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

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# REAL ESTATE AUCTION TERMS

## ***35+/- Acres with Renovated Manufactured Home!***

This property will be offered at Online Only Auction on Wednesday, September 7, 2022 – 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 10% down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 7, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$1,140.34. 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: Wednesday, September 7, 2022**

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

**Property Location: 4380 E. Montpelier Pike, Marion, IN 46953**

**Center Township • Grant County**

***Auction Manager: Rainelle Shockome, 260.341.4801***

***This is a Joint Venture with AAA Auction Service, LLC***

***aaauctionservice.hibid.com***



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# AERIAL

4380 E. Montpelier Pike, Marion, IN 46953 • Center Township • Grant County



METZGER PROPERTY SERVICES, LLC






# Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 08/09/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes
<b>MLS #</b>	<b>202233138</b>	<b>4380 E Montpelier Pike</b>	<b>Marion</b>	<b>IN</b>	<b>46953</b>	<b>LP \$0</b>	
	<b>Area</b>	Grant County	<b>Parcel ID</b>	27-07-11-200-020.000-001	<b>Type</b>	Manuf. Home/Mobile	<b>Waterfront</b> No
	<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	3	<b>F Baths</b> 2
	<b>Township</b>	Center	<b>Style</b>	One Story	<b>REO</b>	No	<b>Short Sale</b> No
	<b>School District</b>	MARCS	<b>Elem</b>	Allen/Justice	<b>JrH</b>	McCulloch/Justice	<b>SrH</b> Marion
	<b>Legal Description</b>	05-01-209.06 & 209.07 PT NW SEC 11 34.99A P/S MP 0711-200-020.000					
	<b>Directions</b>	Take 69 to 118 west. Property is on the left.					
	<b>Inside City Limits</b>	N	<b>City Zoning</b>		<b>County Zoning</b>	OTH	<b>Zoning Description</b>

**Remarks** 35+/- acre property in Grant County, IN just 45 minutes north of Fishers & just 2 miles from I-69 selling via Online Only Auction on Wednesday, September 7, 2022 -- Bidding begins closing out at 6 PM! This property could be used as mixed use recreational, farmland, & ranchland. The south side of the property has Luger Creek and is nice thick cover for someone looking to Whitetail Deer & Turkey Hunt! Property features: Lots of deer sign on the property, small Pond that could easily be expanded, & nice rolling topography. Could turn 13 acres of pasture into farm ground, hay, or could be great for keeping livestock! Several nice buildings on the property including a 2016 sf Manufactured Home with lots of remodeling done. It has 3 Bedrooms & 2 Baths with a Newer Roof. Master Bedroom features Double Closets! Beautiful Property with Endless Opportunities! Come see for yourself! Open House: Saturday, August 27th 4-5pm

**Agent Remarks** Online Auction: Wed. 9.7.22 6pm Open House: Sat. 8.27.22 4-5pm House being marketed in conjunction with Metzger Property Services & AAA Auction. TERMS: 10% 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

Sec	Lot	Lot Ac/SF/Dim	34.9900	/	1,524,164	/	1320x1330	Lot Desc	Heavily Wooded, Rolling, Waterfront, 15+, Water View								
Above Gd Fin SqFt		2,016	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		2,016	Year Built	1998	
Age	24	New Const	No	Date Complete			Ext Vinyl		Bsmt Crawl						# Rooms	5	
Room Dimensions			Baths	Full	Half	Water	CITY	Basement Material		Block							
	RM DIM	LVL	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No			Fireplace	Yes				
LR	17 x 14	M	B-Upper	0	0	Fuel /	Gas, Forced Air, Propane Tank Rented	Dryer Hookup Elec	No			Guest Qtrs	No				
DR	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No			Split Firplin	No				
FR	14 x 25	M				Cooling		None	Disposal	Yes			Ceiling Fan	Yes			
KT	16 x 12	M	Laundry Rm	Main		12x 6		Water Soft-Owned	No			Skylight	No				
BK	x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Countertops					Water Soft-Rented	No			ADA Features	No				
DN	x		-Laminate, Disposal, Garden Tub, Open Floor Plan, Range/Oven						Alarm Sys-Sec	No			Fence				
MB	17 x 11	M	Hook Up Elec, Stand Up Shower, Tub and Separate Shower,						Alarm Sys-Rent	No			Golf Course	No			
2B	11 x 10	M	Main Level Bedroom Suite, Main Floor Laundry, Sump Pump,						Garden Tub	Yes			Nr Wlkg Trails	No			
3B	13 x 9	M	Garage	1.0	/ Detached	/	32 x 18 / 576.00	Jet Tub	No			Garage Y/N	Yes				
4B	x		Outbuilding 1	Pole/Post Building		50 x 25		Pool	No			Off Street Pk					
5B	x		Outbuilding 2			x		Pool Type									
RR	x		Assn Dues				Frequency	Not Applicable	SALE INCLUDES	Refrigerator, Kitchen Exhaust Hood, Water Heater							
LF	x		Other Fees	Electric													
EX	x		Restrictions	FIREPLACE Family Rm													

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Rainelle	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	9/7/2022	<b>Time</b>	6:00 PM
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>		<b>Excluded Party</b>	None
<b>Annual Taxes</b>	\$1,140.34	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2022	<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>	Rainelle L Shockome - Cell: 260-341-4801		
<b>Agent E-mail</b>	rshockome@yahoo.com			<b>List Agent - User Code</b>	UP388037905	<b>List Team</b>	
<b>Co-List Office</b>							
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	8/8/2022	<b>Start Showing Date</b>		<b>Exp Date</b>	12/31/2022	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker Comp.</b>	1.5%	<b>Variable Rate</b>	No	<b>Agent/Owner Related</b>	No
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	front door	<b>Special List Cond.</b>	None
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>Type of Sale</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>				<b>How Sold</b>	
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Conc Paid By</b>	
				<b>Co-Sell Agent</b>		<b>Sell Team</b>	

## Presented by:

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).

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08/09/2022 03:57 PM





# 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)

4380 E. Montpelier Pike, Marion, IN 46953

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	✓			

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) <i>new</i>	✓		✓	
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 <i>new</i>	✓		✓	
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace <i>propane</i>	✓		✓	
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

**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) <i>8-1-22</i>	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)
----------------------------------	-----------------	----------------------------------	-----------------



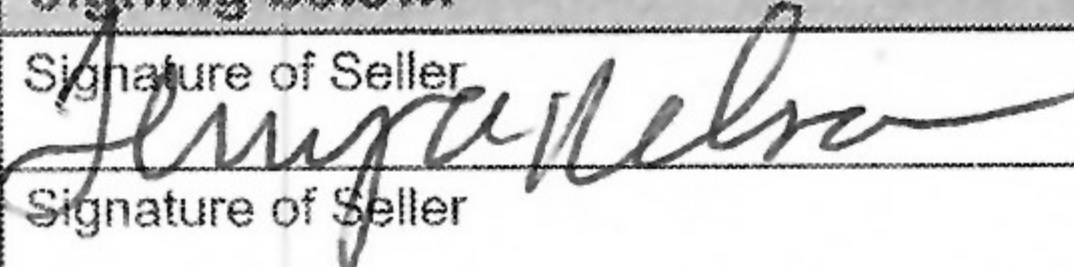
Property address (number and street, city, state, and ZIP code)

4380 E. Montpelier Pike, Marion, IN 46953

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2021</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
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?			✓
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?			✓
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓
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?		✓	
Are there any foundation problems with the structures? <u>new</u>		✓	
Are there any encroachments?	✓		
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building? <u>Barn/Garage</u>	✓		
Have any substantial additions or alterations been made without a required building permit?	✓		
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?		✓	
Have any structures been treated for wood destroying insects?		✓	
Are the furnace/woodstove/chimney/flue all in working order?	✓		
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	

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	<u>8/1/22</u>		
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)





PROPERTY SERVICES, LLC

Metzger

CHAD METZGER CAL. CAGA

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## Average Utilities

	Company	Average Amount
Gas		\$
Electric	Security Light	\$80 <sup>4</sup> 9
Water	Well 4"	\$
Other	Garbage pick up	\$
HOA		\$



27-07-11-200-020.000-001

General Information

Parcel Number  
27-07-11-200-020.000-001

Local Parcel Number  
0711-200-020.000-05

Tax ID:  
0050102970

Routing Number  
0711-200-020.000

Property Class 101  
Cash Grain/General Farm

Year: 2022

Location Information

County  
Grant

Township  
CENTER TOWNSHIP

District 001 (Local 005)  
CENTER TOWNSHIP

School Corp 2865  
MARION COMMUNITY

Neighborhood 01100  
001 CENTER TWP

Section/Plat  
000

Location Address (1)  
4380 E MONTPELIER PIKE  
MARION, IN 46953-9791

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography  
Level

Flood Hazard  
ERA

Public Utilities  
Electricity

Streets or Roads  
Paved

Neighborhood Life Cycle Stage  
Static

Printed  
Friday, May 20, 2022

Review Group  
2022

Nelson, Terry A

Ownership

Nelson, Terry A  
347 W Jefferson St  
Upland, IN 46989-9146

Legal

05-01-209.06 & 209.07  
PT NW SEC 11 34.99A P/S

4380 E MONTPELIER PIKE

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj Sale Price

V/I

11/06/2020Nelson, Terry A2020-008621SW / \$59,777I

03/06/2020Farm Credit Mid-Ameri2020-001713SH / \$58,000I

11/14/1994HAYES, JEFFERY TOWD / \$0I

Agricultural

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

2022

Assessment Year

2022

2021

2020

2019

2018

WIP

Reason For Change

GenReval

Annual-Adj

Annual-Adj

Annual-Adj

GenReval

03/11/2022

As Of Date

03/29/2022

04/08/2021

04/06/2020

04/09/2019

04/09/2018

Indiana Cost Mod

Valuation Method

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

Indiana Cost Mod

1.0000

Equalization Factor

1.0000

1.0000

1.0000

1.0000

Notice Required

\$32,000

Land

\$32,000

\$28,300

\$27,000

\$29,400

\$29,900

\$18,400

Land Res (1)

\$18,400

\$16,600

\$15,800

\$15,800

\$15,800

\$13,600

Land Non Res (2)

\$13,600

\$11,700

\$11,200

\$13,600

\$14,100

\$0

Land Non Res (3)

\$0

\$0

\$0

\$0

\$0

\$23,700

Improvement

\$23,700

\$22,200

\$29,600

\$28,400

\$28,600

\$15,600

Imp Res (1)

\$15,600

\$18,900

\$18,600

\$17,500

\$17,200

\$0

Imp Non Res (2)

\$0

\$0

\$0

\$0

\$0

\$8,100

Imp Non Res (3)

\$8,100

\$3,300

\$11,000

\$10,900

\$11,400

\$55,700

Total

\$55,700

\$50,500

\$56,600

\$57,800

\$58,500

\$34,000

Total Res (1)

\$34,000

\$35,500

\$34,400

\$33,300

\$33,000

\$13,600

Total Non Res (2)

\$13,600

\$11,700

\$11,200

\$13,600

\$14,100

\$8,100

Total Non Res (3)

\$8,100

\$3,300

\$11,000

\$10,900

\$11,400

Land Data (Standard Depth: Res 200', CI 132' Base Lot: Res 150' X 200', CI 50' X 132')

Land Type

Pricing Method

Soil ID

Act Front.

Size

Factor

Rate

Adj. Rate

Ext. Value

Infl. %

Res Elig %

Market Factor

Value

9rrA01.0001.00\$18,350\$18,350\$18,3500%100%1.0000\$18,350

4AGsB307.0160.64\$1,500\$960\$6,7350%0%1.0000\$6,740

5AGsB303.2360.64\$1,500\$960\$3,107-60%0%1.0000\$1,240

5AMxC301.0010.60\$1,500\$900\$901-60%0%1.0000\$360

6AGsB306.7010.64\$1,500\$960\$6,433-80%0%1.0000\$1,290

6AMxC309.0200.60\$1,500\$900\$8,118-80%0%1.0000\$1,620

6ASn07.0161.11\$1,500\$1,665\$11,682-80%0%1.0000\$2,340

001 CENTER TWP/01100

Notes

3/11/2022 RC: RC23 MH SETUP/OCCUP/PHOTO

3/11/2022 NC: NC22 NO CHG

8/24/2021 RE-A: RR22 RMV MH & SHED. ADJ SKETCH. ADD VACANCY

6/11/2021 RC: RC22 for MH demo per owner June 2021/RMV MH RR22. RC22 NEW MH SET/OCCUP/PHOTO

12/21/2020 N/A: Chg ac per survey 2020008620 21-22 rw

12/14/2020 RC: RC21 REMOVED BARN X'S 3/COND ON UTIL SHED/UPDATED SKETCH TO INCLUDE ATTACHED GARAGE/COND ON MH

8/25/2017 RE-A: RR18 No Chg

2/16/2017 NC: NC17 NO CHG 2/9/17 SG/GW KT

5/12/2016 BP: BP17 ILP2016-0095 4/18/16 AG BLDG \$200 KT

5/12/2016 BP: BP17 ILP2016-0094 4/18/16 AG BLDG \$1,000 KT

3/12/2015 RC: RC16 FOR AERIEL VIEW FLY OVER TO ASSESS MH.

3/12/2015 NC: NC15 NO AV. HOLD FOR AERIEL VIEW MAP. GL

12/2/2014 RE-A: RR15 AG BLDGS D GRADE. SPECIAL VISIT, DO NOT VISIT AFTER TODAY.

10/20/2014 BP: BP15 # ILP2014-352 8/22/14 MH

Land Computations

Calculated Acreage34.99

Actual Frontage0

Developer Discount

Parcel Acreage34.99

81 Legal Drain NV0.00

82 Public Roads NV0.00

83 UT Towers NV0.00

9 Homesite1.00

91/92 Acres0.00

Total Acres Farmland33.99

Farmland Value\$13,590

Measured Acreage33.99

Avg Farmland Value/Acre400

Value of Farmland\$13,600

Classified Total\$0

Farm / Classified Value\$13,600

Homesite(s) Value\$18,400

91/92 Value\$0

Supp. Page Land Value

CAP 1 Value\$18,400

CAP 2 Value\$13,600

CAP 3 Value\$0

Total Value\$32,000

General Information

OccupancyBarn, Pole (T3)

DescriptionBarn, Pole1

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐Earth

☐Tile

☐Slab

☐Carpet

☐Sub & Joist

☐Unfinished

☐Wood

☐Other

☐Parquet

Wall Finish

☐Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

5

1

3

6

Specialty Plumbing

DescriptionCountValue

Cost Ladder

Floor ConstrBaseFinishValueTotals

1

2

3

4

1/4

1/2

3/4

Attic

Bsmt

Crawl

Slab

Total Base

AdjustmentsRow Type Adj.

Unfin Int (-)

Ex Liv Units (+)

Rec Room (+)

Loft (+)

Fireplace (+)

No Heating (-)

A/C (+)

No Elec (-)

Plumbing (+ / -)

Spec Plumb (+)

Elevator (+)

Sub-Total, One Unit\$0

Sub-Total, 1 Units

Exterior Features (+)\$0\$0

Garages (+) 0 sqft\$0\$0

Quality and Design Factor (Grade)

Location Multiplier0.88

Replacement Cost\$11,264

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: Barn, Pole1	0%	1	T31SO	D	1980	1980	42	P	\$16.54	0.88	\$0.00	25' x 50' x 12'	\$11,264	75%	\$2,820	25%	100%	1.000	0.6500	\$1,400
2: Canopy (free standing)	100%	1		D-1	1998	1998	24	F		0.88		14'x32'	\$2,156	30%	\$1,510	25%	100%	1.270	1.0000	\$1,400
3: Detached Garage	0%	1	Wood Frame	D-1	1998	1998	24	F	\$31.48	0.88	\$16.82	18'x32'	\$9,690	30%	\$6,780	25%	100%	1.270	1.0000	\$6,500
4: DETACHED GARAGE	100%	1	Wood Frame	D	1988	1988	34	F	\$31.48	0.88	\$22.16	24'x24'	\$12,765	36%	\$8,170	25%	100%	1.270	1.0000	\$7,800
5: Lean-To	0%	1	Earth Floor	D	1980	1980	42	F	\$4.69	0.88	\$0.00	12'x24' x 8'	\$951	65%	\$330	25%	100%	1.000	1.0000	\$200
6: Porch (free standing)	100%	1		D-1	1998	1998	24	F		0.88		12'x32'	\$9,610	30%	\$6,730	25%	100%	1.270	1.0000	\$6,400



*...Generation after Generation*



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