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

### Rapp Real Estate **JUCTION** Sun., Sept. 13 1 pm Open Houses: Sept. 1 5:30-6 pm

#### Home with 3 Car Garage



Tiffany Reimer Auction Manager 260-571-7910







**404 S. Main St., LaFontaine, IN** 3 BR, 2 BA Home with ensuite master and large living area. The property includes 2 kitchens, an attached garage and a detached 3-car garage. **310 S. Main St. LaFontaine, IN** 3 Unit Rental Home. All units are 2 bedrooms with private laundrys.





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Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome Gary Spangle • Brian Evans • Dustin Dillon Michael Gentry • Tiffany Reimer • Dodie Hart • John Burnau

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3 Unit Rental

Property





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



Parcel ID	85-19-27-403-	Alternate	e n/a	Owner	RAPP PAUL W ETAL & PAULINE B L / E THEN BEVERLY A
	020.000-006	ID		Address	HOWARD T/C
Sec/Twp/Rng	27-26-07	Class	Res-3-Family 0 - 9.99		404 S MAIN ST
Property	404 S MAIN ST		acres		LA FONTAINE, IN 46940
Address	LA FONTAINE	Acreage	0.33		
District	LAFO	NTAINECOR	P		
Brief Tax Des	cription SPTV	1/2 SE 27-20	6-7.33AC *ALSO SEE 00	5-20030-01	
	(Note:	Not to be us	ed on legal documents)		

Date created: 7/23/2020 Last Data Uploaded: 7/22/2020 10:46:19 PM

Developed by Schneider

### D H M 📵 🖬 🚺 ∞

Listings as of 08/22/2020

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

Schedule a Showing

Page 1 of 1

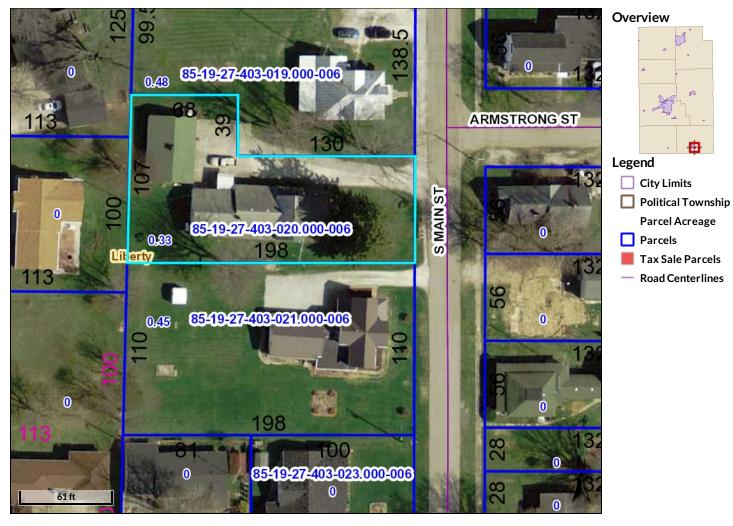
Property Type RESIDENTIAL	Status Active		CDOM 1 DOM	1 Auction Yes
MLS # 202033467 404 S	Main Street La	Fontaine IN 46940	Status Active	LP \$0
Sector and a sector of the sec	Area Wabash County	Parcel ID 85-19-27-403-019.	000-006 <b>Type</b> Site-Built Home	
	Sub None	Cross Street	Bedrms 4 F Ba	ths 2 H Baths 0
	Location City/Town/Suburb	Style One and Half Story	REO No Sh	ort Sale No
	School District WAC Elem	Southwood JrH	Southwood SrH	Southwood
	Legal Description S PT W1/2	SE 27-26-7 .33AC *ALSO SEE 00	5-20030-01	
	Directions From 15, head east on	State Road 218, then north on Main S	treet. Property will be on west side of	the road, look for signs.
	Inside City Limits N	City Zoning County	Zoning R3 Zoning Descrip	ption

**Remarks** This property is going to Auction Sunday, September 13th at 1pm. This home features a master bedroom with ensuite on the main level and 3 additional bedrooms upstairs. There is an eat-in kitchen and large living room. It also has a 2nd Full Bath on the main level for guests. There is a 2nd Kitchen that was utilized as a Bake Shop Business that could be used for your own business! This Kitchen has Multiple Oven Hookups, Commercial Sink Hook Up and plenty of space to work! Additional Breezeway between house & Shop adds Plenty of Storage! An attached garage and 3 car detached garage provides plenty of space for a workshop or just vehicle & equipment storage! There is even more storage in the large attic space -- or this space could be finished out for more living space! Nice Starter Home or possible Flip all with the opportunity for an Income Producing Property Right beside you! Come bid on this house individually or in combination with the 3-Unit Rental Home next door! OPEN HOUSE: Tuesday, September 1, 5:30-6:00 pm.

Agent Remarks AUCTION - 9.13.20, 1pm, at the property. Open House 9/1/20, 5:30-6pm. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Le	ot	Lot /	Ac/SF/Dim	0.3300	/ 14,	375	/ 107	7 x 198		Sro	C N	Lot Des	Level,	0-2.9999			
Γowι	nship	Lib	erty	1	Abv Gd F	in SqFt	2,279 <b>Be</b>	elow Go	d Fin So	qFt	0	Ttl Be	low Gd SqFt	0	Ttl Fin S	<b>SqFt</b> 2,279	Year Built	1949
Age	71 N	lew	No	Da	te Comp	lete		Ext \	/inyl		Fn	dtn (	Crawl, Slab				# Rooms	8
Roor	n Dime	ensio	ons	Baths	Full	Half	Water	CITY				Base	ment Material					
	DIM		L	B-Main	2	0	Sewer	City				Drye	r Hookup Gas	No		Fireplace	No	
.R	20 x 1	6	М	B-Upper	0	0	Fuel	Oil				Drye	r Hookup Elec	Yes		Guest Qtrs	No	
DR	12 x 1	2	М	B-Blw G	0	0	Heating					Drye	r Hook Up Gas	s/Elec	No	Split FlrpIn	Yes	
R	х						Cooling	Wind	ow			Dispo	osal	Yes		Ceiling Far	No No	
(T	16 x 1	6	М	Laundry	Rm	Main	8	x 8				Wate	r Soft-Owned	Yes		Skylight	No	
ЗK	х						Suite, Attic	•				Wate	r Soft-Rented	No		ADA Featu	res No	
DN	х			•			chen, Foye nge/Oven		•			Alarn	n Sys-Sec	No		Fence		
ΜВ	15 x 1	5	М	Opener, r		Vereu, rta	inge/Oven		p Elec,	эріі в	1	Alarn	n Sys-Rent	No		Golf Cours	e No	
2B	13 x 1	2	U	Garage	1.0	/ Att	ached	/ 26	x 28	/ 728	3.00	Gard	en Tub	No		Nr Wikg Tr	ails No	
BB	12 x 1	2	U	Outbuild	ing 2n	d Detache	ed 40 x	28				Jet T	ub	No		Garage Y/N	l Yes	
ŀВ	10 x 1	0	U	Outbuild	ing		х					Pool	N	0		Off Street I	<b>°k</b> Yes	
5B	х			Assn Du	es	1	Not Applica	ble				Pool	Туре					
RR	х			Other Fe	es							SALE	INCLUDES	Dishwa	sher, Kitc	hen Exhaust	Hood, Water	Heater
.F	х			Restrictio	ons							Electi	ric, Water Softe	ener-Ov	vned			
X	15 x 1	5	М	Water Ac	cess		Wtr Nam	е										
VtrT	уре				Wtr Frt	g	Cł	nannel	Frtg									
Vate	r Featu	ires					Lake	е Туре										
luct	ion \	/es	Auct	tioneer Nan	ne (	Chad Met	zger					Au	ctioneer Licer	nse #	AC31	300015		
)wn	er Nam	e																
ina	ncing:	Exi	isting				Pr	oposed	k						Excluded	Party No	ne	
Annu	ial Tax	es	\$248.5	8 Exemp	tions	Homestea	ad, Over 65	ō,	Y	'ear Ta	ixes P	ayable	2020		Assessed	d Value		
s Ov	vner/Se	eller	a Real E	Estate Lice	nsee	No			Р	osses	sion	At Clo	osing					
ist (	Office	Me	tzger Pro	operty Servi	ces, LLC	- office: 2	260-982-02	38	L	ist Ag	ent	Tiffan	ıy Reimer - Cel	I: 260-5	571-7910			
ger	it E-ma	ul	tiff@me	etzgerauctio	on.com								List Agent -	User C	ode	UP38805	3396	
o-L	ist Offi	се							C	o-List	Agen	t						
Shov	ving In	str	Showir	ngtime or Op	pen Hous	е												
ist	Date	8/2	1/2020	Exp Date	11/30	)/2020	Publish	to Inter	net	Yes	Shov	v Addr	to Public	Yes	Allow AV	M Yes Sh	ow Commen	ts `
DXI	nclude	Y Y	( Co	ontract Typ	e Ex	clusive R	ight to Sell	Bu	yer Bro	oker Co	omp. 2	2.0%	Vari.Rat	e No	Special	List Cond.	None	
/irtu	al Toui	rs:			Lock	box Typ	e MECH		L	ockbo	x Loca	ation f	ront door	Ту	pe of Sal	e		
enc	ling Da	te			Closin	g Date				Sellin	ng Pric	e		How S	old		CDOM	1
	oncess	sions	s Paid			Sold/C	oncession	Remar	rks									
iell (	Off				Sell Ag	ent				Co-Se	ell Off				Co-S	ell Agent		
				Pro	esented b	by:		Tiffany	Reimer	/	Metzge	er Prop	erty Services, l	LC				
							Informa	ation is	deemeo	d reliab	le but	not gua	aranteed.					
					Μ	1LS conte	nt is Copyr	ight ©	2019 In	diana	Region	al Mult	iple Listing Ser	vice LL	С			
					Fea	tured pro	perties ma	y not be	e listed	by the	office,	/agent	presenting this	brochu	ire.			

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



Date created: 8/22/2020 Last Data Uploaded: 8/22/2020 12:16:38 AM



### SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month,	day, y	ari
Ang	- 4	1020
0		)

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.

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.

Maen

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

1. The following are in the condition				$\sim$						
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	N Defe	ot ctive	Do Not Know
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer	X				Septic Field / Bed	X				
Clothes Washer	X				Hot Tub	X			-	
Dishwasher			V		Plumbing			•	1	
Disposal			Ň		Aerator System	X			~	
Freezer	X				Sump Pump	Ŷ				
Gas Grill	1 C				Irrigation Systems	X		-		
Hood	-~		V		Water Heater / Electric	-			-	
Microwave Oven	X				Water Heater / Gas	V			-	
Oven	Ŕ				Water Heater / Solar	1 V			-	
Range	10				Water Purifier	1				
Refrigerator	X				Water Softener	~		-	N	×
Room Air Conditioner(s)			v		Well	V			X	×
Trash Compactor	V		λ.		Septic & Holding Tank/Septic Mound	1				
	Ŷ					3				
TV Antenna / Dish					Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	×				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a publi	c water sys	stem?	X		
					Are the structures connected to a publi	c sewer sy	stem?	X		
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may requir to the sewage disposal system?	e improver	nents		X	
Air Purifier	X				If yes, have the improvements been con sewage disposal system?	npleted on	the		6	
Burglar Alarm	X				Are the improvements connected to a p	rivate/com	munity		10	
Ceiling Fan(s)	X				water system?				Y	
Garage Door Opener / Controls	<u>`</u>		X		Are the improvements connected to a p sewer system?	rivate/com	munity		K	>
Inside Telephone Wiring and	+ +				sewer system?	None/Not				
Blocks / Jacks	X				D. HEATING & COOLING SYSTEM	Included/ Rented	Defective	No Defe	ot ctive	Do Not Know
Intercom	X				Attic Fan	X		-		
Light Fixtures			X	X	Central Air Conditioning	X				
Sauna	X				Hot Water Heat			X		-
Smoke / Fire Alarm(s)	X			X	Furnace Heat / Gas	×			•	
Switches and Outlets			X	X	Furnace Heat / Electric	×				
Vent Fan(s)			X		Solar House-Heating	X				
60 / 100 / 200 Amp Service			N		Woodburning Stove	1				
(Circle one) 2- 100's			X		Fireplace	x			-	
Generator	X				Fireplace Insert	X				
NOTE: "Defect" means a condition that					Air Cleaner					
on the value of the property, that woul					Humidifier	X				
of future occupants of the property, or						X		-	-	
would significantly shorten or adverspremises.	ely affect th	ie expected	a normai in	e of the	Propane Tank	×			-	
					Other Heating Source OL					
ACTUAL KNOWLEDGE. A disclos substitute for any inspections or wa any material change in the physical	arranties th condition	at the pros	perty or co ded. Sello	the owner uyer or ow ertify to the er and Put	Seller, who certifies to the truth there or the owner's agent, if any, and the d ner may later obtain. At or before settlen e purchaser at settlement that the conditi rchaser hereby acknowledge receipt of	isclosure nent, the o on of the of this Dis	form may wner is re property is	not l quire s sub by sig	d to d	ed as a disclose
Saven & Howard P(	A	Daie	AN 51	20	Signature of Buyer			yy)		
Signature of Seller		Date (mm/c			Signature of Buyer	Da	ate ( <i>mm/dd/</i>	<i>(yy</i> )		
The Seller hereby certifies that the con	dition of the	e property	is substant	ially the sam	ne as it was when the Seller's Disclosure fo	rm was ori	ginally pro	vided	to the	e Buyer.
Signature of Seller (at closing)		Date (mm/c			Signature of Seller (at closing)		ate (mm/dd			

Property address (number and street, city, state, and ZIP co	ode)	4	AS.	Main St. Lafontanie	IN the	940	
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
			KIION	Do structures have aluminum wiring?			X
Age, if known: Years.				Are there any foundation problems with the structures?		X	
Does the roof leak?		X		Are there any encroachments?			χ
Is there present damage to the roof? Is there more than one layer of shingles		Ŷ		Are there any violations of zoning, building codes, or restrictive covenants?		X	
on the house?		Λ		Is the present use a non-conforming use?			
If yes, how many layers?				Explain:			
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			$\diamond$	
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			X				
under IC 13-14-1-15? Has there been manufacture of			1	Is the access to your property via a private road?		Х	
methamphetamine or dumping of waste from the manufacture of methamphetamine		-	$  \vee  $	Is the access to your property via a public road?	X		
in a residential structure on the property? Explain:		I		Is the access to your property via an easement?		Х	
				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	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		χ	
A Car is a				Is there any damage due to wind, flood, termites or rodents?		X	
* Seller is pour and does not In home	PRE	Batt	aney	Have any structures been treated for wood destroying insects?			X
and door would	200	· · · +	4	Are the furnace/woodstove/chimney/flue all in working order?		X	
source cross mot l	IVE	MI	m	Is the property in a flood plain?		X	
				Do you currently pay flood insurance?		X	
Norre				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?		Х	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys is substantially the same as it was when the signing below.	s not a wa les that the	e prospe	y the owner ective buyer he property	Seller, who certifies to the truth thereof, base r or the owner's agent, if any, and the disclosu or owner may later obtain. At or before settle or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge r	re form m ment, the he condition	ay not be owner is on of the	used as required property
Signature of Seller a Howan PUA	Date m/m	100/m71	320	Signature of Buyer	Date (mm/d	d/yy)	
Signature of Seller	Date (mm)				Date (mm/d		
			ntially the sa	me as it was when the Seller's Disclosure form was o			the Buyer.
Signature of Seller (at closing)	Date (mm/	'dd/yy)		Signature of Seller (at closing)	Date (mm/d	а/уу)	



### **Average Utilities**

	Company	Average Amount
Gas	fuel oil through leves last year	s ~ 2000 / year
Electric	Duke	s ≈ 50°
Water	(own of fafortaine	\$ \$ Col. Col = Minimum
Other	(own of fafontaine = Sewage	\$
НОА		\$

85-19-27-403-020.000-006	RAP	P PAUL W	/ ETAL &	PAULINE	404	S MAIN ST	Г		531, 3 Fa	amily D	well - Unpl	latted (0 to 9.9	LAFONTAINE TOWN	1/2
General Information		Ov	nership					Tra	nsfer of Owne	rship			Notes	
Parcel Number		PAUL W E	TAL & PAU	JLINE B L /	Date	e Ow	ner		Doc ID	Code B	ook/Page A	dj Sale Price V/I	1/1/1900 INFO: 2014 IF APPEAL - GAVE 20% FOR	
85-19-27-403-020.000-006		MAIN ST	146040		02/1	9/2002 RAF	PP PAUL V	V ETAL		QC	1	\$0 I		
Local Parcel Number 0050031100	LAFU	ONTAINE, I	N 40940		01/0	1/1900 RAF	PP PAUL V	V & PAU		WD	1	\$0 I	1/1/1900 RP: Reassessment Packet 2017	t
Tax ID:			Legal											
		1/2 SE 27-26-7	•											
Routing Number 1-0.43	*ALSO SEE 00	5-20030-01												
Property Class 531 3 Family Dwell - Unplatted (0 to 9.9						rogroop volu	100 0K0 D	ot oortifio	d values and	Res	iaat ta aban	20)		
Year: 2019		2019	Assessm		rk in Pi	2019 2019	les are n	2018	d values and a 201		2016	ge) 2016		
Location Information		2019 WIP		or Change	<b>n</b>	2019 AA		2018 AA	GenRev		Trending	Trending		
County	0	7/25/2019	As Of Da	•	5	01/01/2019	01	/01/2018	01/01/201		01/01/2016	01/01/2016		
Wabash		a Cost Mod	Valuation		India	ana Cost Mod			Indiana Cost Mc		na Cost Mod	Indiana Cost Mod		
Township	malan	1.0000		ion Factor		1.0000	malana	1.0000	1.000		1.0000	1.0000		
LIBERTY TOWNSHIP		1.0000	Notice Re											
District 006 (Local 006)		\$8,900	Land	squireu		\$8,900		\$8,900	\$8,90	0	\$8,900	\$8,900		
LAFONTAINE TOWN		<b>\$0,900</b> \$0	Land Re	s (1)		<b>\$0,900</b> \$0		<b>\$0,900</b> \$0		0	\$8,900	\$8,900 \$8,900		
School Corp 8050		\$8,900	Land No	n Res (2)		\$8,900		\$8,900	\$8,90	0	\$0	\$0		
M.S.D. WABASH COUNTY		\$0		n Res (3)		\$0		\$0		0	\$0	\$0		
Neighborhood 8506510-006		<b>\$52,400</b> \$0	Improver Imp Res			<b>\$52,400</b> \$0	:	<b>\$49,600</b> \$0	\$48,20 \$	0	<b>\$49,300</b> \$49,300	<b>\$49,300</b> \$49,300		
LAFONTAINE TOWN		\$51,600	Imp Non			\$51,600	:	\$48,800	\$47,40		φ40,000 \$0	\$0		
Section/Plat		\$800	Imp Non	Res (3)		\$800		\$800	\$80		\$0	\$0		
27		<b>\$61,300</b> \$0	Total	c (1)		<b>\$61,300</b> \$0	:	<b>\$58,500</b> \$0	\$57,10 ¢	<b>0</b> 0	<b>\$58,200</b> \$58,200	<b>\$58,200</b> \$58,200	Land Computation	ns
Location Address (1)		\$60,500		n Res (2)		\$60,500	:	\$0 \$57,700	پ \$56,30		\$38,200 \$0	\$30,200	Calculated Acreage	0.33
404 S MAIN ST		\$800		n Res (3)		\$800		\$800	\$80		\$0	\$0	Actual Frontage	0.00
LA FONTAINE, IN 46940			Land Da	ata (Standa	ard Dep	oth: Res 132'	', CI 132'	Base Lo	ot: Res 66' X 1	32', CI 6	66' X 132')		Developer Discount	
		Pricing S		Act	Size	Factor	Rate	Ac		Infl. %	Res Ma		Parcel Acreage	0.33
Zoning			D F	ront.			Tuto	Ra				ctor	81 Legal Drain NV	0.00
	9	A			0.3000	1.85	\$16,000	\$29,60		0%			82 Public Roads NV	0.03
Subdivision	82	A E	BAB2	0 (	0.0300	0.85	\$1,560	\$1,32	26 \$40	-100%	0% 1.0	\$00 \$00	83 UT Towers NV	0.00
													9 Homesite	0.30
Lot													91/92 Acres	0.00
													Total Acres Farmland	0.00
Market Model													Farmland Value	\$0
N/A													Measured Acreage	0.00
Characteristics													Avg Farmland Value/Acre	0.0
Topography Flood Hazard													Value of Farmland	\$0
													Classified Total	\$0
Public Utilities ERA													Farm / Classifed Value	\$0
Water, Sewer, Electricity													Homesite(s) Value	\$8,900
Streets or Roads TIF													91/92 Value	\$0
													Supp. Page Land Value	÷ -
Neighborhood Life Cycle Stage													CAP 1 Value	\$0
Static Printed Sunday, September 08, 2019													CAP 2 Value CAP 3 Value	\$8,900 \$0
Review Group 2017	Data S	Source N	/A	Col	lector	06/27/2016	JS		Apprais	er 01/0	1/2017 JS	6	Total Value	\$0 \$8,900
·				- •••					-1-1		-			ψ0,300

General In	formation	Plumb	bing												Cost Lad	der	
Dccupancy	Triplex		#	TF				33'				Floc	or Constr	Base	Finish	Value	Total
Description	Triplex	Full Bath	3	9				55				1	1Fr	1589	1589	\$96,800	
Story Height	1 1/2	Half Bath	0	0		10'	330	1s Fr				2					
Style	N/A	Kitchen Sinks	3	3				C				3					
inished Area	2749 sqft	Water Heaters	3	3								4					
lake		Add Fixtures	0	0						9'		1/4					
Floor I		Total	9	15								1/2	1Fr	1160	1160	\$31,200	
Earth	Tile									99 11'		3/4					
Slab	Carpet	Accommo	dations							1s Fr C		Attic	;				
Sub & Joint	Unfinished	Bedrooms		5					L			Bsm	it				
Wood	Other	Living Rooms		0						54 <sup>EFP</sup> 6'		Crav	vl	1589	0	\$6,700	
Parquet		<b>Dining Rooms</b>		0						54 <sup>°</sup>   6'		Slab	)				
		Family Rooms		0			(1160)		E							Total Base	\$134,70
Wall F		Total Rooms		11	40'		410 5		(2	55		Adju	ustments	3 F	Row Type	Adj. x 1.00	\$134,70
Plaster/Drywall	Unfinished		_	_			1/2s Fr 1s Fr		A	ASTP		Unfi	n Int (-)			-	:
Paneling	Other	Heat T					C					Ex L	iv Units (+)			C:2	\$16,20
Fiberboard		Central Warm A	ir										Room (+)				9
	Roofing	Y									•	Loft	(+)				9
Built-Up Me			Tile				1				2	Fire	place (+)				9
Wood Shingle			The									No H	Heating (-)				;
				_								A/C					:
	Exterior Fea						0.01						Elec (-)				9
Description		Area		/alue			29'					Plun	nbing (+ / -)		15 –	15 = 0 x \$0	9
orch, Enclosed Fra	ame	54		4,500									c Plumb (+)				\$
toop, Masonry		25	\$	1,400			Spe	cialty P	lumbing	1			rator (+)				9
					Descript	ion				Count	Value				Sub-Tota	l, One Unit	\$150,90
															Sub-To	tal, 1 Units	
												Exte	rior Feature	es (+)		\$5,900	\$156,80
												Gara	ages (+) 0 s	qft		\$0	\$156,80
													Quali	ty and D	esign Fac	ctor (Grade)	0.9
															-	on Multiplier	0.8
															Replace	ement Cost	\$124,18
						-		1									
							ummary of	- ImionoW	'ements_								
	Res S	tory Construction		Year	Eff E	S ff Co	ummary of Base		Adj	<u>Ci</u>	DON	Norm	Remai	n. Abı		label Mul-t	Impro
Description : Triplex	Eligibl He	tory ight Constructio	on Grad				Base Rate			<b>Size</b> 2,749 sqft	RCN	Norm Dep	Remai Valu	ie Obs	s PC N	Ibhd Mrkt	Impro Valu \$51,60

\$46.59 0.88 \$46.59

14'x14'

\$3,214 75%

E 1910 1910 109 P

2: Detached Garage R 01

0%

1

Wood Frame

\$800

0% 100% 1.000 1.0000

\$800

### D H M 📵 🖬 🚺 ∞

Listings as of 08/22/2020

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

Schedule a Showing

Page 1 of 1

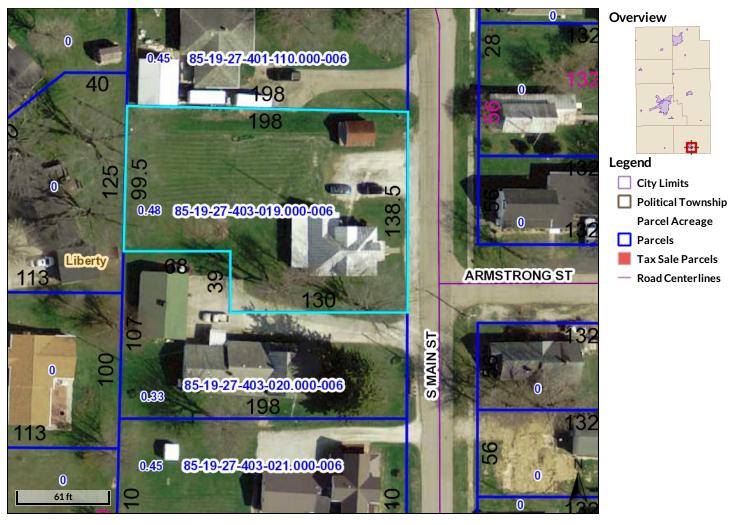
Property Type	RESIDENTIAL	Status Activ	e		<b>CDOM</b> 1	<b>DOM</b> 1	1 Auction Yes				
MLS # 2020334	469 310 S N	/ain Street	LaFontaine	IN 46940	Status Ac	tive	<b>LP</b> \$0				
100 M		Area Wabash County	Parcel ID	85-19-27-403-020.0	.000-006 <b>Type</b> Site-Built Home						
		Sub None	Cross Stree	ət	Bedrms	5 F Bat	ths 3 H Baths	0			
		Location City/Town/Suburb	Style	One and Half Story	REO	No She	ort Sale No				
		School District WAC E	lem Southwood	JrH	Southwood	SrH	Southwood				
		Legal Description SPT W	1/2 SE 27-26-7 .3	3AC *ALSO SEE 005	-20030-01						
		Directions From 15, head ea	st on State Road 218	3, then north on Main St	reet. Property will be o	on west side of	the road, look for signs.				
	- 21	Inside City Limits N	City Zoning	County Z	Coning R3 Z	Zoning Descrip	otion				

**Remarks** Great opportunity for an Income Producing Triplex that is going to Auction on Sunday, September 13 at 1:00 pm. This home has all New Vinyl Siding & a New Metal Roof! This home is currently being utilized as 3 apartments. The spacious downstairs apartment features 2 bedrooms, living room with new carpet and built-in shelves for character and a kitchen with laundry. This apartment also has a new front porch with new storm door for added curb appeal! The northwest main level apartment features 1 full bath and 2 bedrooms with large walk-in closets and laundry. 3rd apartment upstairs has 1-2 bedrooms, 1 bath and also has its own laundry. ! Come bid on this house individually or in combination with the single family home next door! Open House: Tuesday, September 1, 5:30-6:00 pm.

Agent Remarks 24 HR. NOTICE REQUIRED FOR SHOWINGS. Only 1 apartment currently rented. Auction 9/13/20 1:00pm at the property. Open House 9/1/20 5:30-6:00pm. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lo	t	Lot A	c/SF/Dim	0.3300	/ 14,	375	/ 19	98 x 13	8	Sr	c N	Lot Des	Level,	0-2.9999				
Towr	nship	Liber	ty	4	Abv Gd F	in SqFt	2,749 <b>Be</b>	low G	d Fin S	SqFt	0	Ttl Belo	w Gd SqFt	0	Ttl Fin S	SqFt	2,749	Year Built	1910
Age	110 <b>N</b>	ew 1	No	Da	te Comp	ete	E	Ext	Vinyl		Fn	dtn Cra	awl					# Rooms	11
loon	n Dime	nsion	s	Baths	Full	Half	Water	CITY	(			Basem	ent Material	Bloc	k, Stone				
	DIM		L	B-Main	2	0	Sewer	City				Dryer I	lookup Gas	No		Fire	place	No	
.R	20 x 1	5	М	B-Upper	1	0	Fuel		,	seboar	d,	Dryer I	Iookup Elec	Yes		Gue	st Qtrs	No	
DR	х			B-Blw G	0	0	Heating	Ceili	ng			Dryer I	Iook Up Gas	/Elec	No	Spli	t Firpin	No	
R	15 x 10	C	М				Cooling	Wall	AC, W	/indow		Dispos	al	No		Ceil	ing Fan	No	
Т	10 x 8			Laundry	Rm	Main		х				Water	Soft-Owned	No		Sky	light	No	
ΒK	х						ase, Dryer		•		at-In	Water	Soft-Rented	No		ADA	Feature	s No	
DN	х						nge/Oven H		•			Alarm	Sys-Sec	No		Fen	се		
1B	15 x 1	5	М	/Snower C	Jompinati	on, iviain	Level Bedr	oom s	suite, iv	lain Fic	por	Alarm	- Sys-Rent	No		Golf	Course	No	
2B	12 x 12	2	М	Garage		/		/	х	/		Garder	•	No		Nr V	Vlkg Trai	ls No	
BB	12 x 12	2	М	Outbuildi	i <b>ng</b> No	пе	х					Jet Tul	5	No			age Y/N	No	
В	12 x 12	2	М	Outbuildi	ing		х					Pool	No	)			Street Pk	K No	
БB	15 x 1	5	U	Assn Due	es	١	ot Applicat	ole				Pool T	vpe						
RR	х			Other Fee	es									Water I	Heater Ele	ectric			
.F	х			Restrictio	ons														
X	х			Water Ac	cess		Wtr Name	e											
VtrT	уре				Wtr Frt	g	Ch	annel	Frtg										
Vate	r Featu	res					Lake	Туре											
ucti	ion Y	es	Aucti	ioneer Nan	ne (	Chad Met	zger					Auct	ioneer Licen	se #	AC3	13000	15		
)wne	er Nam	e																	
inar	ncing:	Exist	ing				Pro	opose	d						Excluded	d Party	/ Non	e	
nnu	ial Taxe	s S	\$1,523.	40 Exemp	tions (	)ver 65, \$	Supplement	tal		Year T	axes P	ayable	2020		Assesse	d Valu	e		
s Ov	vner/Se	ller a	Real E	state Licer	nsee	No				Posse	ssion	At closi	ng						
ist (	Office	Metz	ger Pro	perty Servi	ces, LLC	- office: 2	60-982-023	38		List Ag	gent	Tiffany	Reimer - Cell	: 260-5	571-7910				
gen	it E-mai	l t	iff@me	tzgerauctio	n.com							I	List Agent - I	Jser C	ode	U	P388053	396	
o-L	ist Offic	e								Co-Lis	t Agen	t							
hov	ving Ins	tr S	Showing	gtime or Op	oen house	•													
.ist [	Date	8/21/	2020	Exp Date	11/30	/2020	Publish t	o Inte	rnet	Yes	Show	v Addr to	Public	Yes	Allow AV	/M	Yes Sho	w Comment	s
DX I	nclude	Y	Co	ntract Type	e Exe	lusive Ri	ght to Sell	В	uyer B	roker C	Comp. 2	2.0%	Vari.Rate	No No	Specia	l List	Cond.	None	
/irtu	al Tour	s:			Lock	box Type	MECH			Lockb	ox Loc	ation Fro	ont Door of M	AIN Ty	pe of Sa	le			
end	ling Dat	e			Closing	Date				Selli	ng Pric	e		How S	old			CDOM	1
tl C	oncess	ions I	Paid			Sold/Co	oncession	Rema	irks										
ell (	Off				Sell Ag	ent				Co-S	Sell Off				Co-S	ell Ag	ent		
				Pre	esented b	y:	-	Tiffany	/ Reime	er /	Metzg	er Proper	ty Services, L	LC					
							Informa	tion is	deeme	ed relia	ble but	not guar	anteed.						
					Μ	LS conte	nt is Copyri	ght ©	2019	Indiana	Regior	al Multip	le Listing Ser	vice LL	C				
								-			-		esenting this						

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



Parcel ID	85-19-27-403-	Alternate	e n/a	Owner	RAPP PAUL W ETAL & PAULINE B L / E THEN BEVERLY A
	019.000-006	ID		Address	HOWARD T / C
Sec/Twp/Rng	27-26-07	Class	Res-1-Family 0 - 9.99		404 S MAIN ST
Property	310 S MAIN ST		acres		LA FONTAINE, IN 46940
Address	LA FONTAINE	Acreage	0.48		
District	LAFON	ITAINE COR	P		
Brief Tax Des	cription PTW1	/2 SE UNPL/	ATTED 27-26-7.48AC		
	(Note:	Not to be us	ed on legal documents)		

Date created: 8/22/2020 Last Data Uploaded: 8/22/2020 12:16:38 AM

Developed by Schneider

	THE ST	ATE	
18	The start	Bar	
Εþ	-	-	
10	E.	-	
13			
	181	6	

Prop

### 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, ye* 

0940

R

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.

depied for the ball of the real of tate.			1	7 1
erty address (number and street, city, state, and ZIP code)	310 S. Main,	St. Kat	ontaine, I	14
be following are in the conditions indicated.	- /			

1. The following are in the condition:	s indicated	:										
A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective		Not	C. WATER & SEWER SYSTEM	None/Not Included/ Rented				Dot	
Built-in Vacuum System				1	1	Cistern					X	
Clothes Dryer				5	X	Septic Field / Bed						
Clothes Washer				(	0	Hot Tub					1	
Dishwasher				1	0	Plumbing						
Disposal				~	9	Aerator System						
Freezer					$\square$	Sump Pump						
Gas Grill						Irrigation Systems						
Hood				-		Water Heater / Electric						
Microwave Oven						Water Heater / Gas						
Oven						Water Heater / Solar						
Range						Water Purifier						
Refrigerator					-	Water Softener						
Room Air Conditioner(s)						Well						
Trash Compactor			1			Septic & Holding Tank/Septic Mound						
TV Antenna / Dish						Geothermal and Heat Pump						
Other:						Other Sewer System (Explain)			-			T
Other.						Swimming Pool & Pool Equipment						1
									Yes	No		
						Are the structures connected to a publi	c water sv	stem?	r		1	
	Are the structures connected to a public water system Are the structures connected to a public sever system Are the structures connected to a public sever system						/stem?	V				
B. ELECTRICAL SYSTEM	None/Not Included/	Defective	Not	Do	Not	Are there any additions that may requir	e improve	ments	~	6		
B. ELECTRICAL STSTEM	Rented		Defective	KI	now	to the sewage disposal system?	mpleted or	n the		E.		
Air Purifier				X		sewage disposal system?				V		
Burglar Alarm				- 1		Are the improvements connected to a p water system?	nmunity		0			
Ceiling Fan(s)							rivate/con	nmunity		P		
Garage Door Opener / Controls						sewer system?				P		
Inside Telephone Wiring and Blocks / Jacks						D. HEATING & COOLING SYSTEM	Included	Defective	e Not Defective		e Do Not Know	
Intercom						Attic Fan					-	0
Light Fixtures						Central Air Conditioning	ER/SYSTEM       Included/ Rented       Defective Defective       Not Defective         Image: System       Image: System       Image: System       Image: System       Image: System         So       Image: System       Image: System       Image: System       Image: System       Image: System         So       Image: System       Image: System       Image: System       Image: System       Image: System         Sonnected to a public water system?       Image: System       Image: System			-	P	
Sauna						Hot Water Heat						
Smoke / Fire Alarm(s)						Furnace Heat / Gas						
Switches and Outlets						Furnace Heat / Electric						
Vent Fan(s)						Solar House-Heating						2.0
60 / 100 / 200 Amp Service						Woodburning Stove				-		-
(Circle one)					-}	Fireplace						*
Generator				100 M		Fireplace Insert						
NOTE: "Defect" means a condition th						Air Cleaner						
on the value of the property, that would of future occupants of the property, o	Id significa	ntly impair	the health	or sa	rety	Humidifier						
would significantly shorten or advers						Propane Tank				Allow		
premises.	,					Other Heating Source						
ACTUAL KNOWLEDGE. A disclos substitute for any inspections or w any material change in the physica same-as it was when the disclos Signettyle of Seller	sure form arranties the l condition sure form	is not a w hat the pro- n of the pro- was prov	ospective b	the	owner or ow	or the owner's agent, if any, and the or mer may later obtain. At or before settler e purchaser at settlement that the condition	nent, the tion of the of this D	owner is ro property isclosure	equire is sub by sig	be us ed to	discl	as a lose the
Signature of Sevier	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)

DOOF	YES	NO	DO NOT	an St. Jefentane, 1 4. OTHER DISCLOSURES	YES	NO	DO NO
2. ROOF			KNOW	Do structures have aluminum wiring?			XNOV
ge, if known: <u>O</u> Years. New	12021	D		Are there any foundation problems with the structures?			20
oes the roof leak?		X		Are there any encroachments?			2
there present damage to the roof?		X		Are there any violations of zoning.			X
s there more than one layer of shingles on the house?		X		building codes, or restrictive covenants? Is the present use a non-conforming use?			×
yes, how many layers?				Explain:			
HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
ave there been or are there any azardous conditions on the property, such s methane gas, lead paint, radon gas in ouse or well, radioactive material, landfill, nineshaft, expansive soil, toxic materials, nold, other biological contaminants, sbestos insulation, or PCB's?		**	X				)
s there contamination caused by the nanufacture of a controlled substance on he property that has not been certified as lecontaminated by an inspector approved under IC 13-14-1-15?			$\left  \right\rangle$	Is the access to your property via a		X	
Has there been manufacture of methamphetamine or dumping of waste				private road? Is the access to your property via a	2.0	~	
from the manufacture of methamphetamine in a residential structure on the property?			$\otimes$	public road?	X		
Explain:				Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		x	χ
				Are there any structural problems with the building?			1
				Have any substantial additions or alterations been made without a required building permit?			
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	NS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
				Is there any damage due to wind, flood, termites or rodents?			
New siding and R	MALI	и 7.1	70	Have any structures been treated for wood destroying insects?			
	000	1 1	2-	Are the furnace/woodstove/chimney/flue all in working order?			
- I				Is the property in a flood plain?			
Sellens in puller brand	NA NI	DDAU	tia	Do you currently pay flood insurance?		-	
Sellers never lived 1 has been a rental, 40 years.	r) pr	rper	17	Does the property contain underground storage tank(s)?			
has been a Rental.	for a	PPROX	imately	Is the homeowner a licensed real estate salesperson or broker?			
ila	0	11	(	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?			
40 years.				Is the property located within one (1) mile of an airport?			
40 years.				or an anperer			UDDE
The information contained in this Disclosu ACTUAL KNOWLEDGE. A disclosure form a substitute for any inspections or warrant	is not a w ties that t	he prosp	by the owne ective buye	e Seller, who certifies to the truth thereof, base or or the owner's agent, if any, and the disclosu r or owner may later obtain. At or before settle or certify to the purchaser at settlement that ed. Seller and Purchaser hereby acknowledge	ement, the the condit receipt of	owner is ion of the this Disc	requi
The information contained in this Disclosu ACTUAL KNOWLEDGE. A disclosure form a substitute for any inspections or warrant to disclose any material change in the phys is substantially the same as it was when th signing below.	is not a w ties that t	he prosp	by the owne ective buye	e Seller, who certifies to the truth thereof, base or or the owner's agent, if any, and the disclosu r or owner may later obtain. At or before settle or certify to the purchaser at settlement that	ement, the	owner is ion of the this Disc	requi
The information contained in this Disclosu ACTUAL KNOWLEDGE. A disclosure form a substitute for any inspections or warrant to disclose any material change in the phys is substantially the same as it was when th signing below.	is not a w ties that t	varranty I he prosp dition of t ure form	by the owne ective buye	e Seller, who certifies to the truth thereof, base or or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settle or certify to the purchaser at settlement that ed. Seller and Purchaser hereby acknowledge	ement, the the condit receipt of	add/yy)	requi

85-19-27-403-019.000-006 General Information		<b>ETAL</b>	310 S MAIN	ST	511, 1 Fa Transfer of Owne	amily Dwell - Unj	platted (0 to 9.9	LAFONTAINE TOWN Notes	1/2
Parcel Number	RAPP PAUL W E		Date	Owner		Code Book/Page	Adi Sale Price, V/I	1/1/1900 RP: Reassessment Packet	
85-19-27-403-019.000-006		THEN BEVERLY A H		RAPP PAUL W ET		QC /	\$0 I	2017	
Local Parcel Number 0050031200	404 S MAIN ST LA FONTAINE, IN	N 46940		RAPP PAUL W & I		WD /	\$0 I		
Tax ID:	PT W1/2 SE UNPLATT	Legal							
Routing Number 1-0.44	FT W1/2 SE UNFLATT	ED 27-20-7 .40AC							
<b>Property Class 511</b> 1 Family Dwell - Unplatted (0 to 9.9						Res			
Year: 2019		luation Records (Wor					<b>e</b> /		
	2019	Assessment Year			2018 201				
Location Information	WIP 07/25/2019	Reason For Change As Of Date	01/01/20	AA 19 01/01/2	AA GenRev 2018 01/01/201	0	· ·		
Wabash	Indiana Cost Mod	Valuation Method	Indiana Cost M						
Township	1.0000	Equalization Factor	1.00						
LIBERTY TOWNSHIP	1.0000	Notice Required		]			1.0000		
District 006 (Local 006 )	\$11.800	Land	\$11,8	00 \$11.		0 \$11,800			
LAFONTAINE TOWN	\$11,800	Land Res (1)	\$11,8						
School Corp 8050	\$0	Land Non Res (2)		\$0	\$0 \$	\$0 \$0	\$0		
M.S.D. WABASH COUNTY	\$0	Land Non Res (3)		\$0 00 \$05		<u>\$0</u> \$0	· · ·		
Neighborhood 8506510-006 LAFONTAINE TOWN	<b>\$68,300</b> \$62,200 \$0	Improvement Imp Res (1) Imp Non Res (2)	<b>\$68,3</b> \$62,2		100 \$57,10		\$58,500		
Section/Plat	\$6,100	Imp Non Res (3)	\$6,1		100 \$6,10				
27	\$80,100	Total	\$80,1					Land Computatio	ne
Location Address (1)	\$74,000 \$0	Total Res (1) Total Non Res (2)	\$74,0	00 \$70. \$0		0 \$70,300 60 \$0		Calculated Acreage	0.48
310 S MAIN ST	\$6,100	Total Non Res (3)	\$6,1		100 \$6,10			Actual Frontage	0+.0
LA FONTAINE, IN 46940		Land Data (Standar	rd Depth: Res 1	132', CI 132' B	ase Lot: Res 66' X 1	32', CI 66' X 132')		Developer Discount	
	Land Pricing S		Size Factor	Rate	Adj. Ext.	Infl. % Elia % E	arket Value		0.48
Zoning	Type Method II				Rate Value	Elig /6 F	actor	81 Legal Drain NV	0.00
	9 A	0 0	.4800 1.53	\$16,000	\$24,480 \$11,750	0% 100% 1	.0000 \$11,750	82 Public Roads NV	0.00
Subdivision								83 UT Towers NV	0.00
								9 Homesite	0.48
Lot								91/92 Acres	0.00
								Total Acres Farmland	0.00
Market Model								Farmland Value	\$0
N/A								Measured Acreage	0.00
Characteristics								Avg Farmland Value/Acre	0.0
Topography Flood Hazard								Value of Farmland	\$0
								Classified Total	\$0
Public UtilitiesERAWater, Sewer, Electricity								Farm / Classifed Value	\$0
								Homesite(s) Value	\$11,800
Streets or Roads TIF								91/92 Value	\$0
								Supp. Page Land Value CAP 1 Value	¢11 000
Neighborhood Life Cycle Stage Static								CAP 1 Value CAP 2 Value	\$11,800 \$0
Printed Sunday, September 08, 2019								CAP 3 Value	\$0 \$0
Review Group 2017	Data Source N/	A Colle	ector 06/27/20	16 JS	Apprais	er 01/01/2017	JS	Total Value	\$11,800

85-19-27-403-01		RAPP PAUL W			310 S MAIN	01	511,	, 1 Family D	weii - Ui	ipiattet	1 (0 10 0.0			NE TOWN	2/
	Information	Plumbi			·								Cost Lade		
Occupancy	Single-Family		#	TF		28'				Floor	Constr	Base	Finish	Value	Total
Description	Single-Family R 02	Full Bath	1	3						1	1Fr	1671	1671	\$100,300	
Story Height	1 1/2	Half Bath	1	2		(728)		2		2					
Style	N/A	Kitchen Sinks	1	1	26'			Z		3					
Finished Area Make	2279 sqft	Water Heaters	1	1		1CFrG	96			4					
	. Finiala	Add Fixtures	0	0			CNPY (JBper	r)		1/4					
	r Finish	Total	4	7			CONCP			1/2	1Fr	608	608	\$21,500	
Earth	Tile					32'				3/4					
Slab	Carpet	Accommod	dations							Attic					
Sub & Joint		Bedrooms		4		1				Bsmt					
Wood	Other	Living Rooms		1	0.001	$\sim$				Crawl		707	0	\$4,700	
Parquet		Dining Rooms		0	26'	964)				Slab		964	0	\$0	
Wall	Finish	Family Rooms		0		1s Fr S								Total Base	\$126,50
✓ Plaster/Drywall		Total Rooms		8							tments	1 R	ow Type	Adj. x 1.00	\$126,50
Paneling	Other	Heat Ty	/ne			26'	48'			Unfin	()				\$
Fiberboard		Central Warm Air									Units (+)				\$
					16'						loom (+)				\$
	Roofing				10	608	22'			Loft (+	,				\$
Built-Up	1etal 🖌 Asphalt	Slate	Tile		1	0' 1/2s Fr 1s Fr	28'				ace (+)				\$
Wood Shingle	Other										eating (-)				\$
	Exterior Fea	tures			11	9 C Fr 12'	6'			A/C (+					\$
Description		Area	v	alue		6	36 <sub>6'</sub>			No Ele					\$
Porch, Open Fram	ne	36	\$2	,500		¥					bing (+ / -)		7 – 5	= 2 x \$800	\$1,60
Patio, Concrete		96		\$600	_	Specialty	Dlumbing				Plumb (+)				\$
	ne	96		\$700	Description	Specially		o	Value	Elevat	tor (+)		Cub Tata	L One Unit	\$
Canopy, Shed Typ					Description			ount	value					I, One Unit	\$128,10
Janopy, Sned Typ													Sub-10	tal, 1 Units	¢121.00
Canopy, Sned Ty										Extori	or Footuro	. ( . )		AUD C D	
Janopy, Sned Ty											or Features	. ,		\$3,800	\$131,90
Janopy, Sned Ty	-										es (+) 728	sqft		\$19,400	\$151,30
Canopy, Sned Tyj											es (+) 728	sqft	esign Fac	\$19,400 tor (Grade)	\$151,30 0.9
∠anopy, Sned Tyj											es (+) 728	sqft	esign Fac Locatio	\$19,400 ctor (Grade) on Multiplier	\$151,30 0.9 0.8
Janopy, Sned Tyj											es (+) 728	sqft	esign Fac Locatio	\$19,400 tor (Grade)	\$151,30 0.9 0.8
Janopy, Sned Tyj		lon		Vac		nmary of Impro				Garag	les (+) 728 Qualit <u>i</u>	sqft y and D	esign Fac Locatic <b>Replace</b>	\$19,400 ctor (Grade) on Multiplier	\$151,30 0.9 0.8 \$119,83
	Res S	tory ight Constructior	n Grad	e Year	r Eff Eff Co	Base LCM	Adj	Size	RCN	Garag	les (+) 728 Qualit <u>y</u> Remair	sqft y and D n. Abr	esign Fac Locatio <b>Replace</b>	\$19,400 ctor (Grade) on Multiplier	\$151,30 0.9 0.8 \$119,83 Impro
Canopy, Shed Typ <b>Description</b> 1: Single-Family R	Res S Eligibl He	tory ight Constructior		e Built	r Eff Eff Co l t Year Age nd	Paga	Adj Rate		<b>RCN</b> 5119,830	Garag	les (+) 728 Qualit <u>i</u>	sqft y and D a. Abr e Obs	esign Fac Locatic Replace	\$19,400 ctor (Grade) on Multiplier ement Cost	\$151,30

# ... Generation after Generation



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