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

REAL ESTATE AUCTION TERMS *Turn-Key Restaurant & Upstairs Apartment!*

This property will be offered at Online Only Auction on Tuesday, March 7, 2023 – Bidding begins closing out at 6:30 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 April 7, 2023. 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 \$5,748.00. 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, March 7, 2023 Bidding begins closing out at 6:30 pm!

Property Location: 139 & 141 E. Main St., North Manchester, IN 46962 Chester Township • Wabash County

https://bidmetzger.com/auctions/



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🖆 🊺 🗨 🜅 💽 💽 🛛 Commercial Agent Full Detail Report DHM Schedule a Showing Listings as of 02/01/2023 Page 1 of 1 Property Type COMMERCIAL Status Active **CDOM** 0 DOM 0 Auction Yes MLS # 202302827 139 E Main Street North Manchester IN 46962 Status Active **LP** \$0 Area Wabash County Parcel ID 85-07-05-201-091.000-002 Type Restaurant/Bar **Cross Street** Age 74 REO Ν Short Sale No Legal Description OP E1/2 E1/2 LOT 1 & OP PT LOT 144 Directions Downtown North Manchester. Inside City Limits Y City Zoning C1 **County Zoning** Zoning Description Commercial

Remarks The Main View Restaurant selling via Online Only Auction on Tuesday, March 7, 2023 -- Bidding begins closing out at 6:30 pm! Great Opportunity to Own & Operate a Local Landmark located in the heart of downtown North Manchester, IN! This well-established & successful turnkey Restaurant with Liquor License, Inventory , Equipment is located in 3 beautiful buildings (139-141). The restaurant was completely remodeled in 2021 and has a seating capacity of 120 people (50 bar area, 40 family room, 30 banquet room). Newer Rubber Membrane Roof & mechanicals including HVAC systems are in place. There is a 2nd floor apartment for more income potential and a full basement for storage! Great opportunity for an updated, income producing property!

Agent Remarks Online Auction: Tues. 3.7.23 6:30pm Morning Showings Only Renovation & Equipment List in documents. TERMS: 10% down the day of auction with the balance due at closing. Possession at closing. Taxes prorated. Sellers will provide clear title to the property via an Owner's Title Insurance Policy and a Warranty Deed to transfer the property. No Survey unless required for clear title, if required, the sellers & buyer(s) agree to split said cost 50/50. RE BROKERS: Must

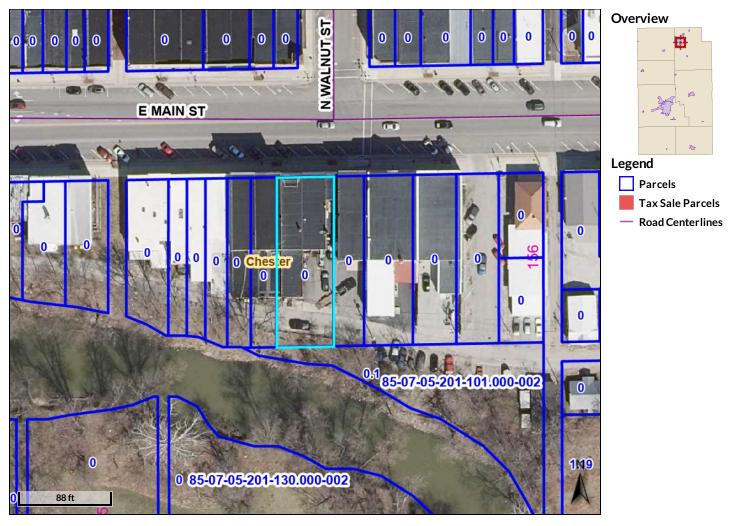
Sec Lot 1144 Township	Chester	Lot Ac/SF/	Dim 0.1900 / 8,268	/ 53X156 Src N
Year Built 1949 Age 74	New No Year	s Established	Exterior Brick	Foundation Full Basement,
Const Type Wood Joist	ar Built 1949 Age 74 New No Years Established Exterior Brick Foundation Full Basement, first Type Wood Joist Total #Bidgs 3 Stories 2.0 Total Restrooms 4 (g #1 Total Above Gd SqFt 2,800 Total Below Gd SqFt 1,400 Story 2 Finished Office SqFt 2,800 [g #2 Total Above Gd SqFt 1,205 Total Below Gd SqFt 1,500 Story 2 Finished Office SqFt g #3 Total Above Gd SqFt 1,205 Total Below Gd SqFt 605 Story Finished Office SqFt 1,205 Total Below Gd SqFt 1,205 Total Below			
Bldg #1 Total Above Gd SqFt	2,800 Total Below Gd S	Years Established Exterior Brick Foundation Full Basement, idgs 3 Stories 2.0 Total Restrooms 4 ow Gd SqFt 1,400 Story 2 Finished Office SqFt 2,800 ow Gd SqFt 1,540 Story 2 Finished Office SqFt 2,800 ow Gd SqFt 605 Story Finished Office SqFt 2,800 ow Gd SqFt 605 Story Finished Office SqFt 2,800 ow Gd SqFt 605 Story Finished Office SqFt 2,800 ow Gd SqFt 605 Story Finished Office SqFt 2,800 ow Gd SqFt 605 Story Finished Office SqFt 2,800 ow Gd SqFt 605 Story Finished Office SqFt 2,800 ow Gd SqFt 14' Column Spcg 0 9 aterial Fite Doors No Fuel / Gas, Forced Air Height 14' Cooling Central Air Burglar Alarm No Channel Frtg Water Futglastart Actoineer Actorer <		
Bldg #2 Total Above Gd SqFt	3,080 Total Below Gd S	qFt 1,540	Story 2 Fi	nished Office SqFt
Bldg #3 Total Above Gd SqFt	1,205 Total Below Gd S	qFt 605	Story Fi	nished Office SqFt
Location	Fire Protection	City	Fi	re Doors No
Bldg Height	Roof Material	Flat, Rubber	Int Height	14'
Interior Walls Drywall, Wood	Ceiling Height	14'	Column Spc	g 0
Flooring Laminate, Mixed,	, Part Carpet, Vinyl Parking	Public, Street	Water	City
Road Access City	Equipment	Yes	Sewer	City
Currently Lsd No	Enterprise Zone	e No	Fuel /	Gas, Forced Air
			Heating	
SALE INCLUDES Building, Busine	ess, Furniture, Land, Inventory, Licens	se Included	Cooling	Central Air
· · · · · · · · · · · · · · · · · · ·	, ,		Burglar Aları	m No
		ce, Public Restrooms, Ventila	ting Channel Frtg	1
· · · ·		Included w/Property	Water Frtg	
Water Access	Water Name		Lake Type	
Water Access Water Features	Water Name		Lake Type	
Water Features		Auc		1300015
Water Features	ame Chad Metzger			1300015
Water Features Auction Yes Auctioneer Na Occupancy Comm	ame Chad Metzger Owner Na	ame	tioneer License # AC3	
Water Features Auction Yes Auctioneer Na Occupancy Comm Financing: Existing	ame Chad Metzger Owner Na Proposed	ame 1	tioneer License # AC3	d Party None
Water FeaturesAuctionYesAuctioneer NaOccupancy CommFinancing:ExistingAnnual Taxes\$5,748.00Exem	ame Chad Metzger Owner Na Proposed aption No Exemptions	ame J Year Taxes Payable	tioneer License # AC3 Exclude 2022 Assesse	d Party None
Water Features Auction Yes Auctioneer Na Occupancy Comm Financing: Existing Annual Taxes \$5,748.00 Exem Is Owner/Seller a Real Estate Lice	ame Chad Metzger Owner Na Proposed aption No Exemptions ensee No	ame Year Taxes Payable Possession At clos	tioneer License # AC3 Excluder 2022 Assesse	d Party None
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Water Features Auction Yes Auctioneer Na Occupancy Comm Financing: Existing Annual Taxes \$5,748.00 Exemination Is Owner/Seller a Real Estate Lice List Office Metzger Property Semination Agent ID RB14045939 Co-List Office Metzger Property Showing Instr Showingtime List Date 2/1/2023 Exp Date	ame Chad Metzger Owner Na Proposed option No Exemptions ensee No vices, LLC - Off: 260-982-0238 Agent E-mail chad@ / Services, LLC te 4/30/2023 Publish to Internet	Ame Year Taxes Payable Possession At clos List Agent Chad M metzgerauction.com Co-List Agent Tin et Yes Show Addr to I	tioneer License # AC3 Excluder 2022 Assesse ing Metzger - Cell: 260-982-9050 mothy Pitts - Cell: 317-714-04 Public Yes Allow AVM	d Party None nd Value \$ 32 1 Yes Show Comments Yes
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Water Features Auction Yes Auctioneer National Yes Occupancy Comm Financing: Existing Annual Taxes \$5,748.00 Example Sowner/Seller a Real Estate Lice List Office Metzger Property Ser Agent ID RB14045939 Co-List Office Metzger Property Showing Instr Showingtime List Date 2/1/2023 Exp Date IDX Include Y Contract Ty Virtual Tour Virtual Tour	ame Chad Metzger Owner Na Proposed option No Exemptions ensee No vices, LLC - Off: 260-982-0238 Agent E-mail chad@ v Services, LLC te 4/30/2023 Publish to Interne ope Exclusive Right to Sell	ame Year Taxes Payable Possession At clos List Agent Chad M metzgerauction.com Co-List Agent Tin t Yes Show Addr to I BBC 2.0% Varia Selling Price	tioneer License # AC3 Excluder 2022 Assesse ing Metzger - Cell: 260-982-9050 mothy Pitts - Cell: 317-714-04 Public Yes Allow AVM able Rate No Special Lis Type of Sa	d Party None nd Value \$ 132 1 Yes Show Comments Yes sting Cond. None nle
Water Features Auction Yes Auctioner National Taxes Source Financing: Existing Annual Taxes \$5,748.00 Is Owner/Seller a Real Estate Lice List Office Metzger Property Ser Agent ID RB14045939 Co-List Office Metzger Property Showing Instr Showingtime List Date 2/1/2023 Exp Date IDX Include Y Contract Ty Virtual Tour Pending Date	ame Chad Metzger Owner Na Proposed option No Exemptions ensee No vices, LLC - Off: 260-982-0238 Agent E-mail chad@ / Services, LLC te 4/30/2023 Publish to Interne pe Exclusive Right to Sell Closing Date	ame Year Taxes Payable Possession At clos List Agent Chad M metzgerauction.com Co-List Agent Tin t Yes Show Addr to I BBC 2.0% Varia Selling Price	tioneer License # AC3 Excluder 2022 Assesse ing Metzger - Cell: 260-982-9050 mothy Pitts - Cell: 317-714-04 Public Yes Allow AVM able Rate No Special Lis Type of Sa How Sold	d Party None nd Value \$ 132 1 Yes Show Comments Yes sting Cond. None nle

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

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 Page 1 of 1
 02/01/2023 12:52 PM

Beacon[™] Wabash County, IN



Parcel ID	85-07-05-201-091.000-002	Alternate I) n/a	С
Sec/Twp/Rng	05-29-07	Class	Restaurant, Cafe, or Bar	
Property Address	139 E 141 MAIN ST	Acreage	n/a	
	NORTH MANCHESTER			
District	N MANCHESTER			
Brief Tax Descript	tion OP E1/2 E1/2 LOT 1	& OP PT LOT	144	
	(Note: Not to be use	d on legal doc	uments)	

Owner Address RKSL RESTAURANTS INC 13160 N MERIDAN RD NORTH MANCHESTER, IN 46962

Date created: 12/28/2022 Last Data Uploaded: 12/28/2022 1:36:55 AM

Developed by Schneider

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

85-07-05-201-091.000-002	RKSL RESTAURANTS INC	139 141 E	MAIN ST		CENTRAL BUS DINING LO 1/4			
General Information	Ownership		Tran	Notes				
Parcel Number	RKSL RESTAURANTS INC	Date	Owner	Doc ID Coo	le Book/Page	Adj Sale Price	V/I	1/19/2022 NC: 2022 PERMIT FOR COMM ADDN 2022 CHANGED EFF AGE
85-07-05-201-091.000-002	13160 N MERIDAN RD	01/05/2007	RKSL RESTAURANTS	C	V /	\$415,000	V	
Local Parcel Number	NORTH MANCHESTER, IN 46962	07/17/2006	V & K MANAGEMENT	W	'D /	\$350,000	V	12/3/2018 RP: Reassessment Packet 2019
0110060500		03/19/2002	RKSL INC	C'	V /	\$150,000	1	10/17/2014 MEM:
Tax ID:	Legal	03/27/1997	PAP'S INC	0 W	'D /	\$0	I	SALE PRICE INCLUDES 0110060400
	OP E1/2 E1/2 LOT 1 & OP PT LOT 144	01/01/1900	FREEMAN MINNIE J	W	'D /	\$0	1	& 0110025300
Routing Number 6E.100								

Property Class 430 Restaurant, Cafeteria or Bar Year: 2022 Commercial Valuation Records (Work In Progress values are not certified values and are subject to change) 2022 Assessment Year 2022 2022 2021 2020 2010 Location Information County Wabash WiP Assessment Year 2022 2022 2021 2020 2010 Wabash District 002 (Local 002) S13.500 Land S13.500 S13.500 S13.500 S13.500 S13.500 S13.500
Location InformationWIP WIPReason For ChangeAAMiscAAAAAAGen RevCounty Wabash02/18/2022As Of Date01/01/202201/01/202201/01/202201/01/202001/01/202001/01/2020Township CHESTER TOWNSHIP1.00001.00001.00001.00001.00001.00001.00001.0000
County Wabash02/18/2022 Indiana Cost ModAs Of Date01/01/202201/01/202201/01/202001/01/202001/01/202001/01/2020WabashIndiana Cost ModIndiana
Wabash Indiana Cost Mod Valuation Method Indiana Cost Mod Indiana Cost Mod <th< th=""></th<>
Township 1.0000 Equalization Factor 1.0000 1.0000 1.0000 1.0000 1.0000 1.0000 CHESTER TOWNSHIP 1.0000 Notice Required Image: Control of the second sec
CHESTER TOWNSHIP Notice Required
NORTH MANCHESTER TOWN \$0 Land Res (1) \$0
\$13 500 L and Non Poc (3) \$13 500 \$13 500 \$13 500 \$13 500 \$13 500 \$13 500 \$13 500
MANCHESTER COMMUNITY \$479,400 Land Non New (3) \$13,500
Neighborhood 8502147-002 \$0 Imp Res (1) \$0 \$0 \$0 \$0 \$
CENTRAL BUS DINING LOUNGE \$0 Imp Non Res (2) \$0
Section/Plat \$479,400 Imp Non Res (3) \$479,400 \$446,400 \$166,300 \$180,0000 \$180,000 \$180,000 \$180,000 \$180,0000
05 \$492,900 I otal \$492,900 \$459,900 \$179,800 \$193,500 \$193,50
Location Address (1) \$0 Total Non Res (2) \$0 \$0 \$0 \$0 \$0 \$
139 141 E MAIN ST \$492,900 Total Non Res (3) \$492,900 \$459,900 \$179,800 \$193,500 \$193,50
NORTH MANCHESTER, IN 46962 Land Data (Standard Depth: Res 150', Cl 150' Base Lot: Res 40' X 150', Cl 40' X 150')
Land Pricing Soil Act Adj. Ext. Res Market Zoning Type Method ID Front. Size Factor Rate Rate Value Infl. % Elig % Factor Val
Fci F 20 20x156 1.02 \$250 \$255 \$5,100 0% 0% 1.0000 \$5,1
Subdivision Fci F 22 22x156 1.02 \$250 \$255 \$5,610 0% 0% 1.0000 \$5,6
Fci F 11 11x156 1.02 \$250 \$255 \$2,805 0% 0% 1.0000 \$2,8

Lot

Market Model

8502147-002 - Commercial

Character	istics
Topography Level	Flood Hazard
Public Utilities Water, Sewer, Electr	ricity
Streets or Roads Paved, Sidewalk	TIF
Neighborhood Life Static	Cycle Stage

Printed Friday, May 20, 2022

Review Group 2019 **Collector** 11/08/2018 BS

BS Appraiser 11/08/2018

Land Computat	ions
Calculated Acreage	0.19
Actual Frontage	53
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$13,500
Total Value	\$13,500

				RKSL RESTAURANTS INC				139 141 E MAIN ST 430, Restaurant, Cafete						ria or Bar		CENTRAL BUS DINING LO						
		Gener	al In	formatio	n								20'	7				F	loor/Us	e Computati	ions	
Occupancy C	C/I Build	ing	Р	re. Use	Ge	eneral F	Retail						20				Pricing	Key	GCM	GCM	GCM	
Description C	/I Build	ing C 0	1 P	re. Fram	ing Wa	ood Joi	ist										Use	U	TLSTOR	GENRET	APART	
Story Height 2	2		Ρ	re. Finis	h Fir	nished	Open										Use Are	ea -	1400 sqft	2260 sqft	1400 sqft	
Гуре N	I/A		#	of Units	; 0							421	860				Area N	ot in Use	0 sqft	0 sqft	0 sqft	
	SE	3		В	1		U					43'	s Br				Use %		100.0%	100.0%	100.0%	
Vall Type		B: 2(18	:0')	1:2	2(249')	1	U: 2(90)')									Eff Peri	meter	180'	249'	90'	
leating		,	,		. ,	0 sqft	•	0 sqft					1				PAR		13	11	6	
A/C					2260	0 sqft											# of Un	its / AC	0	0	0 / N	
Sprinkler														-			Avg Un	it sz∣dpth	-1	-1		
Plumbi	ing RES				R	Roofing	a										Floor		В	1	2	
T Tambi	# -		ι T	F BI		Tile		etal					IN 4005				Wall He	eight	8'	14'	14'	
ull Bath	" 1	3 (ood		alt SI					BUILT	IN 1895	1			Base R	ate	\$76.31	\$149.25	\$70.66	
alf Bath	0	0 0			ther], (ob.)(a)		alo									Frame	Adj	(\$11.53)	(\$12.68)	(\$9.95)	
(itchen Sinks	1	1				Adjustr	ments										Wall He	eight Adj	(\$3.88)	\$0.00	\$9.56	
Vater Heaters	1	1			w Prof		eat Ins	sulatio									Dock F	oor	\$0.00	\$0.00	\$0.00	
dd Fixtures	0	0 (eelGP	AluSR		t Liner				70' 2	400 s Br				Roof D	eck	\$0.00	\$0.00	\$0.00	
otal	3	5 (SSR			and Pnl				10 2	B				Adj Ba	se Rate	\$60.90	\$136.57	\$70.27	
otai	5			Features									1				BPA Fa	ictor	1.00	1.00	1.00	
escription		LAIC		eatures		rea		/alue									Sub To	tal (rate)	\$60.90	\$136.57	\$70.27	
escription					~	.164	•	aiue									Interior	Finish	\$0.00	\$0.00	\$0.00	
																	Partitio	าร	\$0.00	\$0.00	\$0.00	
																	Heating	I	(\$1.33)	\$0.00	\$0.00	
													20'				A/C		\$0.00	\$0.00	\$0.00	
			_										20	_			Sprinkle	er	\$0.00	\$0.00	\$0.00	
Special	Feature	es			Other F	Plumbi	ing				Βι	ilding C	Computa	ations			Lighting	1	\$0.00	\$0.00	\$0.00	
Description		Va	ue	Descrip	tion		V	/alue	Sub-Tota	al (all floors)) (490,424	Garage	es		\$C	Unit Fir	ish/SR	\$0.00	\$0.00	\$0.00	
									Racquet	ball/Squash		\$0	Firepla	ices		\$C	GCK A	dj.	\$0.00	\$0.00	\$0.00	
									Theater E	3alcony		\$0	Sub-T	otal (build	ling)	\$494,424	S.F. Pr	ice	\$59.57	\$136.57	\$70.27	
									Plumbing	J		\$4,000	Quality	/ (Grade)		\$494,425	Sub-To	otal				
									Other Plu	umbing		\$0	Locatio	on Multiplie	er	0.88	Unit Co	st	\$0.00	\$0.00	\$0.00	
									Special F	eatures		\$0	Repl.	Cost New		\$435,093	Elevate	d Floor	\$0.00	\$0.00	\$0.00	
									Exterior F	-eatures		\$0					Total (I	Jse)	\$83,398	\$308,648	\$98,378	
											Summary	of Impi	rovem <u>e</u>	nts _								
Description			Res nihl	Story Height	Constr	uction	Grad	le Ye	ar Eff ilt Year	Eff Co	Base Rate	LCM	Adj Rate	i	Size	RCN	Norm Dep	Remain. Value		PC Nbhd	Mrkt	lır V
				. ICIUII				Du	me real		ו/מופ		וזמנט				Deb	value	005			

	RKSL F	RESTAURAN	ITS INC	139 141 E	E MAIN ST			430, Restau	rant, Cafete	ria or Ba	r	CEN	RAL BUS	DINING L	LO	
	General I	nformation							_			F	loor/Us	e Computati	ons	
Occupancy C/I	I Building	Pre. Use	General Reta	ail			2	22'			Pricing Ke	еу	GCM	GCM	GCM	
Description C/I	I Building C 02	Pre. Framing	Wood Joist								Use	U	TLSTOR	GENRET	APART	
Story Height 2	I	Pre. Finish	Unfinished								Use Area	1	540 sqft	1540 sqft	1540 sqft	
Г уре N//	A i	# of Units	0								Area Not	in Use	0 sqft	0 sqft	0 sqft	
	SB	В	1	U							Use %		100.0%	100.0%	100.0%	
Vall Type	B: 2(184')	1: 2(18	4') U: 2((114')			BUIL	T IN 1895.			Eff Perim	eter	184'	184'	114'	
leating			1540 sqft 1	1540 sqft							PAR		12	12	7	
A/C			1540 sqft								# of Units	AC	0	0	0 / Y	
Sprinkler											Avg Unit	sz dpth	-1	-1		
-	g RES/CI		Roofing								Floor		В	1	2	
T tullioni	-	F Built U		Metal			1	540			Wall Heig	iht	8'	14'	12'	
ull Bath	0 0 1	3 Wood	. 🖃 🛛 🖻	_		70'	20	s Br 70'			Base Rat	te	\$68.09	\$160.09	\$77.15	
alf Bath	0 0 2	4 Other						B			Frame Ac	lj	(\$11.53)	(\$12.68)	(\$9.95)	
Kitchen Sinks	0 0 2		CK Adjustmen	nte							Wall Heig	ıht Adj	(\$3.53)	\$0.00	\$5.50	
Vater Heaters	0	-		Insulatio				1			Dock Floo	or	\$0.00	\$0.00	\$0.00	
dd Fixtures	0 0 4	4 SteelGF	= =	Int Liner							Roof Dec	k	\$0.00	\$0.00	\$0.00	
				Sand Pnl							Adj Base	Rate	\$53.03	\$147.41	\$72.70	
Fotal											BPA Fact	tor	1.00	1.00	1.00	
	Exterior	· Features		Malara							Sub Tota	l (rate)	\$53.03	\$147.41	\$72.70	
Description			Area	Value							Interior Fi	inish	\$0.00	\$0.00	\$0.00	
											Partitions		\$0.00	\$0.00	\$0.00	
											Heating		(\$1.33)	\$0.00	\$0.00	
							2	22'			A/C		\$0.00	\$0.00	\$0.00	
									_		Sprinkler		\$0.00	\$0.00	\$0.00	
Special Features Other Plumbing						Buildi	ing C	omputatior	s		Lighting		\$0.00	\$0.00	\$0.00	
Description	Value	Description	1	Value	Sub-Total (all floors)	\$418	3,587	Garages		\$0	Unit Finis	h/SR	\$0.00	\$0.00	\$0.00	
					Racquetball/Squash		\$0	Fireplaces		\$0	GCK Adj.		\$0.00	\$0.00	\$0.00	
					Theater Balcony		\$0	Sub-Total (building)	\$436,187	S.F. Price	e	\$51.70	\$147.41	\$72.70	
					Plumbing	\$17	7,600	Quality (Gra	de)	\$436,188	Sub-Tota	al				
					Other Plumbing		\$0	Location Mu	Itiplier	0.88	Unit Cost		\$0.00	\$0.00	\$0.00	
					Special Features		\$0	Repl. Cost	New	\$383,845	Elevated	Floor	\$0.00	\$0.00	\$0.00	
					Exterior Features		\$0				Total (Us	e)	\$79,618	\$227,011	\$111,958	
						Summary of	Impr	ovemen <u>ts</u>								
	Res	Story Co.		. Ye	ar Eff Eff Co	Baso		Adj	0		Norm	Remain.	Abn			Im
Description		Height Cor	nstruction G	irade _ `	uilt Year Age nd	Rate ^I	LCM	Rate	Size	RCN	Dep	Value	Obs	PC Nbhd	Mrkt	\

05-07-05-20	1-091.000-002	RKSL F	RESTAURANTS IN	C 139 141 E	MAIN ST			430, Rest	taurant, Cafete	ria or Bar	CEN	TRAL BUS	DINING LO	
	General	Information									Floor/Us	e Computat	ions	
Occupancy	C/I Building	Pre. Use	General Retail	_	[Pricing Key	GCM	GCM		
Description	C/I Building C 03	Pre. Framing	Wood Joist			Ċ	165)			Use	GENRET	UTLSTOR		
Story Height	2	Pre. Finish	Finished Open				_			Use Area	605 sqft	220 sqft		
уре	N/A	# of Units	0			15'				Area Not in Use	e 0 sqft	0 sqft		
	SB	В	1 U			1	s Br			Use %	100.0%	100.0%		
Vall Type		1: 2(104')	U: 2(31')	-		1	11'			Eff Perimeter	104'	31'		
leating			605 sqft							PAR	17	14		
VC			605 sqft				_			# of Units / AC	0	0		
prinkler						Ç	220			Avg Unit sz dpt	h -1	-1		
- Plum	bing RES/CI		Roofing							Floor	1	2		
- i iuiii	# TF #	TF Built U				20'				Wall Height	14'	12'		
ull Bath	0 0 0	0 Wood	Asphalt Slate		PW	4	s Br F	Þw		Base Rate	\$214.29	\$111.52		
alf Bath	0 0 2	4 Other			PW	· ·	SDI 1	, vv		Frame Adj	(\$12.68)	(\$11.16)		
Kitchen Sinks			CK Adjustments				11'			Wall Height Adj	j \$0.00	\$0.00		
Vater Heaters		0 Low Pro						1		Dock Floor	\$0.00	\$0.00		
Add Fixtures	0 0 0	0 SteelGF				1	11'			Roof Deck	\$0.00	\$0.00		
Fotal	0 0 2	4 HGSR	PPS Sand Pi			C	220			Adj Base Rate	\$201.61	\$100.36		
lotai		r Features				4	20			BPA Factor	1.00	1.00		
Description	Exteric	reatures	Area Valu			20'				Sub Total (rate	e) \$201.61	\$100.36		
rescription			Alea Valu	5						Interior Finish	\$0.00	\$0.00		
						2	s Br			Partitions	\$0.00	\$0.00		
							1			Heating	\$0.00	(\$1.33)		
					l			1		A/C	\$0.00	\$0.00		
										Sprinkler	\$0.00	\$0.00		
Specia	al Features	Oth	ner Plumbing		Build	ling Co	omputat	tions		Lighting	\$0.00	\$0.00		
Description	Value	Description	Value	Sub-Total (all floors)	\$14	3,761	Garage	S	\$0	Unit Finish/SR	\$0.00	\$0.00		
				Racquetball/Squash		\$0	Fireplac	es	\$0	GCK Adj.	\$0.00	\$0.00		
				Theater Balcony		\$0	Sub-To	tal (building)	\$150,161	S.F. Price	\$201.61	\$99.03		
				Plumbing	\$	6,400	Quality	(Grade)	\$150,162	Sub-Total				
				Other Plumbing		\$0	Location	n Multiplier	0.88	Unit Cost	\$0.00	\$0.00		
				Special Features		\$0	Repl. C	ost New	\$132,141	Elevated Floor	\$0.00	\$0.00		
				Exterior Features		\$0				Total (Use)	\$121,974	\$21,787		
				S	ummary of	f Impr	ove <u>men</u>	its						
	Re	s Story	nstruction Grade E	/ear Eff Eff Co	Base		Adj			Norm Rem	nain. Abn		Ir	lm
Description		ol Height Cor	nstruction Grade	Built Year Age nd	Rate	LCM	Rate	Siz	ze RCN		alue Obs	PC Nbhd		v

... Generation after Generation



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