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REAL ESTATE AUCTION TERMS 4 Lot, 200 ft. Tippecanoe Lakefront Property!

This property will be offered at Auction on Saturday, August 27, 2022 at 1:00 pm at the Tippecanoe Country Club. Bid Live In-Person or Online! 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 \$10,000 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 Trustee's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 30, 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 \$11,456.74. 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: Saturday, August 27, 2022 at 1 PM Bid Live In-Person or Online!

Auction Location: Tippecanoe Country Club 7245 N Kalorama Rd., Leesburg, IN 46538 Tippecanoe Township • Kosciusko County *Auction Manager: John Burnau 574.376.5340 https://bidmetzger.com/auctions/*



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 ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

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Welcome to the home of Emmy Award winning and legendary sportscaster, Chris Schenkel!

This property is going to Auction on Saturday, August 27, 2022 at 1:00 PM at the Lake Tippecanoe Country Club. The four lot, 200-foot Tippecanoe Lakefront property is the only home with a Tippecanoe River tributary running through it. This unique lake home has not been available for over 51 years. The property includes a five-bedroom home and a one bedroom detached apartment above the three-car garage. The apartment is named the "Byron Nelson Suite". Schenkel built this suite for the occasions when Byron would spend time at the lake playing golf at the Tippecanoe Lake Country Club. Born and raised in Bippus, Indiana, Chris Schenkel's early career led him to New York City, where he met and married model and dancer Francesca Paige Delfino. After having three children in the city, Schenkel decided New York wasn't the ideal place to raise their children, so he moved the family back home again to Indiana. Tippecanoe Lake became the calm and peaceful Hoosier lifestyle needed. The tranquility of the lake also helped cement the legend's Hoosier "gentle-man personality". Schenkel's career in sports broadcasting spanned over 50 years with such accolades as a member of 18 Hall of Fames, including the Pro Football Hall of Fame, College Football Hall of fame and the Professional Bowler's Hall of Fame. Schenkel's broadcasts around the world included events such as the Indianapolis 500, Kentucky Derby, The Masters, numerous Summer and Winter Olympics, the NFL's "Greatest Game Ever Played", the College Football "Game of the Century" and many more. Schenkel was a pioneer in many of the sports television technologies still used today. His notoriety also led him to playing himself in many movies such as "Kingpin", "Greedy" and "International Velvet". You could be fortunate to own this wonderful estate where such greats like Byron Nelson, Wayne Gretzky, Muhammad Ali, Hank Aaron, A.J. Foyt, Archie Griffin, Larry Bird, Mark Spitz, Dick Weber, Jessie Owens, Johnny Weissmuller, Bruce Jenner, Carol Shelby and many more enjoyed the one-of-a-kind lake views.

It's your turn to carry on this wonderful legacy. Bid Live In-Person or Online!

Open House: Thursday, August 18th 5:30-7pm

www.BidMetzger.com

Lakefront Property on Tippecanoe Lake owned by legendary sportscaster, Chris Schenkel!

7101 N. Kalorama Rd., Leesburg, IN 46538

- 200 Feet of Lake Frontage
- 5 Bedrooms, 2.5 Baths
- 1 Bedroom Apartment above 3-Car Garage

Bid Live In-Person or Online!











▶ D H M G I ← C ► ■ C

Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

Property Type	RESIDENTIAL	Status Active		CDOM 0	DOM 0	Auction Yes
MLS # 2022	30952	7101 N Kalorama Road	Leesburg	IN 46538	3	LP \$0
		Area Kosciusko County	Parcel ID 43-08-06-300-053.000-023	Type Site-Bu	uilt Home	Waterfront Yes
		Sub Fraziers Landing	Cross Street	Bedrms 5	F Baths 2	H Baths 1
		Township Tippecanoe	Style One and Half Story	REO No	Short Sale	No
	10 A galant	School District WSC	Elem North Webster JrH W	Vawasee	SrH \	Vawasee
A STEREN		Legal Description 5-23-60 I	_OTS 5, 6, 7 & 8 FRAZIERS LANDING			
		Directions From Leesburg, hea	ad north on Harper Rd. Turn east on 750 N, then s	outh on Kalorama	Rd. Property is	on the west side of the road.
		Inside City Limits N City	Zoning County Zoning R1	Zoning	Description	

Remarks Welcome to the home of Emmy Award winning and legendary sportscaster, Chris Schenkel, going to Auction on Saturday, August 27, 2022 at 1:00 PM. The four lot, 200-foot Tippecanoe Lakefront property is the only home with a Tippecanoe River tributary running through it. This unique lake home has not been available for over 51 years. The property includes a five bedroom home and a one bedroom detached apartment above the three-car garage. The apartment is named the "Byron Nelson Suite". Schenkel built this suite for the occasions when Byron would spend time at the lake playing golf at the Tippecanoe Lake Country Club. Born and raised in Bippus, Indiana, Chris Schenkel's early career led him to New York City, where he met and married model and dancer Francesca Paige Delfino. After having three children in the city, Schenkel decided New York wasn't the ideal place to raise their children, so he moved the family back home again to Indiana. Tippecanoe Lake became the calm and peaceful Hoosier lifestyle needed. The tranquility of the lake also helped cement the legend's Hoosier "gentle-man personality". Schenkel's career in sports broadcasting spanned over 50 years with such accolades as a member of 18 Hall of Fames, including the Pro Football Hall of Fame. Schenkel's broadcasts around the world included events such as the Indianapolis 500, Kentucky Derby,

Agent Remarks The Masters, numerous Summer and Winter Olympics, the NFL's "Greatest Game Ever Played", the College Football "Game of the Century" and many more. Schenkel was a pioneer in many of the sports television technologies still used today. His notoriety also led him to playing himself in many movies such as "Kingpin", "Greedy" and "International Velvet". You could be fortunate to own this wonderful estate where such greats like Byron Nelson, Wayne Gretzky, Muhammad Ali, Hank Aaron, A.J. Foyt, Archie Griffin, Larry Bird, Mark

Age 87 New Const No Date Complete Ext Cedar Bsmt Crawl # R Room Dimensions Baths Full Half Water WELL Basement Material Dryer Hookup Gas No Fireplace Yes LR X M B-Upper 1 0 Fuel / Gas, Forced Air Dryer Hookup Gas No Fireplace Yes DR X M B-Blw G 0 0 Heating Dryer Hookup G/E No Split Firpln Yes FR X M Laundry Rm Main x Vater Water Soft-Owned No Skylight Yes BK X AMENITIES 1st Bdrm En Suite, Alarm System-Security, Bar, Breakfast Bar, Built-In Bookcase, Cable Available, Ceiling Fan(s), Closet(s) Walk-in, Crown Molding, Deck Covered, Deck on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, on Waterfront, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, on Waterfront, Dispo	5
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2B TIX TO O Garden Tub No Nr Wikg Trails No	
3B 16 x 17 U Garage 3.0 / Detached / 35 x 24 / 840.00 Jet Tub No Garage Y/N Yes	;
4B 17 x 16 U Outbuilding 1 Shed 10 x 8 Pool No Off Street Pk Yes	;
5B 11 x 12 U Outbuilding 2 X Pool Type	
RR x Assn Dues Frequency Not Applicable SALE INCLUDES Dishwasher, Microwave, Refrigerator, W	/indow
LF x Other Fees Treatments, Cooktop-Electric, Kitchen Exhaust Downdraft, C	Ven-Electric,
EX x Restrictions Range-Electric, Trash Compactor, Water Heater Gas FIREPLACE Family Rm	
Water Access LAKEWtr NameTippecanoeWater Frontage200.00Channel Frontage0.00	
Water Features Pier/Dock, Recorded Water Type Lake Lake Type	
Auctioneer Name Chad Metzger & John Burnau Lic # AC31300015 Auction Date 8/27/2022 Time 1:00 PM Location Tippecanoe Country	y Club 7245
Financing: Existing Proposed Excluded Party None	
Annual Taxes \$11,456.74 Exemptions No Exemptions Year Taxes Payable 2022 Assessed Value	
Possession At closing	
List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050	
Agent E-mail chad@metzgerauction.com List Agent - User Code UP388053395 List Team	
Co-List Office Co-List Agent	
Showing Instr Showing time or Open House	
List Date 7/26/2022 Start Showing Date Exp Date 10/31/2022 Owner/Seller a Real Estate Licensee No Agent/Owner Related	d No
Contract Type Exclusive Right to Sell Buyer Broker Comp. 1.5% Variable Rate No Special List Cond. None	
Virtual Tours: Lockbox Type Mechanical/Combo Lockbox Location main door Type of Sale	
Pending Date Closing Date Selling Price How Sold	
Ttl Concessions Paid Sold/Concession Remarks Conc Paid By	
Sell Office Sell Agent Co-Sell Off Co-Sell Agent Sell Team	

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

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 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 03:55 PM

Beacon[™] Kosciusko County, IN



Parcel ID	005-023-060	Alternate	005-719003-30	Owner	Schenkel Francesca Trust
Sec/Twp/Rng		ID		Address	Francesca Schenkel
Property Address	7103 N KALORAMA RD LEESBURG	Class Acreage	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT n/a		Trustee c/o John Schenkel 7330 E 500 N North Webster, IN 46555

District Brief Tax Description Tippecanoe 005-023-060 | Lots 5,6,7 & 8 Fraziers Landing (Note: Not to be used on legal documents)

Date created: 7/8/2022 Last Data Uploaded: 7/8/2022 6:35:01 AM





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)

7_

010-

2022

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)	1 1	1,11000	
NOT N Kalarama Rd	Leesburg	4 465 38	
1. The following are in the conditions indicated:		and the second	and shell

A. APPLIANCES	Included/ Rented/	Defective	Not Defective	Do Not Know					Do Not Know	
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Clothes Washer	1			and the second	Hot Tub	/	1.1.1.1.1.1.1.1.1.1	aligned an an		/
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Gas Grill	1V				Irrigation Systems			V		a de la constante
Hood	1/	and the second			Water Heater / Electric	and states			-	/
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Refrigerator			./		Water Softener	1/		6	7	1.1.1.1.1.1.1
Room Air Conditioner(s)			V		Well	V		ye .	- /	/
Trash Compactor		-	1	Contraction of the	Septic & Holding Tank/Septic Mound		1 Section	1	/	
TV Antenna / Dish	1				Geothermal and Heat Pump			1		
Other:			and the second		Other Sewer System (Explain)	1.				
other.					Swimming Pool & Pool Equipment			CONTRACTOR OF		
					Swinning Poor & Poor Equipment	1				D
								Yes	No	Do Not Know
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	22.2	A second second	at the second	2.1.2.	Are the structures connected to a publi	c sewer sv	stem?	1000	/	/
B. ELECTRICAL SYSTEM		Defective	Not	Do Not Know	Are there any additions that may requir to the sewage disposal system?			-2.4	~	1
Air Purifier	Rented	and the second	Contractor the	and the second second	If yes, have the improvements been con	mpleted on	the	1.1	N	1
Burglar Alarm			1	1	sewage disposal system? Are the improvements connected to a p	rivate/com	munity		,/	1
Ceiling Fan(s)	1000-000	100 State	N		water system?	e de santes de la	Sec. Sec. 13	No.	~	/
Garage Door Opener / Controls	- Constant and	Section 2. Section	1/	A STATE OF THE PARTY OF	Are the improvements connected to a p sewer system?	private/com	munity		1	
Inside Telephone Wiring and Blocks / Jacks			V		D. HEATING & COOLING SYSTEM	None/Not Included/	Defective	No	ot	Do Not
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NOTE: "Defect" means a condition th	at would ha	ve a signif	icant adver	se effect	Fireplace Insert	Section Section	and the second			_
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premises.		State of the	and the second		Other Heating Source			1. 18 E 1	and the second	
ACTUAL KNOWLEDGE. A disclose substitute for any inspections or w	sure form	s not a wa nat the pro of the pro was provi	arranty by spective b operty or c ded. Sell	the owner	Seller, who certifies to the truth there or the owner's agent, if any, and the of mer may later obtain. At or before settler e purchaser at settlement that the condit rchaser hereby acknowledge receipt Signature of Buyer	lisclosure ment, the o tion of the of this Dis	form may	equire is sub by sig	be us	sed as a
· ARANT		Date (mm)	06/2	2		and the second se				

FEd Schusel	07/06/22	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the	e property is substantially the san	ne as it was when the Seller's Disclosure form was	originally provided to the Buyer.
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

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e information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Selle CTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may no substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the own	ACTUAL KNOWLEDGE A disclosure form	is not a v	varranty b	by the owne	Do you currently pay flood insurance? Does the property contain underground storage tank(s)? Is the homeowner a licensed real estate salesperson or broker? Is there any threatened or existing litigation regarding the property? Is the property subject to covenants, conditions and/or restrictions of a homeowner's association? Is the property located within one (1) mile of an airport? e Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosu	re form n	nav n	ot b
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METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com This will take you to all Metzger Online Auctions that are open for bidding
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - 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

43-08-06-300-053.000-023

General Information

Parcel Number 43-08-06-300-053.000-023

Local Parcel Number 0571900330

Tax ID:

Routing Number 005-023-060

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 504200-023 **TIPPE LAKEFRONT - N SIDE**

Section/Plat 6-33-7

Location Address (1) 7101 N KALORAMA RD

LEESBURG, IN 46538

Zoning

RESIDENTIAL RESIDENTIAL

Subdivision

Fraziers Landing Lot

5-8

Market Model

Tippe Lake - Lower

Characteri	stics
Topography Level, Low	Flood Hazard
Public Utilities Sewer, Gas, Electrici	era
Streets or Roads Paved	TIF
Neighborhood Life (Other	Cycle Stage

Printed Sunday, April 3, 2022

> Review Group 2021

Ownership SCHENKEL FRANCESCA TRUST C/O JOHN SCHENKEL 7330 E 500 N NORTH WEBSTER, IN 46555

Legal

LOTS 5,6,7 & 8 FRAZIERS LANDING

5-23-60

~ Dat 02/

SCHENKEL FRANCESCA TRUST 7101 N KALORAMA RD

Date	Owner
02/10/1995	SCHENKEL FRANCE
01/01/1900	SCHENKEL CHRISTO

Transfer of Ownership											
	Doc ID	Code	Book/Page	Adj Sale Price	V/I						
E	0	WD	/	\$0							
го		WD	1	\$0							

510, 1 Family Dwell - Platted Lot

1/4 **TIPPE LAKEFRONT - N SID**

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LL	-	1.5	\sim	

9/25/2020 REA: 2021 CHANGED DET GARAGE FROM ALL BEING CAP1 TO 50% CAP1, 50% CAP2 TO ACCOUNT FOR THE FULL FINISHED LIVING SPACE ABOVE IT, FOR REASSESSMENT.

12/1/2016 REA: 2017 ADDED NO WELL/SEPTIC & EXCESS FRONTAGE FACTOR PER GIS.

9/18/2009 ADRS: 7101 HOUSE, 7103 LQ ABOVE GARAGE

								Res				
	Va	luation Recor	ds (Work In	Progress val	ues are n	ot certified	values and a	are subj	ect to ch	ange)		
	2022	Assessmen	t Year	2022		2021	202	0	20	19	2018	
	WIP	Reason For	Change	AA		AA	A	4		٩A	AA	
0	2/25/2022	As Of Date		01/01/2022	01	/01/2021	01/01/202	0	01/01/20	19	01/01/2018	
Indiana	a Cost Mod	Valuation M	ethod In	diana Cost Mod	Indiana (Cost Mod Ir	ndiana Cost Mo	d India	na Cost M	od Indi	ana Cost Mod	
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	\$263,100	Improvemen		\$263,100		219,000	\$209,10		\$198,9		\$193,200	
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¢	\$5,600 1,275,100	Imp Non Re Total	es (3)	\$5,600 \$1,275,100		\$4,600 095,500	\$4,60 \$1,085,60	_	\$4,3 \$1,075,4		\$4,200 \$1,045,800	
	1,057,100	Total Res (1)	\$1,275,100		907,600	\$924,60		\$914,7		\$889,300	Land
Ψ	\$32,400	Total Non R		\$32,400		\$26,900	φ02-1,000 \$(\$0	¢000,000 \$0	Calculated Acr
	\$185,600	Total Non F		\$185,600		161,000	\$161,00		\$160,7		\$156,500	Actual Frontage
		Land Data	(Standard D	epth: Res 200)', CI 200'	Base Lot	:: Res 60' X 1	25', CI 6	60' X 125	')		Developer Disc
Land	Pricing S	oil A	ct ci-	. Fastar	Dete	Adj	. Ext.	l	Res	Market	Value	Parcel Acreage
Туре	Method II	D From	it. 512	e Factor	Rate	Rate	e Value	Infl. %	Elig %	Factor	Value	81 Legal Drain
F	F	5	50 50x26	0 1.06	\$6,500	\$6,890	\$344,500	-27%	100%	1.0000	\$250,380	82 Public Road
F	F	5	50 50x26	0 1.06	\$6,500	\$6,890	\$344,500	-27%	100%	1.0000	\$250,380	83 UT Towers
F	F	5	50 50x26	5 1.06	\$6,500	\$6,890	\$344,500	-27%	100%	1.0000		9 Homesite
F	F		50 50x27		\$6,500	\$6,955	. ,	-25%		1.0000	. ,	9 Homesite 91/92 Acres
			COVE			<i>40,000</i>	<i></i>	2070	0.70		<i>+_cc,cic</i>	
												Total Acres Fa
												Farmland Valu

Developer Discount					
Parcel Acreage	0.00				
81 Legal Drain NV	0.00				
82 Public Roads NV	0.00				
83 UT Towers NV	0.00				
9 Homesite	0.00				
91/92 Acres	0.00				
Total Acres Farmland	0.00				
Farmland Value	\$0				
Measured Acreage	0.00				
Avg Farmland Value/Acre	0.0				
Value of Farmland	\$0				
Classified Total	\$0				
Farm / Classifed Value	\$0				
Homesite(s) Value	\$0				
91/92 Value	\$0				
Supp. Page Land Value					
CAP 1 Value	\$832,000				
CAP 2 Value	\$0				
CAP 3 Value	\$180,000				
Total Value	\$1,012,000				

Land Computations

1.22

200

Collector

Appraiser

	SCHENKEL FRANCESCA TRUST 7101 N KALORAMA R							2D 510, 1 Family Dwell - Platted Lot						TIPPE LAKEFRONT - N SID 2/4				
General Inf		Plum						Г	48					• •		Cost Lade		
Occupancy	Single-Family		#	TF				6	₩DDK				Floo	r Constr		Finish	Value	Total
•	ingle-Family R 01	Full Bath	2	6							1		1	1Fr	1698	1698	\$111,300	
Story Height	1 1/2 0 1 1/2 story older	Half Bath	1	2					16'				2					
Style 2 Finished Area	3396 sqft	Kitchen Sinks	1	1			14'	5	D4)				3					
Make	5590 Sqit	Water Heaters	1	1			'*						4					
Floor F	inich	Add Fixtures	0	0				0	FP				1/4					
	-	Total	5	10		_			16' 1				1/2	1Fr	1698	1698	\$43,100	
Earth	Tile			_	(49)			Ì	1		l r	80	3/4					
	✓ Carpet	Accommo	dations		7' 7'	3	16'					8'111 0460	Attic					
Sub & Joist	Unfinished	Bedrooms		5	<u> </u>		10		71	101		^{8'} ЧТĻ SHED	Bsmt					
Wood [Other	Living Rooms		0								2	Craw	rl –	1698	0	\$7,600	
Parquet		Dining Rooms		0			3'	0	698)				Slab					
Wall Fi	nich	Family Rooms		0													Total Base	\$162,00
	Unfinished	Total Rooms		11									Adju	stments	1 R	ow Type	Adj. x 1.00	\$162,00
	Other	llest 7							2s Fr	50'			Unfin	Int (-)				\$
		Heat T						1	s Fr			-	Ex Li	v Units (+)				\$
Fiberboard		Hot Water or St	eam						C		72		Rec I	Room (+)				\$
	Roofing						34'				12'		Loft (+)				\$
Built-Up Met			Tile								OFP 6'		Firep	lace (+)			MS:1 MO:1	\$4,50
Wood Shingle	Other		1								6'		No H	eating (-)				\$
				_					1				A/C (+)		1:169	98 1/2:1698	\$5,50
	Exterior Feat												No E	lec (-)				\$
Description		Area		Value					33'				Plum	bing (+ / -)		10 – 5	= 5 x \$800	\$4,00
Porch, Open Frame		72		4,100							,		Spec	Plumb (+)				\$
Porch, Open Frame		504		5,000			S	pecialty	Plumbing	g			Eleva	ator (+)				\$
Nood Deck		48	\$	1,400	Descr	ription				Count	t	Value				Sub-Tota	I, One Unit	\$176,00
																Sub-To	tal, 1 Units	
													Exter	ior Features	s (+)		\$20,500	\$196,50
													Gara	ges (+) 0 sq	ft		\$0	\$196,50
														Quality	/ and D	esign Fac	tor (Grade)	1.1
																Locatio	n Multiplier	0.9
																Replace	ment Cost	\$198,85
							Summary	of Impr	vomonte							•		
Description	Res St	tory Constructio	n Grad	Year	Eff	Eff Co	Base	LCM	Adj		Size	RCN	Norm	Remain			bhd Mrkt	Impro
•		igni		Duiit		Age nd	Rate		Rate				Dep	Value		5		Valu
1: Single-Family R 0		1/2 Wood Fran	ne C·	+2 1935		70 A		0.92		3,396	•	\$198,858	42%	\$115,340			.670 1.0000	\$192,60
2: Utility Shed R 01	0%	1		D 1978	1978	44 F	\$26.02	0.92	\$19.15	8'>	x10'	\$1,532	70%	\$460	0%0	100% 1	.670 1.0000	\$80

0.92

7'x-7'

\$1,288

28%

\$930

37 A

C 1985 1985

1

0%

3: WDDK R

\$1,600

0% 100% 1.670 1.0000

43-08-06-300-053.000-023 SCHENKEL FRANCES		UST 7101 N	KALORAMA RD	51	0, 1 Family	Dwell - P	latted Lot	TIPPE LAKEFRONT - N SID 3/4			
General Information	Plumbing							Cost Ladder			
Occupancy Detached Garage							Floor Constr	Base Finish Value	e Totals		
Description Detached Garage R 0) Full Bath						1				
Story Height 0	Hall Dati						2				
Style N/A	Kitchen Sinks	<i>c</i> 1	(155)	2	2		3				
Finished Area	Water Heaters	5'		31'			4				
Make	Add Fixtures						1/4				
Floor Finish	Total			35'			1/2				
Earth Tile							3/4				
Slab Carpet	Accommodations						Attic				
Sub & Joist Unfinished	Bedrooms		84	40)	7103		Bsmt				
Wood Other	Living Rooms						Crawl				
Parquet	Dining Rooms						Slab				
	Family Rooms		FULL LIVING S	PACE ABOVE				Total Bas	9		
Wall Finish	Total Rooms	24'					Adjustments	Row Type Ad			
Plaster/Drywall Unfinished							Unfin Int (-)				
Paneling Other	Heat Type		DET	GAR			Ex Liv Units (+	-)			
Fiberboard							Rec Room (+)				
Roofin	a						Loft (+)				
Built-Up Metal Asphalt							Fireplace (+)				
Wood Shingle				1			No Heating (-)				
							A/C (+)				
Exterior Fe							No Elec (-)				
Description	Area Value						Plumbing (+ /	-)			
				Spec Plumb (+			-				
		Specialt	y Plumbing			Elevator (+)					
		Description			Count	Value	~ /	Sub-Total, One Uni	t \$0		
		•						Sub-Total, 1 Unit			
							Exterior Featu				
							Garages (+) 0	()			
								lity and Design Factor (Grade			
								Location Multiplie	,		
								Replacement Cos	t \$70,611		
			Summary of Impr	ovements							
Description Res	Story Construction Grade Puilt	Eff Eff Co	Base ICM	Adj	Size	RCN	Norm Rem	DC Nobd Mrk	t Improv		
Eligibl H	eight Built	Year Age no	Rate	Rate			- - -	lue Obs	value		
1: Detached Garage R 01 50%	1 Wood Frame C 1935	1935 87 A		\$25.69	24'x35'	\$70,611	45% \$38		+ - J		
2: WDDK/ R 0%	1 C 1985	1985 37 A	0.92		155 sqft	\$2,668	28% \$1	920 0% 100% 1.670 1.000	0 \$3,200		

... Generation after Generation



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