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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *Brick Ranch Home with 2-Car Garage!*

This property will be offered at Online Only Auction on Tuesday, February 27, 2024 -- Bidding begins closing out at 6:00 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$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 March 29, 2024. 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 \$3,105.24. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Tuesday, February 27, 2024**

**Bidding begins closing out at 6:00 pm!**

**401 Woodland Dr., North Manchester, IN 46962**

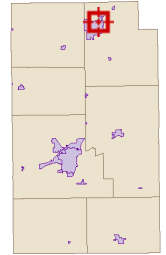
**Chester Township • Wabash County**

***Auction Manager: Tim Pitts 317.714.0432***

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



**Overview**




**Legend**

- Parcels
- Tax Sale Parcels
- Road Centerlines

<b>Parcel ID</b>	85-03-32-201-087.000-002	<b>Alternate ID</b>	n/a	<b>Owner Address</b>	HOLMAN JON D & JENNIFER L BAUER T/C 11245 S 600 E NORTH MANCHESTER, IN 46962
<b>Sec/Twp/Rng</b>	32-30-07	<b>Class</b>	One Family Dwelling		
<b>Property Address</b>	401 WOODLAND DR NORTH MANCHESTER	<b>Platted</b>	Platted		
<b>District</b>	N MANCHESTER	<b>Acreage</b>	n/a		
<b>Brief Tax Description</b>	ROLLING ACRES 6 11A838 DITCH 534 <i>(Note: Not to be used on legal documents)</i>				

Date created: 12/18/2023  
Last Data Uploaded: 12/15/2023 11:44:04 PM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202402502	<b>401 Woodland Drive</b>	<b>North Manchester</b>	<b>IN 46962</b>	<b>LP \$0</b>
	<b>Area</b> Wabash County	<b>Parcel ID</b> 85-03-32-201-087.000-002	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Rolling Acres	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 1
	<b>Township</b> Chester	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> MCS	<b>Elem</b> Manchester	<b>JrH</b> Manchester	<b>SrH</b> Manchester
	<b>Legal Description</b> ROLLING ACRES 6 11A838 DITCH 534			
	<b>Directions</b> From SR 13, head south on Sunset Dr then east on Woodland.			
<b>Inside City</b>	Y	<b>City Zoning</b> OTH	<b>County Zoning</b>	<b>Zoning Description</b> RSF

**Remarks** Brick Ranch Home with 2-Car Garage selling via Online Only Auction on Tuesday, February 27, 2024 -- Bidding begins closing out at 6 pm! This ranch home is situated in a nice neighborhood conveniently located near a college campus with a nearby walking trail offering a tranquil retreat for outdoor enthusiasts. It has 3 cozy bedrooms & 1 full bathroom providing functionality and convenience. There is a spacious eat-in kitchen that offers ample counter space & a built-in desk. Descending into the lower level, you'll find a full basement that offers endless possibilities. The partially finished space features a recreational room, perfect for hosting gatherings and entertaining loved ones. Additionally, a workshop area is available, providing a dedicated space for hobbies and projects. The 2-car attached garage is heated and allows for plenty of room to park your vehicles and store your belongings, all within the convenience of your own property. Recent updates include new furnace, boiler, water heater & a new metal roof. Come see for yourself! Open House: Tuesday, February 20th

**Agent Remarks** Online Auction: Tues. 2.27.24 6pm Open House: Tues. 2.20.24 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 to receive compensation. Client Registration

<b>Sec</b>	<b>Lot</b>	<b>Lot</b>	0.3300	/	14,250	/	95X150	<b>Lot Desc</b>	Corner, 0-2.9999		
<b>Above Gd Fin SqFt</b>	1,376	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,376	<b>Ttl Fin SqFt</b>	1,376	<b>Year Built</b>	1956
<b>Age</b>	68	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Brick	<b>Bsmnt</b>	Full Basement, Partially Finished		
<b>Room Dimensions</b>		<b>Baths</b>		<b>Full</b>		<b>Water</b>	CITY	<b>Basement Material</b>	Block		
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	0	<b>Well Type</b>		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
<b>LR</b>	24 x 16		<b>B-Upper</b>	0	0	<b>Sewer</b>	City	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>DR</b>	x		<b>B-Blw</b>	0	0	<b>Fuel /</b>	Gas, Baseboard,	<b>Dryer Hookup G/E</b>	Yes	<b>Split Flrpln</b>	No
<b>FR</b>	x		<b>Laundry Rm</b>	Baseme		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b>	19 x 8		<b>Laundry L/W</b>	x		<b>Cooling</b>	Attic Fan, Central Air	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	x		<b>AMENITIES</b> Built-In Bookcase, Cable Available, Countertops								
<b>DN</b>	x		-Laminate, Detector-Smoke, Dryer Hook Up Gas/Elec, Eat-In								
<b>1B</b>	13 x 12		Kitchen, Garage Door Opener, Landscaped, Natural								
<b>2B</b>	16 x 11							<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>3B</b>	15 x 11		<b>Garage</b>	2.0	/	Attached	/	24 x 20	/	480.00	
<b>4B</b>	x		<b>Outbuilding 1</b>	Shed			11 x 14	<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
<b>5B</b>	x		<b>Outbuilding 2</b>				x	<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
<b>RR</b>	27 x 21	B	<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	Yes
<b>LF</b>	x		<b>Other Fees</b>								
<b>EX</b>	23 x 20	B	<b>Restrictions</b>								
<b>Pool Type</b>	SALE INCLUDES Refrigerator, Window Treatments, Range-Gas, Water Heater Gas										

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Tim Pitts	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	2/27/2024	<b>Time</b>	6 pm
<b>Financing:</b>	<b>Existing</b>	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$3,105.24	<b>Exemption</b>	Homestead, Supplemental	<b>Year Taxes Payable</b>	2023	<b>Assessed Value</b>	
<b>Possession</b>	at closing						

<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b>	Timothy Pitts - Cell: 317-714-0432
<b>Agent E-mail</b>	tpitts5467@hotmail.com	<b>List Agent - User Code</b>	UP388055047
<b>Co-List Office</b>	Metzger Property Services, LLC	<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050
<b>Showing Instr</b>	Showingtime or Open House		
<b>List Date</b>	1/25/2024	<b>Start Showing Date</b>	
<b>Exp Date</b>	4/30/2024	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Agent/Owner Related</b>	No		
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	2.0%
<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo
<b>Lockbox Location</b>	front door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>	
<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>	
<b>Conc Paid By</b>		<b>Sell Agent</b>	
<b>Sell Office</b>		<b>Co-Sell Agent</b>	
<b>Co-Sell Office</b>			

**Presented** 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). © 2024 IRMLS. All Rights Reserved.



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

**NOTE:** This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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.

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)  
**401 WOODLAND DRIVE NORTH MANCHESTER, IN 46962**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	✓		✓	
Clothes Dryer			✓	
Clothes Washer	✓			
Dishwasher	✓			
Disposal		✓		
Freezer			✓	
Gas Grill			✓	
Hood			✓	
Microwave Oven			✓	
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)			✓	
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	✓			
Burglar Alarm	✓			
Ceiling Fan(s)	✓		✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Intercom	✓		✓	
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarm(s)			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
60 / 100 / 200 Amp Service (Circle one)			✓	
Generator	✓			

**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.

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>[Signature]</i>	Date (mm/dd/yy) 11/19/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 11/18/24	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)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed	✓			
Hot Tub	✓		✓	
Plumbing	✓		✓	
Aerator System	✓			
Sump Pump			✓	
Irrigation Systems	✓		✓	
Water Heater / Electric	✓		✓	
Water Heater / Gas	✓		✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener			✓	
Well	✓			
Septic & Holding Tank/Septic Mound	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Do Not Know
Are the structures connected to a public water system?	✓		
Are the structures connected to a public sewer system?	✓		
Are there any additions that may require improvements to the sewage disposal system?			✓
If yes, have the improvements been completed on the sewage disposal system?			✓
Are the improvements connected to a private/community water system?			✓
Are the improvements connected to a private/community sewer system?			✓

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan			✓	
Central Air Conditioning			✓	
Hot Water Heat			✓	
Furnace Heat / Gas	✓			
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

Property address (number and street, city, state, and ZIP code)

401 Woodland Dr., North Manchester, IN 46962

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>4</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? <u>1</u>			

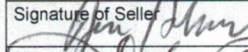
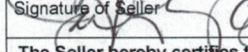
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation,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

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?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			X
Is the access to your property via a private road?		X	
Is the access to your property via a public road?		X	
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?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
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	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?	X		
Is the homeowner a licensed real estate salesperson or broker?		X	
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?		X	
Is the property located within one (1) mile of an airport?		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 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 	Date (mm/dd/yy) <u>11/17/24</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller 	Date (mm/dd/yy) <u>11/17/24</u>	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)



**Metzger** PROPERTY SERVICES, LLC  
 CHAD METZGER CAI, CAGA  
 EXPANDING YOUR HORIZON...  
 ..GENERATION AFTER GENERATION

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

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**Average Utilities**

	Company	Average Amount
Gas	N. psc	\$ 125 <sup>00</sup>
Electric	Duke	\$ 75 <sup>00</sup>
Water	North Manchester Ut.ilities	\$ 75 <sup>00</sup>
Other	N/A	\$
HOA	N/A	\$



# 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**

85-03-32-201-087.000-002

HOLMAN JON D & JENNIFER L

401 WOODLAND DR

510, 1 Family Dwell - Platted Lot

ROLLING ACRES

1/2

General Information

Parcel Number 85-03-32-201-087.000-002
Local Parcel Number 0110083800

Ownership

HOLMAN JON D & JENNIFER L BAUE
11245 S 600 E
NORTH MANCHESTER, IN 46962

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 01/13/2021 and 01/01/1900 with owners HOLMAN JON D & JE and HOLMAN F GENE & N.

Notes

9/13/2022 RP: Reassessment Packet 2023

Tax ID:

Legal

ROLLING ACRES 6 11A838 DITCH 534

Routing Number

3E.53

Property Class 510

1 Family Dwell - Platted Lot



Res

Year: 2023

Location Information

County Wabash
Township CHESTER TOWNSHIP
District 002 (Local 002 )
School Corp 8045
Neighborhood 8502513-002
Section/Plat 32
Location Address (1)
401 WOODLAND DR
NORTH MANCHESTER, IN 46962

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 80' X 150', CI 80' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 95, 95x150, 1.00, \$225, \$225, \$21,375, -5%, 100%, 1.0000, \$20,310.

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved
Neighborhood Life Cycle Stage Static

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.33), Actual Frontage (95), 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 / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$20,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$20,300).

Printed Tuesday, April 4, 2023

Review Group 2023

Data Source Estimated

Collector 08/22/2022 JS

Appraiser 08/22/2022 JS

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	N/A
<b>Finished Area</b>	1376 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input 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 checked="" 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 checked="" type="checkbox"/> Metal	<input 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
Stoop, Masonry	160	\$2,900
Patio, Concrete	224	\$1,300
Patio, Concrete	288	\$1,700
Canopy, Roof Extension	144	\$1,600

**Plumbing**

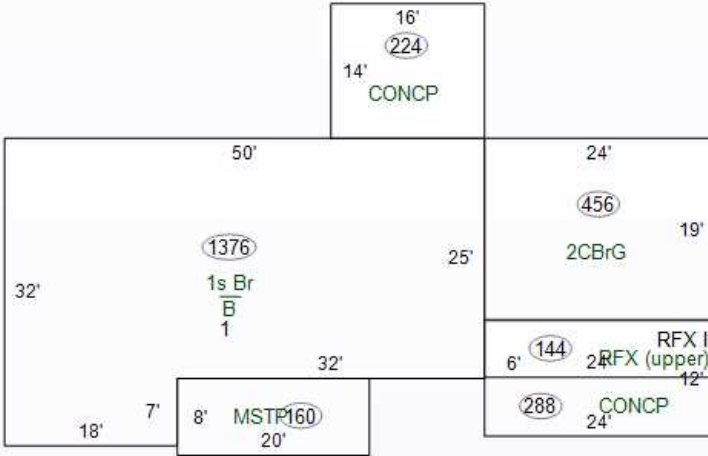
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	7

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 7	1376	1376	\$107,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1376	0	\$32,500	
Crawl				
Slab				

<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$139,500</b>
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1376	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		<b>\$144,600</b>
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$7,500	\$152,100
Garages (+) 456 sqft	\$14,700	\$166,800
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.88
<b>Replacement Cost</b>		<b>\$161,462</b>

**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 R 01	100%	1	Brick	C+2	1956	1982	41 G		0.88		2,752 sqft	\$161,462	28%	\$116,250	0%	100%	1.300	1.0000	\$151,100
2: Utility Shed	0%	1		D	1900	1900	123 A	\$21.43	0.88	\$15.09	11'x14'	\$2,323	65%	\$810	50%	100%	1.000	1.0000	\$400

*...Generation after Generation*



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