wrap-Around Porch on Corner Lot selling via Online Only Auction on Monday, August 15, 2022 -- Bidding begins closing out at 6 PM! The Large Wrap -Around Porch welcomes you into the 3 Bedroom, 1 Bath Home! Main level has a Large Living Room, Galley Kitchen, Dining Room, Office, & Mudroom! 2 Bedrooms are upstairs with Nice Walk-In Closets & the Master Bedroom is on the Main Level. Nice backyard is partially fenced with a 8x12 Shed! Great Location on a corner lot in Pierceton! Open House: Friday, August 12th 5:30-6pm

Agent Remarks Online Auction: Mon. 8.15.22 6pm Open House: Fri. 8.12.22 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). 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

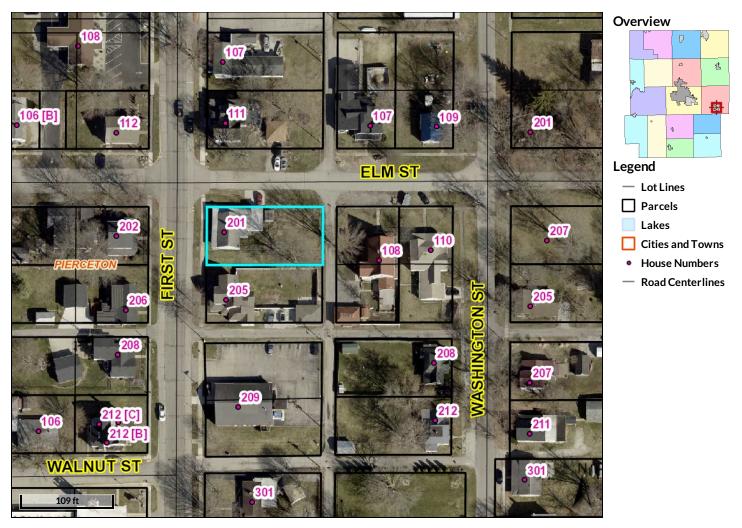
Sec	Lot 1 Lot	Ac/SF/Dim 0.200	0 / 8,7	12 /	66X132	Lot Des	<b>c</b> 0-2.9999			
		092 Above Gd U	1 '	,	w Gd Fin Sq		Itl Below Gd SqFt 86	54 Ttl Fin S	qFt 2,092 Y	ear Built 1901
	1 New Cons		Complete	2010	Ext Vinyl		Bsmt Unfinished		<b>1</b> . <b>1</b> 2,002	# Rooms 7
•	Dimensions	Baths Full	•	Water	CITY					
RM		B-Main 1	0	Sewer	City		Basement Material			
	x 202	B-Upper 0	0	Fuel /	Gas, Forced	1 Air	Dryer Hookup Gas	No	Fireplace	No
	x	<b>B-Blw G</b> 0	0	Heating	003,1 01000	4 7 11	Dryer Hookup Elec	No	Guest Qtrs	No
	x	D-DIW C 0	0	Cooling	None		Dryer Hookup G/E	No	Split FlrpIn	No
		Laundry Rm	Main	Ū	None		Disposal	No	Ceiling Fan	Yes
	X	AMENITIES C		X	Wolk in Main		Water Soft-Owned	No	Skylight	No
	X	Bedroom Suite,			waik-in, wai	I Level	Water Soft-Rented	No	ADA Features	No
	X	Dearboin Baile,					Alarm Sys-Sec	No	Fence	Chain Link
	x 16 M						Alarm Sys-Rent	No	Golf Course	No
	x 14 U						Garden Tub	No	Nr Wlkg Trails	No
	x 16 U	Garage	/		/ x	/	Jet Tub	No	Garage Y/N	No
	x	Outbuilding 1	Shed		8 x 12		Pool	No	Off Street Pk	
5B	х	Outbuilding 2			Х		Pool Type			
RR	х	Assn Dues	F	requency	Not Applical	ble	SALE INCLUDES V	Nater Heater El	ectric	
LF	х	Other Fees								
EX	х	Restrictions								
Water Ac			Wtr Name				Water Frontage		el Frontage	
Water Fe							Water Type	Lake T		
	er Name Cha	d Metzger	I	Lic # AC31	1300015	Auction Date	8/15/2022 <b>Time</b> 6	6:00 PM Locatio		
	g: Existing			Prop	osed				d Party None	
Annual 1	Taxes \$503.56	Exemptions	Homestead,	Suppleme	ntal	Year Taxes	Payable 2022	Assesse	d Value	
Possess	ion At closing									
List Offic	ce Metzger P	roperty Services, L	LC - Off: 260	0-982-0238	List	Agent Cha	ad Metzger - Cell: 260-	-982-9050		
Agent E-	-mail chad@	metzgerauction.co	om		List	Agent - User (	Code UP388053395	List Tear	n	
Co-List C	Office				Co-L	ist Agent				
Showing	Instr Showi	ing time or Open H	ouse							
List Date	<b>7/26/2022</b>	Start Showing Da	ate	Exp I	Date 10/31/2	022 Owner/	Seller a Real Estate L	licensee No	Agent/Owner R	Related No
Contract	<b>Type</b> Exclusiv	e Right to Sell	Buyer Br	oker Comp	<b>).</b> 1.5%	Variable Ra	te No	Specia	al List Cond. None	е
Virtual T	ours:		Lockbox	Type None	)	Lockbox Lo	cation n/a	Туре о	of Sale	
Pending	Date		Closing [	Date		Selling Pric	e	How S	old	
Ttl Conc	essions Paid		Sold/Con	cession Re	emarks	-		Conc F	Paid By	
Sell Offic	ce	Sell	Agent		Co-Sell C	Off	Co-Sell Age	ent	Sell Team	
			-							

 Presented by:
 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

 Information is not guaranteed.
 Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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 07/26/2022 02:39 PM

### Beacon<sup>™</sup> Kosciusko County, IN



Parcel ID	010-107-109	Alternate	010-720003-00	Owner	Creekmore Charles & Janet
Sec/Twp/Rng		ID		Address	E
Property	201 S FIRST	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED		PO Box 254
Address	ST		LOT		Pierceton, IN 46562
	PIERCETON	Acreage	n/a		
District	Р	ierceton			
Brief Tax Descr	iption 0	10-107-109	Lot 1 Blk 3 Redkeys Add to Pierceton		
	1)	Note: Not to b	be used on legal documents)		

Date created: 7/18/2022 Last Data Uploaded: 7/18/2022 3:34:08 AM

Developed by Schneider



#### SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

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.

Date (month, day, year)

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) Pierceton IN 46562

Built-in Vacuum System       X       Image: System <th< th=""><th>1. The following are in the condition: A. APPLIANCES</th><th>None/Not</th><th></th><th>Not Defective</th><th>Do Not Know</th><th>C. WATER &amp; SEWER SYSTEM</th><th colspan="4">Rented</th><th>Do Not Know</th></th<>	1. The following are in the condition: A. APPLIANCES	None/Not		Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Rented				Do Not Know
Clothes Dyger       X       Septic Field / Bed       X       Septic Field / Bed         Dishwasher       X       Plumbing       X       Septic Field / Bed         Concentrol       X       Plumbing       X       Septic Field / Bed         Gas Grill       X       Septic Field / Bed       X       Septic Field / Bed         Microware Oven       X       Septic Field / Bed       X       Septic Field / Bed         Water Heater / Electric       Water Heater / Electric       X       Septic Field / Bed         Water Heater / Fold       Water Pearlier       X       Septic Field / Bed         Water Heater / Fold       Water Pearlier       X       Septic Field / Bed         Water Pearlier       Water Pearlier       X       Septic Field / Bed         Water Pearlier       Water Pearlier       Water Pearlier       Septic Field / Bed         Water Pearlier       Water Pearlier       Water Pearlier       Septic Field / Bed         Romal Conditioner(s)       Water Pearlie	Built-in Vacuum System	and the second se				Cistern		4			
Corthers Washer       Non-Non-Non-Non-Non-Non-Non-Non-Non-Non-		X	State Carl	15. 1995		Septic Field / Bed	x	and the second		15-7-1	ALC: NO.
Dishwasher       X       X       X         Disposal       X       X       X         Freezer       X       X       X         Gas Grill       X       X       X         Hood       X       X       X         Oren       X       X       X         Range       X       X       X         Rom Alt Condition(e)       X       X       X         Trash Compator       X       X       X         Trash Compator       X       X       X         Other:       X       X       X       X         Other:       X       X       X       X         Be LEECTRICAL SYSTEM       NomMot Reted       De Not Reted       De Not Reted       De Not Reted       X       X         Burglar Alarm       X       X       X       X       X       X       X         Burglar Alarm		X	and the second	a tomat in	aller and the				-		and the second
Disposal       X       Areator System       X       Areator System         Freezer       X       Areator System       X       Areator System         Biconal Control Control       X       Areator System       X       Areator System         Water Heater / Electric       X       Areator System       X       Areator System         Water Heater / Electric       X       Areator System       X       Areator System         Water Heater / Electric       X       Areator System       X       Areator System         Water Heater / Electric       X       Areator System       X       Areator System         Refigerator       X       Areator System       X       Areator System         Refigerator       X       Areator System       X       Areator System         Conter       X       X       X       X       X         Other       X       X       X       X       X         Other       X       X       X       X       X         Are the structures connected to a public water system?       X       X       X         Are the structures connected to a public water system?       X       X       X         Burglar Alarm       X		X	and the second		a series and	Plumbing		X	- 144		
Sump Pump       X       X         Gas Grill       X       X         Hodd       X       X         Microwav Oven       X       X         Water Heater / Electric       X       X         Range       X       X         Range       X       X         Roman Air Conditioner(s)       X       X         Ty Antenna / Dish       X       X         Other:       X       X       X         Ty Antenna / Dish       X       X       X         Other:       X       X       X         B. ELECTRICAL SYSTEM       Noneword       Noneword       X       X         B. ELECTRICAL SYSTEM       Noneword       Noneword       X       X       X         Garage Door Opener / Controls       X       X       X       X       X         Garage Door Opener / Controls       X       X       X       X       X       X         Garage Door Opener / Controls       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X		V			A second real	Aerator System	X	est of control	2.5%	122	9799 83
Total Action       Action       Infigation Systems       X       Infigation Systems						Sump Pump		Course of the	ale al		
More       X       Water Heater / Electric       X       More         Microwave Oven       X       Mic		4		and the second					Sec. 1	-	and a line and
Indice wave Oven       X       X       X         Oven       X       X       X         Oven       X       X       X         Oven       X       X       X         Range       X       X       X         Refigerator       X       X       X         Refigerator       X       X       X         Refigerator       X       X       X         Romain Conditioner(s)       X       X       X         V Antenna / Dish       X       X       X         Other:       X       X       X       X         Bettle TRICAL SYSTEM       Included V       X       X       X         Burglar Alarm       X       X       X       X       X         Garage Door Opener / Controls       X       X       X       X       X         Sawata       X       X       X       X       X       X       X         Garage Door Opener / Controls       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X		1 X	and the second se	and a second second	entre de martie e		- and the second		x		ACC & LOUGH
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Oven       A       A       A         Range       X       A       A         Refrigerator       X       A       A         Tv Antenna / Dish       C       A       A         Other       V       A       B         Differ       A       A       A         B.ELECTRICAL SYSTEM       NoneNoti Included/       Defective       Note Defective       Note Restrict       Note Nove         Burgiar Aiarm       X       A       Are the structures connected to a private/community       X         Caling Fan(s)       X       A       Are the improvements bencompleted on the seware algosal system?       X         Caling Fan(s)       X       A       Are the structures connected to a private/community       X         Sama ana       X       A       Are the improvements bencompleted on the seware system?       X	A REAL PROPERTY AND A REAL	a second and the second second			AND AND ADD			1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1		1.86	12.4793
Marge       X       And Participation         Refrigerator       X       And Participation         Room Air Conditioner(s)       X       And Participation         Trash Compactor       X       And Participation         Othor:       V       Conditioner(s)       X         Othor:       V       Conditioner(s)       X       Conditioner(s)         B. ELECTRICAL SYSTEM       NoneNot Regtad       Detective       Detective       Swimming Pool & Pool Equipment       X         B. ELECTRICAL SYSTEM       NoneNot Regtad       Detective       Detective       NoneNot Regtad       X       Are the structures connected to a public water system?       X       X         Are the structures connected to a public water system?       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X       X		1 K			Contraction of the			Sec. Sec.	1.1.1.1	12.5	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
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Nominal Conductor       X       Image: Conductor       X       Image			2000 - 27	A STATE OF				St - 16.00		-	
TV Anternal 20ish       X       Content of the second seco							V	and a state of	1.00	1	1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1. 1
Other:       V       Other         Other:       V       V       V         Swimming Pool & Pool Equipment       V       V         B. ELECTRICAL SYSTEM       NoneNot Included/ Returded       Defective Returded       Do Not Returded       Vest NoneNot Returded       Vest NoneNot Returded       Vest NoneNot Returded       Do Not Returded         B. ELECTRICAL SYSTEM       NoneNot Included/ Returded       Defective Returded       Do Not Returded       NoneNot Defective       NoneNot Returded       Vest NoneNot Returded       Do Not Returded         B. ELECTRICAL SYSTEM       NoneNot Returded       Defective Returded       Do Not Returded       NoneNot Returded       Vest NoneNot Returded       NoneNot Returded       Vest NoneNot Returded       NoneNot Returded       NoneNot Ret		A AND PARTY AND						Contraction of the second	1. Cal.	San a	
Swimming Pool & Pool Equipment       Yes       No         Burglar Alarm       No       Do Not Included       Do Not Rented       Are the structures connected to a public water system?       X         Burglar Alarm       No       Do Not Rented       Not Rented       No       Do Not Rented       X         Garage Door Opener / Controls       X       No       Are the structures connected to a public water system?       X         Inside Telephone Wiring and Blocks / Jacks       X       No       No       No         Inside Telephone Wiring and Blocks / Jacks       X       No       No       No         Switches and Outlets       X       No       No       No       No         Vent Fan(s)       X       Solar House-Heating       X       No         Generator       X       Solar House-Heating       X       No         NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significant adverse effect on the value of the property, that would significant adverse effect on the value of the property, that would significant adverse effect on the value of the property, that would significant adverse effect on the value of the property, that would significant adverse effect on the value of the property, that would significant adverse effect on the value of the property, that would significant adverse effect on the value of the property, that would significant adverse effect on		and the second second					and the second se		0.003		
NoneNot Included       Vest Defective Included       NoneNot Included       Vest Defective Defective Encluded       NoneNot Included       Vest Not Defective Encluded       NoneNot Included         B. ELECTRICAL SYSTEM       NoneNot Included       NoneNot Included       Defective Defective Encluded       Do Not Encluded       Are the structures connected to a public water system?       X         Air Purifier       Image: Anternance       Image: Anternance       X       Image: Anternance       X         Garage Door Opener / Controls       Image: Anternance       Image: Anternance       X       Image: Anternance       X         Biotics / Jacks       Image: Anternance       Image: Anternance       Image: Anternance       X       Image: Anternance       X         Biotics / Jacks       Image: Anternance       Image: Anternance       Image: Anternance       X       Image: Anternance	Other:		1. 2. 12							1.1.1.1.1.	1
Are the structures connected to a public water system?       Are the structures connected to a public sever system?         B. ELECTRICAL SYSTEM       NoneNot Included/ Defective       Do Not Know         Air Purifier       Are the structures connected to a public sever system?       Are the structures connected to a public sever system?         Burgiar Alarm       Are the structures connected to a public sever system?       Are the structures connected to a public sever system?         Burgiar Alarm       Are the structures connected to a private/community       X         Garage Door Opener / Controls       X       Are the improvements been completed on the sever system?         Inside Telephone Wiring and Biocks / Jacks       X       Are the improvements connected to a private/community       X         Sauna       X       Are the improvements connected to a private/community       X       X         Sauna       X       Are the improvements connected to a private/community       X         Sauna       X       Are the improvements connected to a private/community       X         Vent Fan(s)       X       Are the improvements connected to a private/community       X         Solar House-Heatt / Bac       X       Are the improvements connected to a private/community       X         Woodburning Stove       X       Are the improvements connected to a private/community       X	NAME OF TAXABLE PARTY	1914.17	Print 187	17 N 18 19					Yes	No	Do Not
NomeNot B. ELECTRICAL SYSTEM       NomeNot Related Defective Molecular       Do Not Defective Defective Not Englar Alarm       Are the structures connected to a public sewer system?       Are the structures connected to a public sewer system?         Air Purifier       Are the structures connected to a public sewer system?       Are the structures connected to a public sewer system?       Are the structures connected to a private/community         Burglar Alarm       Are the improvements connected to a private/community       X         Ceiling Fan(s)       X       Are the improvements connected to a private/community       X         Garage Door Opener / Controls       X       Are the improvements connected to a private/community       X         Garage Door Opener / Controls       X       Are the improvements connected to a private/community       X         Sauna       X       Are the improvements connected to a private/community       X       Control         Sauna       X       Are the improvements connected to a private/community       Not Rented       Not Rente			201.23		111	Are the structures connected to a publ	ic water sv	stem?	a second		Know
B. ELECTRICAL SYSTEM       None/Not Rented       Defective Defective       Not Defective       Defective Know       Are the any additions that may require improvements       X         Air Purifier       X       Improvements been completed on the sewage disposal system?       X       X         Burglar Alarm       X       Improvements connected to a private/community       X         Ceiling Fan(s)       X       Improvements connected to a private/community       X         Garage Door Opener / Controls       X       Improvements connected to a private/community       X         Inscide Telephone Wiring and Blocks / Jacks       X       Improvements connected to a private/community       X         Sauna       X       Improvements connected to a private/community       X       Improvements connected to a private/community       X         Sauna       X       Improvements connected to a private/community       X       Improvements connected to a private/community       X         Sauna       X       Improvements connected to a private/community       X       Improvements connected to a private/community       X         Switches and Outlets       X       Improvements connected to a private/community       X       Improvements connected to a private/community         Generator       X       Improvements       Improvements       Improvements	and the second s		and the second s								
Air Purifier       Kanado         Burglar Alarm       X         Burglar Alarm       X         Burglar Alarm       X         Ceiling Fan(s)       X         Garage Door Opener / Controls       X         Inside Telephone Wiring and Blocks / Jacks       X         Intercom       X         Sauna       X         Sauna       X         Sauna       X         Somke / Fire Alarm(s)       X         Switches and Dutlets       X         Vent Fan(s)       X         Generator       X         Of 100 / 200 Amp Service (Circle one)       X         Generator       X         Not E:: "Defect" means a condition that would significantly impair the health or safety rom safety       X         Of ture ocupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.       X         The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT Actionary and the disclosure form is not a warrantly by the owner or the owner's agent, if any, and the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure bar sprovided. Seller and Purchaser hereby acknowledge receipt of this Disclosure bar worotide disclosure of buyer				Not	Do Not	Are there any additions that may require			*	x	
Air Fulling       X         Burglar Alarm       X         Celling Fan(s)       X         Garage Door Opener / Controls       X         Garage Door Opener / Controls       X         Inside Telephone Wiring and Blocks / Jacks       X         Intercom       X         Light Fixtures       X         Sauna       X         Sauna       X         Switches and Outlets       X         Vent Fan(s)       X         Gorage Door Opener / Controls       X         Suma       X         Sauna       X         Sauna       X         Sowitches and Outlets       X         Vent Fan(s)       X         Generator       X         NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly inpair the health or safety would significantly shorten or adversely affect the expected normal life of the promises.       X         The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURREN' ACTUAL KNOWLEDGE: A disclosure form is not a warranty by the owner or the owner's sequent that the condition of the property is substantially the same sait was when the disclosure form was provided. Seller and Purchaser at settlement that condition of the property is substantiality to same sait		Rented		Defective	Know	If yes, have the improvements been co	mpleted on	the		X	7
Durgen Nation       Image: Second Secon		A CARLE LAND									S. S. Sandar
Garage Door Opener / Controls       X       X         Inside Telephone Wiring and Blocks / Jacks       X       D         Intercom       X       D         Light Fixtures       X       D         Sauna       X       D         Sauna       X       D         Switches and Outlets       X       D         Vent Fan(s)       X       D         60 / 100 / 200 Amp Service       D       Eurnace Heat / Electric       X         Generator       X       D       Fireplace       X         NOTE: "Defect" means a condition that would have a significant adverse effect would significantly shorten or adversely affect the expected nomal life of the promess.       D       Hornstein Amplitude       Electric         The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT       Air of before settlement, the owner is required to disclosure form may not be used as any inspections or warranties that the prospective or owner any later obtain. At or before settlement, the owner or the owner's agent, if any, and the disclosure form may not be used as any inspections or warranties that the prospective or owner any later obtain. At or before settlement, the owner is required to disclosure form may not be used as any inspections or warranties that the prospective or owner any later obtain. At or before settlement, the owner is required to disclosure form may nor be used as any inspections or warranties that the pr			1999. C 12 13	V	A State Read	water system?	and the second	and the set	Dire n	~	a species
Inside Telephone Wiring and Blocks / Jacks       Note:Note: Rented       Note: Rented       Note: Rented <td></td> <td>X</td> <td></td> <td></td> <td>1.000</td> <td>Are the improvements connected to a page sewer system?</td> <td>private/com</td> <td>nmunity</td> <td>1</td> <td>X</td> <td></td>		X			1.000	Are the improvements connected to a page sewer system?	private/com	nmunity	1	X	
Intercom       X       Attic Fan       X       Attic Fan         Light Fixtures       X       Central Air Conditioning       X       Central Air Conditioning         Sauna       X       Central Air Conditioning       X       Central Air Conditioning         Sauna       X       Central Air Conditioning       X       Central Air Conditioning         Switches and Outlets       X       Furnace Heat / Gas       X       Central Air Conditioning         Vent Fan(s)       X       Solar House-Heating       X       Central Air Conditioning         60 / 100 / 200 Amp Service       X       Solar House-Heating       Central Air Central Air Conditioning         Generator       X       Solar House-Heating       Central Air Cleaner       Central Air Cleaner         NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, or that if not repaired, removed or replaced moved or replaced moved or teplaced moved or teplaced moved or teplaced moved or teplaced moved or teplace Insert       X       Central Air Cleaner         Mottleight shorten or adversely affect the expected nomal life of the property or that if not repaired, removed or replaced move or 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 disclosure form may nor be used as a signature of Seller <td>Inside Telephone Wiring and</td> <td>x</td> <td></td> <td></td> <td></td> <td>- Contractor Contractor Contractor</td> <td>Included/</td> <td>Defective</td> <td></td> <td></td> <td>Do Not Know</td>	Inside Telephone Wiring and	x				- Contractor Contractor Contractor	Included/	Defective			Do Not Know
Light Fixtures       X       Central Air Conditioning       X       Image: Central Air Centra Air Central Air Central Air Central Air Centr	Intercom	x	-		Carlos a contractor	Attic Fan	Kenteu		1-21		
Sauna       X       Hot Water Heat       X       Hot Water Heat         Smoke / Fire Alarm(s)       X       Hot Water Heat       X       Hot Water Heat         Switches and Outlets       X       Hot Water Heat       X       Hot Water Heat         Switches and Outlets       X       Hot Water Heat       X       Hot Water Heat         Vent Fan(s)       X       Solar House-Heating       Hot Water Heat       X       Hot Water Heat         Solar House-Heating       X       Solar House-Heating       Hot Water Heat       X       Hot Water Heat         Generator       X       Solar House-Heating       Hot Water Heat       X       Hot Water Heat         NOTE: "Defect" means a condition that would have a significant adverse effect       Solar House-Heating       Hot Water Heat       Hot Water Heat         on the value of the property, nor that if not repaired, removed or replaced       Woodburning Stove       X       Hot Water Heat         premises.       Hitting Source       Hot Mater Heating Source       Hot Heating Source       Hot Heating Source         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 wa	Light Fixtures		1 451 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	X			V		C.C.F.	A Provide	And the second
Smoke / Fire Alarm(s)       X       Intervention of the property of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer         Smoke / Fire Alarm(s)       X       Intervention of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer		X		1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.1.	Stand Jose		Ŷ				
Switches and Outlets       Image: Construction of the property is substantially the same as it was when the Seller's Disclosure form was orginally provided to the Buyer         Switches and Outlets       Image: Construction of the property is substantially the same as it was when the Seller's Disclosure form was orginally provided to the Buyer		X	a service and a service of	and the second	- martine			1.7.8.4.9.9	X	1	2
Vent Fan(s)       Image: Control of the C			2019 C. C. C.	X	Service State		V				-4.5
60 / 100 / 200 Amp Service (Circle one)       Woodburning Stove       X       Image: Second Store	and the second	v	a service				X	1		Casta A	No. State
(Circle one)       Fireplace         Generator       Fireplace         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.       Fireplace Insert       X       Image: Control of the property of the property or adversely affect the expected normal life of the premises.       Air Cleaner       Image: Control of the property of the property of the property or property or property or certify to the owner or the owner's agent, if any, and the disclosure form may not be used as substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the comparise required to disclosure 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       Date (mm/dd/yy)         Signature of Buyer       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							2 V				March Street
Generator       Fireplace Insert       Fireplace Insert         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.       Fireplace Insert       Air Cleaner         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 disclosure 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       Date (mm/dd/yy)         Signature of Seller       Date (mm/dd/yy)       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			- Contraction		C. Comment				-	and the state	
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 nomal life of the premises.       Air Cleaner       Air Cleaner         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 disclosure 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       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	Generator	X	a service and	Contraction of the second			1	a reg selation i The construction		and the second	
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.       Humidifier       Humidifier         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 disclosure 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 originally provided to the Buyer         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	NOTE: "Defect" means a condition th	hat would h	ave a signi	ificant adve	rse effect		1×				
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.       Propane Tank       Propane Tank         Other Heating Source       Other Heating Source       Other Heating Source       Image: Source	on the value of the property, that wo	uld signific	antly impai	r the health	or safety		-	-			
would significantly shorten or adversely affect the expected normal life of the premises.       Propane Tank       X       Description         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 disclosure form was provided. Seller and 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       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	of future occupants of the property.	or that if no	t repaired,	removed or	replaced	and a second	X	2	102.55	The second se	
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 disclosure 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       Date (mm/dd/yy)	would significantly shorten or adver	sely affect	the expect	ed normal	life of the		X			1240.27	-
ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form in and the disclosure form is required to disclosure 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       Date (mm/dd/yy)         Date (mm/dd/yy)       Signature of Buyer         Date (mm/dd/yy)       Signature of Buyer         Date (mm/dd/yy)       Signature of Buyer         Date (mm/dd/yy)       Date (mm/dd/yy)			in the second	and the second second			I V		0.011	10 01	IDDENT
Signature of Seller       Date (mm/dd/yy)       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	ACTUAL KNOWLEDGE. A disclo substitute for any inspections or v	varranties	that the pr	ospective	buyer or owner	ner may later obtain. At or before settle	ment, the ition of the of this D	owner is i e property isclosure	equir is su by s	ed to bstan	disclose tially the
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					118/22			Date (mm/c	d/yy)	No.	
	Signature of Seller	STACK	Date (mr	m/dd/yy)	a spin the	Signature of Buyer Date (mm/			dd/yy)		
	The Seller hereby certifies that the c	ondition of	the proper	v is substa	ntially the sa	me as it was when the Seller's Disclosure	form was o	originally p	rovide	d to t	he Buyer
	the second se		a the local and a set of the set		and any the se						

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
			KNOW	Do structures have aluminum wiring?		and the second second	X
ge, if known: Years.				Are there any foundation problems			~
oes the roof leak?	C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.	X		with the structures?			X
there present damage to the roof?		×	and the second	Are there any encroachments?		X	
there more than one layer of shingles	E. Arrest		1	Are there any violations of zoning, building codes, or restrictive covenants?		X	
the house?	- 	And the second	×	Is the present use a non-conforming use?	a la caracteria de la cara La caracteria de la caracteria		and the second
yes, how many layers?				Explain:			
HAZARDOUS CONDITIONS	YES	NO	DO NOT				
ave there been or are there any azardous conditions on the property, such s methane gas, lead paint, radon gas in buse or well, radioactive material, landfill, ineshaft, expansive soil, toxic materials, iold, other biological contaminants, sbestos insulation, or PCB's?			X			X	
s there contamination caused by the nanufacture of a controlled substance on he property that has not been certified as econtaminated by an inspector approved			X				
nder IC 13-14-1-15? las there been manufacture of	N COLLEGE			Is the access to your property via a private road?	CRAMER PROVINCIAL	X	
nethamphetamine or dumping of waste rom the manufacture of methamphetamine	and the second		X	Is the access to your property via a public road?	x	1942月	
n a residential structure on the property? 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?		×	
			1.24	Are there any structural problems with the building?		X	
tracket the	313		175	Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATIO	NS:		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	
			2	Have any structures been treated for wood destroying insects?	X		
Strategic Pro-			1923	Are the furnace/woodstove/chimney/flue all in working order?	X		
			Angenit weeks	Is the property in a flood plain?	minung	X	an ordere og
				Do you currently pay flood insurance?	- Y SIL PART	X	a marine
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		×	
				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?		1	
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form a substitute for any inspections or warran	ties that	the prosp	by the owner bective buye	e Seller, who certifies to the truth thereof, base er or the owner's agent, if any, and the disclosu er or owner may later obtain. At or before settle y or certify to the purchaser at settlement that t ed. Seller and Purchaser hereby acknowledge	ment, the	e owner is	s requi
Signature of Seller	Date (m	m/dd/yy)	Slalo	Signature of Buyer	Date (mm	/dd/yy)	
Signature of Seller	a star star	m/dd/yy)		Signature of Buyer	Date (mm		
The Seller hereby certifies that the condition of	the proper	rty is subs	tantially the s	ame as it was when the Seller's Disclosure form was	originally	provided t	o the Bu
The Seller hereby certifies that the condition of	the proper	m/dd/yy)	tantially the s	ame as it was when the Seller's Disclosure form was Signature of Seller (at closing)	Date (mm	The second s	oth

### **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
  - o Enter your password
  - 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
  - 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

43-12-27-300-364.000-030	CREEKMORE	CHARLES & JANE	201 S FIRST S	ST	510, 1 Fan	nily Dwell - Platte	ed Lot	PIERCETON/1001105-0	<b>)30</b> 1/2
General Information	Ow	vnership		Ti	ansfer of Owners	ship		Notes	
Parcel Number		HARLES & JANET E	Date Ov	wner	Doc ID Co	ode Book/Page Ad	lj Sale Price V/I	10/28/2014 REA: 2015 CHANGED YR & ADDED 8X12 UT SHED PER	
43-12-27-300-364.000-030	PO BOX 254 PIERCETON, IN	46562	02/28/1990 CF	REEKMORE CHARL	0	WD /	\$0 I		
Local Parcel Number 1072000300	FIERCETON, IN	40502		RKHAM DANIEL &		WD / WD /	\$0 I \$0 I	10/28/2014 2015: CHANGED GRAE ADDED 8X12 UT SHED PER PICTO	
Tax ID:	10-107-109	Legal					·		
Routing Number 010-107-109		S ADD TO PIERCETON							
Property Class 510 1 Family Dwell - Platted Lot		lustion Decords (Mor				Res			
Year: 2022		luation Records (Wor	-						
Location Information	2022	Assessment Year	2022		2020	2019	2018 AA		
County	WIP 02/25/2022	Reason For Change As Of Date	AA 01/01/2022		AA 01/01/2020	AA 01/01/2019	01/01/2018		
Kosciusko	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				Indiana Cost Mod		
Township	1.0000	Equalization Factor	1.0000		1.0000	1.0000	1.0000		
WASHINGTON	1.0000	Notice Required							
District 030 (Local 030)	\$17,800	Land	\$17,800		\$9,100	\$9,100	\$9,100		
PIERCETON TOWN	\$17,800	Land Res (1)	\$17,800		\$9,100	\$9,100	\$9,100		
<b>School Corp 4455</b> WHITKO COMMUNITY	\$0 \$0 <b>\$81,200</b>	Land Non Res (2) Land Non Res (3) Improvement	\$0 \$0 <b>\$81,200</b>	\$0	\$0 \$0 <b>\$72,100</b>	\$0 \$0 <b>\$69,500</b>	\$0 \$0 <b>\$67,500</b>		
Neighborhood 1001105-030 PIERCETON	\$79,900 \$0	Imp Res (1) Imp Non Res (2)	\$79,900 \$0	\$68,100 \$0	\$71,000 \$0	\$68,400 \$0	\$66,400 \$0		
Section/Plat	\$1,300 <b>\$99,000</b>	Imp Non Res (3)	\$1,300 <b>\$99,000</b>		\$1,100 <b>\$81,200</b>	\$1,100 <b>\$78,600</b>	\$1,100		
27-32-7	\$9 <b>5,000</b> \$97,700	Total Res (1)	\$95,000		\$80,100	\$77,500	<b>\$76,600</b> \$75,500	Land Computation	ons
Location Address (1)	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	Calculated Acreage	0.20
201 S FIRST ST	\$1,300	Total Non Res (3)	\$1,300		\$1,100	\$1,100	\$1,100	Actual Frontage	66
PIERCETON, IN 46562		Land Data (Standar	d Depth: Res 100		Lot: Res 50' X 100			Developer Discount	
Zoning	Land Pricing S		Size Factor		Adj. Ext.	nfl. %  Res Mar Elig % Fac		Parcel Acreage	0.00
RESIDENTIAL RESIDENTIAL	Type Method II		×120 1 10		ale value	Elly % Fau		81 Legal Drain NV	0.00
	гг	00 00	5x132 1.10	\$245 <b>\$</b>	270 \$17,820	0% 100% 1.00	000 \$17,820	82 Public Roads NV	0.00
Subdivision Redkeys Add								83 UT Towers NV	0.00
•								9 Homesite	0.00
Lot 1								91/92 Acres	0.00
								Total Acres Farmland	0.00
Market Model								Farmland Value	\$0
N/A								Measured Acreage	0.00
Characteristics								Avg Farmland Value/Acre	0.0
Topography Flood Hazard High								Value of Farmland	\$0
								Classified Total	\$0
Public Utilities ERA								Farm / Classifed Value	\$0
All								Homesite(s) Value	\$0
Streets or Roads TIF								91/92 Value	\$0
Paved								Supp. Page Land Value	
Neighborhood Life Cycle Stage								CAP 1 Value	\$17,800
Other								CAP 2 Value	\$0 \$0
Printed Monday, April 4, 2022 Review Group 2019	Data Source N/	A Colle	ector		Appraise	r		CAP 3 Value	\$0 \$17 800
					Appraiser			Total Value	\$17,800

3-12-27-300-36 General In		CREEKMORE C Plumbi				S FIRS	. • .			510, 1 Family	, 2000	lattou			Cost Lado	N/1001105-0	
	Single-Family	Plumbl		TF				7				Flee	r Constr		Finish	ver Value	Tota
Occupancy Description	Single-Family R 01	Eull Bath	# 1	3		8'	SHED 96					F100	1Fr				Tota
story Height		Full Bath Half Bath	0	0			12'					1	TEr	1228	1228	\$90,900	
style	11 1 story older		-	1			2					2					
inished Area	1857 sqft	Kitchen Sinks	1		Γ		28	i				3					
lake		Water Heaters	1	1		6	812)					4					
	Finish	Add Fixtures	0	0		12' 9		1CFrG				1/4					
Earth	Tile	Total	3	5								1/2					
Slab	Carpet				L			22'				3/4					
Sub & Joist		Accommod	ations			10			8'			Attic		864	629	\$13,700	
Wood	Other	Bedrooms		3		10	,	364				Bsm		864	0	\$24,600	
		Living Rooms		0			_	1s Fr	6'			Craw					
Parquet		Dining Rooms		0		6	<sup>3'</sup>   e		8'			Slab		364	0	\$0	
Wall F	inish	Family Rooms		0				° 22'			1					Total Base	\$129,2
Plaster/Drywall	✓ Unfinished	Total Rooms		7					36'				stments	1 R	ow Type	Adj. x 1.00	\$129,2
Paneling	Other	Heat Ty	no						864)				n Int (-)				
Fiberboard		Central Warm Air	he			3	30'		0				v Units (+)				
						36		4'	А				Room (+)				
	Roofing	J					·   -		1s Fr			Loft (					
Built-Up Me	etal Asphalt	✓ Slate 1	īle						B				lace (+)				
Wood Shingle	Other								4				leating (-)				
	Exterior Fea	turae							1			A/C (					
escription	Exterior rea	Area	Va				4	32 OFP	36'	6'		No E	lec (-)				
Porch, Open Frame	~	432	<b>عم</b> \$12,8					0.1	42'		]		ıbing (+ / -)		5 –	- 5 = 0 x \$0	
orch, Open Frame	Ð	432	φ12,c	500									Plumb (+)				
								Specialty	Plumbing	l		Eleva	ator (+)				
				I	Descriptic	on				Count	Value					l, One Unit	\$129,2
															Sub-Tot	tal, 1 Units	
												Exte	rior Feature	s (+)		\$12,800	\$142,0
												Gara	ges (+) 312	sqft		\$11,500	\$153,5
													Qualit	y and D	esign Fac	tor (Grade)	0.
															Locatio	n Multiplier	0.
															Replace	ment Cost	\$120,0
						Su	mmar	y of Impro	ovemen <u>ts</u>								
escription	Res St	tory construction	Grade	Year		Co	Base	1 ( 'M	Adj	Size	RCN	Norm	Remai			bhd Mrkt	Impi
•	Eligibl He	igni			Vear Age		Rate		Rate			Dep	Valu		•		Val ¢70.0
: Single-Family R	01 100%	1 Wood Frame	D+1	1901 1	970 52	A		0.92		2,956 sqft	\$120,037	45%	\$66,02	.u U%a	) iUU% I.	.210 1.0000	\$79,9

8'x12'

35%

\$1,090

\$1,672

12 A

\$23.66

0.92 \$17.41

D 2010 2010

0%

1

2: Utility Shed

\$1,300

0% 100% 1.210 1.0000

# ... Generation after Generation



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