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OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

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FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

3 Bedroom Home near Dewart Lake!

This property will be offered at Online Only Auction on Thursday, January 5, 2023 – 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 February 10, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$328.58. 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: Thursday, January 5, 2023
Bidding begins closing out at 6:00 pm!

Property Location: 19 EMS D16A1A Ln., Syracuse, IN 46567
Turkey Creek Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

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




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

260-982-0238

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

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Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202248017	19 Ems D16a1a Lane	Syracuse	IN	46567	LP \$0			
	Area	Kosciusko County	Parcel ID	43-04-30-200-148.000-025	Type	Site-Built Home	Waterfront	No	
	Sub	None	Cross Street		Bedrms	3	F Baths	2	
	Township	Turkey Creek	Style	One Story	REO	No	Short Sale	No	
	School District	WSC	Elem	Syracuse	JrH	Wawasee	SrH	Wawasee	
	Legal Description	7-120-36 LOT 63 & PT VAC ST QUAKER HAVEN & W 1/2 LOT 83 QUAKER HAVEN PK & VAC ST W OF							
	Directions	Heading south out of Syracuse on Syracuse Webster Rd. Continue south on to 500 E. Turn west on 900 N, then north on D16 Ln.							
	Inside City Limits	N	City Zoning		County Zoning	R1	Zoning Description		

Remarks Nice 3 Bedroom, 2 Bath Home with Full Basement near Dewart Lake selling via Online Only Auction on Thursday, January 5, 2023 -- Bidding begins closing out at 6 pm! Great Location with Lake Access to Dewart Lake - only a short walk to the lake! Open Kitchen, Dining, & Living Room. Finished Walk-Out Basement has Second Kitchen, great for entertaining! Nice Deck & Patio Area for enjoying the outdoors! Come see for yourself! Open House: Wednesday, December 28th 5:30-6pm

Agent Remarks Online Auction: Thurs. 1.5.23 6pm Open House: Wed. 12.28.22 5:30-6pm TERMS: 5% down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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	638	Lot Ac/SF/Dim	0.1800 / 8,000 / 100X80	Lot Desc	Partially Wooded, 0-2.9999, Lake						
Above Gd Fin SqFt	1,056	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	512	Ttl Below Gd SqFt	736	Ttl Fin SqFt	1,568	Year Built	1972
Age	50	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Daylight, Full Basement, Finished	# Rooms	6
Room Dimensions		Baths	Full Half	Water	WELL	Basement Material	Block	Dryer Hookup Gas	No	Fireplace	Yes
RM DIM	LVL	B-Main	1 0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No	Split FlrPln	No
LR	19 x 14	B-Upper	0 0	Fuel /	Electric, Baseboard	Dryer Hookup G/E	No	Ceiling Fan	Yes	Skylight	No
DR	x	B-Blw G	1 0	Heating		Disposal	No	ADA Features	No	Fence	No
FR	x			Cooling	Window	Water Soft-Owned	Yes	Golf Course	No	Nr Wlkg Trails	No
KT	14 x 11	Laundry Rm	Basement		1 1/2	Water Soft-Rented	No	Garage Y/N	No	Off Street Pk	
BK	x	AMENITIES	Cable Available, Ceiling Fan(s), Closet(s) Cedar, Closet(s) Walk-in, Countertops-Laminate, Deck Covered, Deck Open, Detector-Smoke, Dryer Hook Up Electric, Range/Oven Hook Up Elec, Stand Up Shower, Washer Hook-Up								
DN	x					Alarm Sys-Sec	No				
MB	17 x 12					Alarm Sys-Rent	No				
2B	15 x 10					Garden Tub	No				
3B	15 x 10	Garage	/	/	x /	Jet Tub	No				
4B	x	Outbuilding 1	Shed		10 x 26	Pool	No				
5B	x	Outbuilding 2			x	Pool Type					
RR	21 x 17	Assn Dues		Frequency	Not Applicable	SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Dryer-Electric, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener -Owned, Window Treatment-Blinds				
LF	x	Other Fees				FIREPLACE	Loft, Wood Burning, Basement				
EX	x	Restrictions									

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features	Boat Docking Rights, Pier/Dock, Pier/Dock Available, Private Beach, Assoc			Water Type		Lake Type	
Auctioneer Name	Chad Metzger & Tim Pitts	Lic #	AC31300015	Auction Date	1/5/2023	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$328.58	Exemptions	Homestead, Supplemental	Year Taxes Payable	2022		
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Chad Metzger - Cell: 260-982-9050		
Agent E-mail	chad@metzgerauction.com			List Agent - User Code	UP388053395		
Co-List Office		Co-List Agent		List Team			
Showing Instr	Showingtime or Open House						
List Date	11/28/2022	Start Showing Date		Exp Date	3/31/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No		
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door		
Pending Date		Closing Date		Selling Price			
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

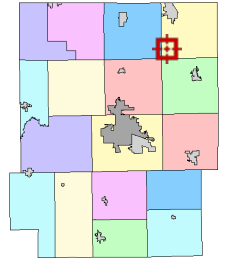
Presented by:

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).



Overview



Legend

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

Parcel ID	007-120-036	Alternate ID	007-702043-90	Owner Address	Beal John R & Carol A
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		19 EMS D16a1a Ln
Property Address	19 EMS D16A1A LN SYRACUSE	Acreage	n/a		Syracuse, IN 46567
District	Turkey Creek				
Brief Tax Description	007-120-036 LOT 63 & PT VAC ST & W 1/2 LOT 83 & VAC ST W OF LOT QUAKER HAVEN PK <i>(Note: Not to be used on legal documents)</i>				

Date created: 10/24/2022
Last Data Uploaded: 10/24/2022 3:49:44 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10/20/22

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)

19 EMS DIBAIA LANE, SYRACUSE, IN 46567

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	X				Cistern	X				
Clothes Dryer				X	Septic Field / Bed			X		
Clothes Washer			X		Hot Tub	X				
Dishwasher	X		X		Plumbing				X	
Disposal	X				Aerator System	X				
Freezer	X				Sump Pump	X				
Gas Grill	X				Irrigation Systems	X				
Hood			X		Water Heater / Electric			X		
Microwave Oven			X		Water Heater / Gas	X				
Oven			X		Water Heater / Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)	X				Well			X		
Trash Compactor	X				Septic & Holding Tank/Septic Mound	X				
TV Antenna / Dish	X				Geothermal and Heat Pump	X				
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?				X	
					If yes, have the improvements been completed on the sewage disposal system?					X
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	X				Attic Fan	X				
Burglar Alarm	X				Central Air Conditioning	X				
Ceiling Fan(s)			X		Hot Water Heat	X				
Garage Door Opener / Controls	X				Furnace Heat / Gas	X				
Inside Telephone Wiring and Blocks / Jacks				X	Furnace Heat / Electric			X		
Intercom	X				Solar House-Heating					
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace				X	
Smoke / Fire Alarm(s)			X		Fireplace Insert					
Switches and Outlets				X	Air Cleaner	X				
Vent Fan(s)				X	Humidifier	X				
60 / 100 / 200 Amp Service (Circle one)				X	Propane Tank	X				
Generator	X				Other Heating Source	X				

5 YEAR OLD

5 YEAR OLD

5 YEAR OLD

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>John Beal</i>	Date (mm/dd/yy) <i>10/20/22</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)

19 EMS DIG AIA LANE, SYRACUSE, IN 46567

2. ROOF				4. OTHER DISCLOSURES										
YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW						
Age, if known: <u>8</u> Years.				Do structures have aluminum wiring?						<input checked="" type="checkbox"/>				
Does the roof leak?				Are there any foundation problems with the structures?						<input checked="" type="checkbox"/>				
Is there present damage to the roof?				Are there any encroachments?					<input checked="" type="checkbox"/>					
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?					<input checked="" type="checkbox"/>					
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:										
3. HAZARDOUS CONDITIONS				Is the access to your property via a private road?				<input checked="" type="checkbox"/>						
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 the access to your property via a public road?										
				Is the access to your property via an easement?					<input checked="" type="checkbox"/>					
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?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?					<input checked="" type="checkbox"/>					
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				Are there any structural problems with the building?						<input checked="" type="checkbox"/>				
Explain:				Have any substantial additions or alterations been made without a required building permit?					<input checked="" type="checkbox"/>					
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?					<input checked="" type="checkbox"/>					
				Is there any damage due to wind, flood, termites or rodents?						<input checked="" type="checkbox"/>				
				Have any structures been treated for wood destroying insects?										<input checked="" type="checkbox"/>
				Are the furnace/woodstove/chimney/flue all in working order?										<input checked="" type="checkbox"/>
				Is the property in a flood plain?									<input checked="" type="checkbox"/>	
				Do you currently pay flood insurance?									<input checked="" type="checkbox"/>	
				Does the property contain underground storage tank(s)?										<input checked="" type="checkbox"/>
				Is the homeowner a licensed real estate salesperson or broker?									<input checked="" type="checkbox"/>	
				Is there any threatened or existing litigation regarding the property?									<input checked="" type="checkbox"/>	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?				<input checked="" type="checkbox"/>						
				Is the property located within one (1) mile of an airport?									<input checked="" type="checkbox"/>	

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>John Seal</i>	Date (mm/dd/yy) <u>10/20/22</u>	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)

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**

43-04-30-200-148.000-025

BEAL JOHN R & CAROL A

19 EMS D16A1A LN

510, 1 Family Dwell - Platted Lot

DEWART LAKE OFF WATE 1/4

General Information

Parcel Number
43-04-30-200-148.000-025

Local Parcel Number
0770204390

Tax ID:

Routing Number
007-120-036

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County
Kosciusko

Township
TURKEY CREEK

District 025 (Local 025)
TURKEY CREEK TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 701800-025
DEWART LAKE OFF WATER - T C

Section/Plat
30-34-7

Location Address (1)
19 EMS D16A1A LN
SYRACUSE, IN 46567

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Quaker Haven Park

Lot
63,

Market Model
N/A

Characteristics

Topography Flood Hazard
Level

Public Utilities ERA
Gas, Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 3, 2022

Review Group 2022

Ownership

BEAL JOHN R & CAROL A
19 EMS D16A1A LN
SYRACUSE, IN 46567

Legal

7-120-36
LOT 63 & PT VAC ST & W 1/2 LOT 83 &
VAC ST W OF LOT QUAKER HAVEN PK



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (01/01/2022, 01/01/2021, 01/01/2020, 01/01/2019, 01/01/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$28,300, \$92,200, \$120,500, etc.).

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 40' X 100', CI 40' X 100')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value (\$12,560, \$3,140, etc.).

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I. Rows include 07/25/2008, 05/15/1997, and 01/01/1900.

Res

Notes

6/25/2021 REA: 2022 PUT IRREG SHAPED CONCP UNDER 1SFR, CORRECTED FOUNDATION UNDER 10X16 1SFR TO BE BSMT & MADE CARSHED CAP 1 PER PICTOMETRY. CORRECTED WHICH LOT GETS INFLU FACTOR PER PLAT
5/26/2017 REA: 2018 REMOVED INFL FACTOR FOR NO WELL/SEPTIC ON VAC STREET. PRICED ADDN & WDDK IN WITH HOUSE & ADJUSTED EFF YR. ADDED 10X26 OPEN CARSHED PER PICTOMETRY (MASTERVIEWER BETWEEN 2005-2008)
4/15/2010 BP: BP# 090418 BEAL RES ADDN & DECK \$40000 FOR 3-1-2010

Land Computations

Table with columns for various land metrics and values: Calculated Acreage (0.18), Actual Frontage (100), 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 (\$28,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$28,300).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	40 newer 1 st 1961-20
Finished Area	1568 sqft
Make	

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 type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	24	\$2,700
Wood Deck	224	\$3,900
Patio, Concrete	320	\$1,800

Plumbing

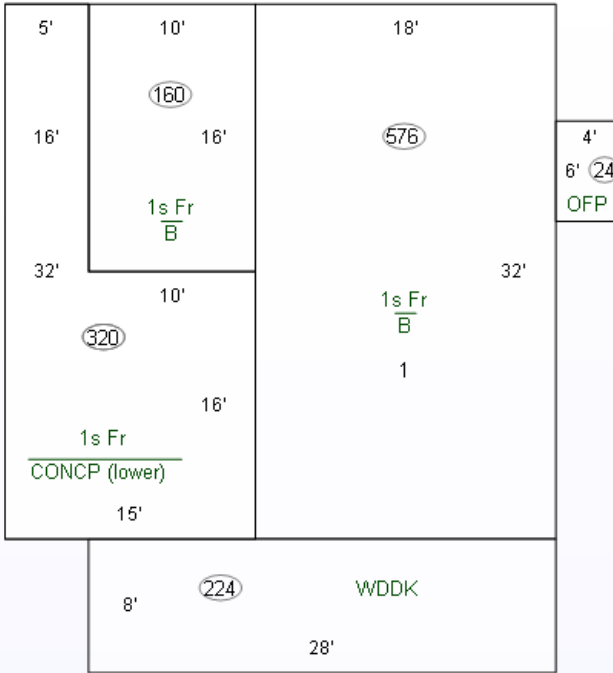
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	8

Heat Type

Other



Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1056	1056	\$82,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	736	512	\$39,600	
Crawl				
Slab				

	Total Base	Value
Adjustments	1 Row Type Adj. x 1.00	\$122,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$129,300
Sub-Total, 1 Units		
Exterior Features (+)	\$8,400	\$137,700
Garages (+) 0 sqft	\$0	\$137,700
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$101,347

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family	100%	1	Wood Frame	D	1972	1980	42 A		0.92		1,792 sqft	\$101,347	38%	\$62,840	0%	100%	1.430 1.0000	\$89,900

General Information

Occupancy Car Shed
 Description Car Shed
 Story Height 0
 Style N/A
 Finished Area
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description Area Value

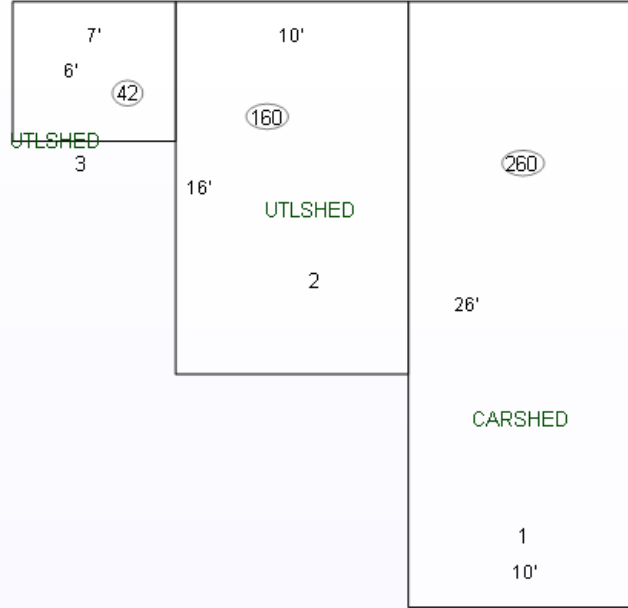
Plumbing

TF
 Full Bath
 Half Bath
 Kitchen Sinks
 Water Heaters
 Add Fixtures
 Total

Accommodations

Bedrooms
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

Description Count Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base
 Row Type Adj.

Adjustments

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) 0.80
 Location Multiplier 0.92
Replacement Cost \$767

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: Car Shed	100%	1		D	2006	2006	16 A	\$10.10	0.92	\$2.95	10'x26'	\$767	30%	\$540	0%	100%	1.430	1.0000	\$800
2: Utility Shed	0%	1		D	1987	1987	35 F	\$21.43	0.92	\$15.77	10'x16'	\$2,524	70%	\$760	0%	100%	1.430	1.0000	\$1,100
3: Utility Shed 2	0%	1		D	1987	1987	35 F	\$31.58	0.92	\$23.24	6'x7'	\$976	70%	\$290	0%	100%	1.430	1.0000	\$400

...Generation after Generation



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