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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *Stanton Lake Estates home with 4 bedrooms!*

This property will be offered at Tuesday, October 10, 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 \$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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 November 10, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$1,538.24. 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, October 10, 2023**

**Bidding begins closing out at 6 pm!**

**3854 E. Oldfield Dr., Leesburg, IN 46538**

**Plain Township • Kosciusko County**

***Auction Manager: Toni Derry 574.377.1529***

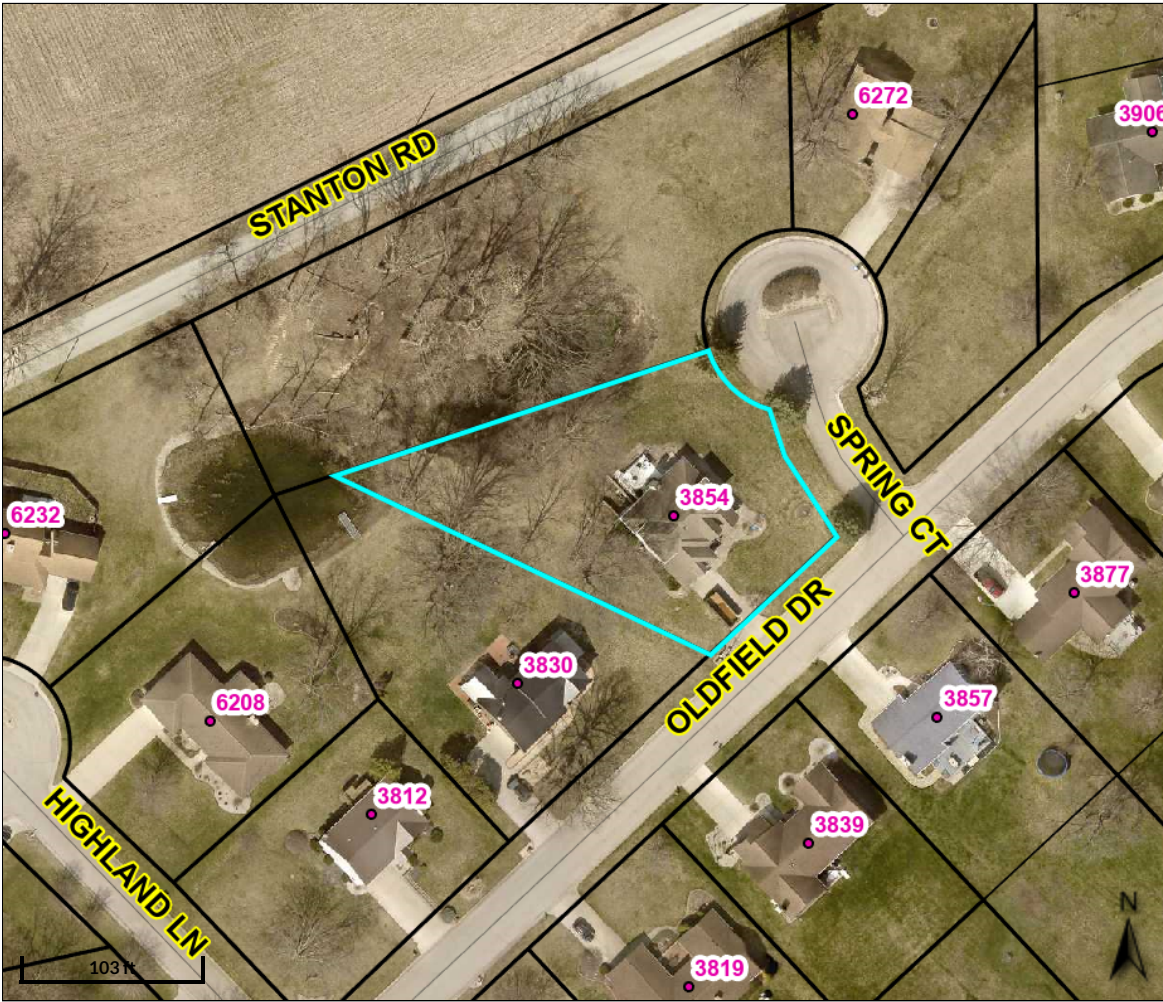
***<https://bidmetzger.com/auctions/>***

**260-982-0238**

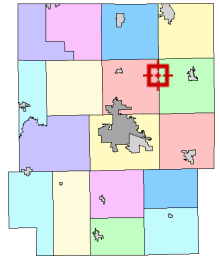
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**Overview**




**Legend**

- Lot Lines
- ▭ Parcels
- Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

<b>Parcel ID</b>	029-048-068	<b>Alternate ID</b>	029-718005-42	<b>Owner Address</b>	Derry Toni Lynn 3854 E Oldfield Dr Leesburg, IN 46538
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	3854 E OLDFIELD DR LEESBURG	<b>Acreage</b>	n/a		
<b>District</b>	Plain				
<b>Brief Tax Description</b>	029-048-068 LOT 108 STANTON LAKE EST				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/12/2023  
Last Data Uploaded: 9/12/2023 3:08:46 AM



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM 1</b>	<b>DOM 1</b>	<b>Auction</b> Yes
<b>MLS #</b> 202333176	<b>3854 E Oldfield Drive</b>	<b>Leesburg</b>	<b>IN 46538</b>	<b>LP \$0</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-07-12-200-374.000-016	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Stanton Lake Estates	<b>Cross Street</b> Stanton Lake Road	<b>Bedrms</b> 4	<b>F Baths</b> 2
	<b>Township</b> Plain	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> WRS	<b>Ele</b> Leesburg	<b>JrH</b> Lakeview	<b>SrH</b> Warsaw
	<b>Legal Description</b> 29-48-68 LOT 108 STANTON LAKE ESTATES			
	<b>Directions</b> Armstrong Road to EMS T25 (stone pillars) to Stanton Lake Road, to Stanton Lake Estates, right on Oldfield, house on corner of Spring Ct and Oldfield Dr.			
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b> Residential

**Remarks** Stanton Lake Estates Home with 4 bedrooms & 2.5 baths selling via Online Only Auction on Tuesday, October 10, 2023 -- Bidding begins closing out at 6:30 pm! Nice Owner Suite conveniently located on the main level with large walk-in closet, spa tub, and walk-in shower. Living Room has gas fireplace & opens to the Dining Room. Patio Doors from Dining Room open to the deck overlooking a pond. There is a full unfinished walk-out basement allowing you to customize and create your dream living area, additional bedrooms, or a recreational haven that suits your unique lifestyle. 2-Car Attached Garage has plenty of space for your vehicles. Great location near Tippecanoe Chain of Lakes & Stanton Lake in Warsaw School District. Open House: Wednesday, October 4th 4:30-5pm

**Agent Remarks** Online Auction: Tues. 10.10.23 6:30pm Open House: Wed. 10.4.23 4:30-5pm No showings until September 20. Owner is a Realtor. 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

<b>Sec</b>	<b>Lot 108</b>	<b>Lot</b>	0.4800 / 21,030 / 126X166.9		<b>Lot Desc</b> Corner
<b>Above Gd Fin</b>	2,040	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0
<b>Age</b>	28	<b>New Const</b>	No	<b>Date Complete</b>	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b> WELL
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	1	<b>Well Type</b> Private
<b>LR</b> 15 x 11	M	<b>B-Upper</b>	1	0	<b>Sewer</b> None
<b>DR</b> 9 x 12	M	<b>B-Blw G</b>	0	0	<b>Fuel /</b> Gas, Forced Air
<b>FR</b> x		<b>Laundry Rm</b>	Main		<b>Heating</b>
<b>KT</b> 12 x 10	M	<b>Laundry L/W</b>	x		<b>Cooling</b> Central Air
<b>BK</b> x		<b>AMENITIES</b>	Attic Pull Down Stairs, Main Level Bedroom Suite		
<b>DN</b> 12 x 10	M				<b>Water Soft-Owned</b> Yes
<b>MB</b> 16 x 12	M				<b>Water Soft-Rented</b> No
<b>2B</b> 14 x 12	U				<b>Alarm Sys-Sec</b> No
<b>3B</b> 16 x 10	U	<b>Garage</b>	2.0	/ Attached	/ 24 x 23 / 552.00
<b>4B</b> 12 x 11	U	<b>Outbuilding 1</b>	None		x
<b>5B</b> x		<b>Outbuilding 2</b>			x
<b>RR</b> x		<b>Assn Dues</b>	\$325.00	<b>Frequency</b>	Annually
<b>LF</b> x		<b>Other Fees</b>			
<b>EX</b> x		<b>Restrictions</b>	Yes		
					<b>Basement Material</b> Poured Concrete
					<b>Dryer Hookup Gas</b> No
					<b>Dryer Hookup Elec</b> No
					<b>Dryer Hookup G/E</b> No
					<b>Disposal</b> No
					<b>Water Soft-Owned</b> Yes
					<b>Water Soft-Rented</b> No
					<b>Alarm Sys-Sec</b> No
					<b>Alarm Sys-Rent</b> No
					<b>Garden Tub</b> No
					<b>Jet Tub</b> No
					<b>Pool</b> No
					<b>Pool Type</b>
					<b>SALE INCLUDES</b> Washer, Dryer-Electric, Water Heater Electric, Water Softener-Owned
					<b>FIREPLACE</b> Living/Great Rm

<b>Water Access</b> EASE	<b>Wtr Name</b> Stanton	<b>Water Frontage</b>	<b>Channel Frontage</b>
<b>Water</b> Private Beach, Assoc		<b>Water Type</b> Lake	<b>Lake Type</b> Other
<b>Auctioneer Name</b> Chad Metzger & Toni Derry	<b>Lic #</b> AC31300015	<b>Auction Date</b> 10/10/2023	<b>Time</b> 6:30
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$1,538.24	<b>Exemption</b> Homestead, Mortgage	<b>Year Taxes Payable</b> 2022	<b>Assessed</b> \$247,700.00

<b>Possession</b> DOC	<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Toni Derry - Cell: 574-377-1529
<b>Agent E-mail</b> toniderry.realtor@gmail.com	<b>List Agent - User</b> UP394501048	<b>List</b>
<b>Co-List Office</b>	<b>Co-List Agent</b>	
<b>Showing Instr</b> Showingtime or Open House		
<b>List Date</b> 9/11/2023	<b>Start Showing Date</b>	<b>Exp Date</b> 3/11/2024
<b>Contract</b> Exclusive Right to Sell	<b>Buyer Broker</b> 2.0%	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Virtual Tours:</b>	<b>Lockbox Type</b> Mechanical/Combo	<b>Lockbox Location</b> Front Door
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession</b>	<b>How Sold</b>
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Conc Paid By</b>
<b>Co-Sell Office</b>	<b>Co-Sell</b>	<b>Sell</b>

**Presented by:** My Info 9 - Agent Name and Phone / Metzger Property Services, LLC - Off: 260-982-0238

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Property address (number and street, city, state, and ZIP code) **3854 E Oldfield Dr, Leesburg, IN 46538**

2. ROOF	YES	NO	DO NOT KNOW
Age, if known 10 Years.	<input checked="" type="checkbox"/>		
Does the roof leak?		<input checked="" type="radio"/>	
Is there present damage to the roof?		<input checked="" type="radio"/>	
Is there more than one layer of shingles on the house?			<input checked="" type="radio"/>
If yes, how many layers?			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="radio"/>	
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="radio"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="radio"/>	

Explain:

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:**  
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="radio"/>
Are there any foundation problems with the structures?			<input checked="" type="radio"/>
Are there any encroachments?		<input checked="" type="radio"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="radio"/>	
Is the present use of non-conforming use? Explain:			<input checked="" type="radio"/>
Is the access to your property via a private road?		<input checked="" type="radio"/>	
Is the access to your property via a public road?	<input checked="" type="radio"/>		
Is the access to your property via an easement?		<input checked="" type="radio"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="radio"/>	
Are there any structural problems with the building?		<input checked="" type="radio"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="radio"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="radio"/>	
Is there any damage due to wind, flood, termites, or rodents?		<input checked="" type="radio"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="radio"/>	
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="radio"/>
Is the property in a flood plain?		<input checked="" type="radio"/>	
Do you currently pay for flood insurance?		<input checked="" type="radio"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="radio"/>	
Is the homeowner a licensed real estate salesperson?	<input checked="" type="radio"/>		
Is there any threatened or existing litigation regarding the property?		<input checked="" type="radio"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="radio"/>		
Is the property located within one (1) mile of an airport?		<input checked="" type="radio"/>	

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 disclose 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 <i>Toni Derry</i>	Date (mm/dd/yy) 09/11/2023	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.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



FORM #03.



# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**



43-07-12-200-374.000-016

DERRY TONI LYNN

3854 E OLDFIELD DR

510, 1 Family Dwell - Platted Lot

STANTON LAKE OFF WAT

**General Information**

**Parcel Number**  
43-07-12-200-374.000-016

**Local Parcel Number**  
2971800542

**Tax ID:**

**Routing Number**  
029-048-068

**Ownership**

DERRY TONI LYNN  
3854 E OLDFIELD DR  
LEESBURG, IN 46538

**Legal**

29-48-68  
LOT 108 STANTON LAKE ESTATES

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/16/2010	DERRY TONI LYNN	2010060628	QC	/	\$0	I
09/14/2006	DUFFY JOINT TRUST		WD	/	\$0	I
08/28/2006	WILLIAMS GERALD F		WD	/	\$0	I
11/10/2005	AMBER REAL ESTAT		NA	/	\$185,000	I
09/15/2005	PRUDENTIAL RESID		WD	/	\$0	I
03/15/2002	LUDLOW JASON D &		WD	/	\$180,000	I

**Notes**

6/26/2020 REA: 2021 ADJUSTED GRADE OF HOME FROM C-1 TO C+1 TO BE IN LINE WITH THE NEIGHBORHOOD, CHANGED FIREPLACE TO PREFAB, CHANGED 10X13 WDDK TO WDP, CHANGED 4X18 AREA BEHIND THE GAR TO BE 2ND STORY UPPER FOR REASSESSMENT.

3/11/2010 MEM: 2010 TONI LYNN DERRY LIFE ESTATE

3/4/2009 BP: #950543 RES & ATTGAR \$139,000 5/25/95

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

Year: 2023

**Location Information**

**County**  
Kosciusko

**Township**  
PLAIN

**District 016 (Local 016)**  
PLAIN TOWNSHIP

**School Corp 4415**  
WARSAW COMMUNITY

**Neighborhood 2906200-016**  
STANTON LAKE OFF WATER

**Section/Plat**  
12-33-6

**Location Address (1)**  
3854 E OLDFIELD DR  
LEESBURG, IN 46538

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
02/24/2023	<b>As Of Date</b>	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
Indiana Cost Mod	<b>Valuation Method</b>	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$28,800</b>	<b>Land</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$28,800</b>	<b>\$25,300</b>	<b>\$25,300</b>
\$28,800	Land Res (1)	\$28,800	\$28,800	\$28,800	\$25,300	\$25,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$247,000</b>	<b>Improvement</b>	<b>\$247,000</b>	<b>\$218,900</b>	<b>\$190,600</b>	<b>\$176,300</b>	<b>\$162,000</b>
\$247,000	Imp Res (1)	\$247,000	\$218,900	\$190,600	\$176,300	\$162,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$275,800</b>	<b>Total</b>	<b>\$275,800</b>	<b>\$247,700</b>	<b>\$219,400</b>	<b>\$201,600</b>	<b>\$187,300</b>
\$275,800	Total Res (1)	\$275,800	\$247,700	\$219,400	\$201,600	\$187,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 100' X 150', CI 100' X 150')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		0	25x215	1.11	\$250	\$278	\$6,950	-12%	100%	1.0000	\$6,120
F	F		97	101x155	1.02	\$250	\$255	\$25,755	-12%	100%	1.0000	\$22,660

**Zoning**  
RESIDENTIAL RESIDENTIAL

**Subdivision**  
Stanton Lake Estates

**Lot**  
108

**Market Model**  
N/A

**Characteristics**

**Topography**  **Flood Hazard**

**Public Utilities**  **ERA**

**Streets or Roads**  **TIF**

**Neighborhood Life Cycle Stage**  
Other

Printed Monday, April 3, 2023

Review Group 2025

Data Source N/A

Collector

Appraiser

**Land Computations**

Calculated Acreage	0.48
Actual Frontage	97
Developer Discount	<input type="checkbox"/>
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 / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$28,800
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$28,800</b>

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	60 Newer convent'l 2/2
Finished Area	2040 sqft
Make	

**Floor Finish**

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

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

**Exterior Features**

Description	Area	Value
Patio, Treated Pine	130	\$700
Stoop, Masonry	42	\$1,800
Wood Deck	300	\$4,800

**Plumbing**

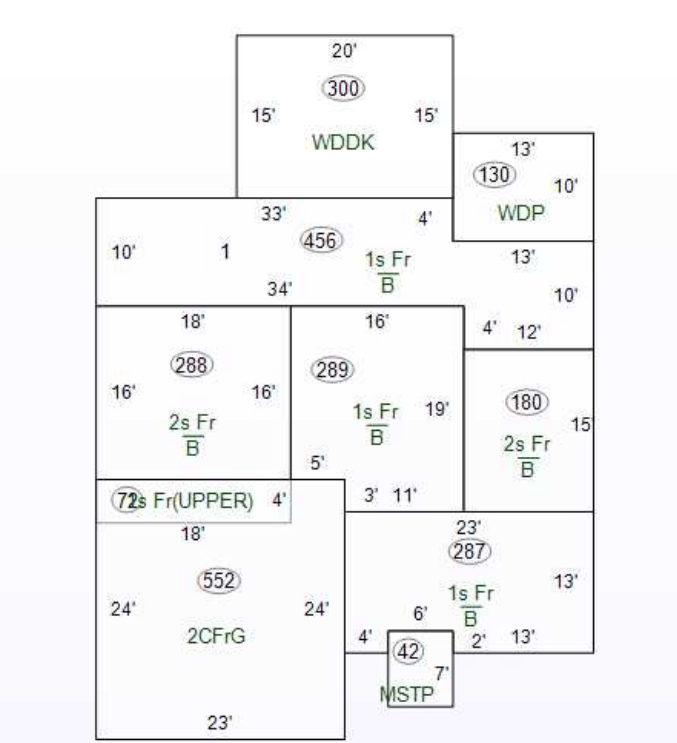
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>10</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1500	1500	\$101,900	
2	1Fr	540	540	\$28,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1500	0	\$34,200	
Crawl					
Slab					

**Total Base** \$164,800

**Adjustments** 1 Row Type Adj. x 1.00 \$164,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1500 2:540	\$4,500
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$178,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$7,300	\$185,300
Garages (+) 552 sqft	\$16,200	\$201,500
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92

**Replacement Cost** \$194,649

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family	100%	2	Wood Frame	C+1	1995	1995	28 A		0.92		3,540 sqft	\$194,649	24%	\$147,930	0%	100%	1.670 1.0000	\$247,000



*...Generation after Generation*



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