

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
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

Ranch Home with Outbuildings on 4+/- Acres!

This property will be offered at Online Auction on Thursday, June 1, 2023 – Bidding begins closing out at 6 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 \$2,000.00 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before July 7, 2023. Possession will be at closing. Taxes & Rents will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$423.81. 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, June 1, 2023

Bidding begins closing out at 6 pm!

11084 Michigan Rd., Plymouth, IN 46563

Center Township • Marshall County

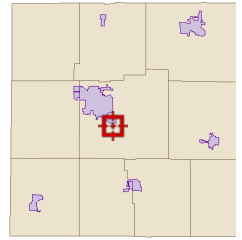
Auction Manager: John Burnau 574.376.5340

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





Overview



Legend

- Corp Line
- Parcel Search
- Parcel Lines
- Township Boundaries
- Road Centerlines
- Road RoW

Parcel ID 503294000062000018
Sec/Twp/Rng 94-33-2
Property Address 11084 MICHIGAN RD
PLYMOUTH


Alternate ID 0020467800
Class Livestock not dairy or poultry
Acreage 4

Owner Address WILSON SANDRA J
11865 OLIVE TR
PLYMOUTH, IN 46563

District CENTER TWP
Brief Tax Description ACREAGE: 4
AUDITOR DESC: E LN US31 16.2' SLY SLN MRL E LN US31
LEGAL DESC: LC WILSON
(Note: Not to be used on legal documents)

Date created: 2/14/2022
Last Data Uploaded: 2/14/2022 3:46:49 AM

Developed by  Schneider
GEOSPATIAL

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202314176	11084 Michigan Road	Plymouth	IN	46563	LP	\$0		
	Area	Marshall County	Parcel ID	50-32-94-000-062.000-018	Type	Site-Built Home	Waterfront	No	
	Sub	None	Cross Street		Bedrm	3	F	1	H 0
	Township	Center	Style	One Story	REO	No	Short Sale	No	
	School District	PLYMO	Elem	Webster	Jr	Lincoln	SrH	Plymouth	
	Legal Description	ACREAGE: 4 AUDITOR DESC: E LN US31 16.2' SLY SLN MRL E LN US31 LEGAL DESC: LC WILSON							
	Directions	Property is south of Plymouth on east side of Michigan Rd.							
Inside City Limits	Y	City	R2	County Zoning	Zoning Description				

Remarks Ranch Home with Outbuildings on 4+/- Acres selling via Online Only Auction on Thursday, June 1, 2023 at 6 pm. This Brick Ranch Home features 3 Bedrooms & 1 Bath situated on 4+/- Acres. Barn has metal roof & overhead door for your vehicles, workshop, and extra storage! Investment opportunity as this home is currently rented until November 2023 at \$800/month! Great Location just minutes from shopping & restaurants in Plymouth and would make a nice starter, rental, or fixer upper home with acreage! Schedule Your Private Showing Today!

Agent Remarks Online Auction: June 1, 2023 at 6 pm TENANT OCCUPIED UNTIL NOVEMBER 2023 TERMS: \$2,000 down day of the auction with the balance at closing. The Sellers will provide Clear Title & a Warranty Deed at closing. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Se	Lot	Lot Ac/SF/Dim	4.0000	/	174,240	/	185x940	Lot Desc	Rolling, 3-5.9999								
Above Gd Fin SqFt		1,284	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,284	Year Built	1946	
Age	77	New Const	No	Date			Ext	Brick, Wood	Bsmt		Crawl	# Rooms				7	
Room Dimensions			Baths	Full	Half	Water	WELL	Basement Material									
RM DIM		LVL	B-Main	1	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace		No					
LR	12 x 12	M	B-Upper	0	0	Fuel /	Wood, Hot Water	Dryer Hookup Elec	Yes	Guest Qtrs		No					
D	x		B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln		No					
FR	x					Cooling	Window, None	Disposal	No	Ceiling Fan		No					
KT	8 x 10	M	Laundry Rm	Main	6 x 8			Water Soft-Owned	No	Skylight		No					
B	x		AMENITIES				Dryer Hook Up Electric, Eat-In Kitchen, Patio				Water Soft-Rented	No	ADA Features		No		
D	x		Open, Range/Oven Hook Up Elec, Workshop, Main Level								Alarm Sys-Sec	No	Fence				
M	10 x 10	M	Bedroom Suite, Main Floor Laundry, Washer Hook-Up								Alarm Sys-Rent	No	Golf Course		No		
2B	10 x 10	M									Garden Tub	No	Nr Wlkg Trails		No		
3B	10 x 12	M	Garage	2.0	/ Detached	/	24 x 24	/	576.00	Jet Tub	No	Garage Y/N		Yes			
4B	x		Outbuilding 1	Pole/Post Building	24 x 32					Pool	No	Off Street Pk		Yes			
5B	x		Outbuilding 2					x	Pool Type								
R	x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES								Refrigerator, Range-Electric, Water Heater Gas
LF	x		Other Fees			FIREPLACE										Wood Burning Stove	
EX	x		Restrictions														

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015
Financing:	Existing	Proposed	Cash, Conventional
Annual	\$423.81	Exemptions	Disabled, Homestead, Supplemental
Possession	At closing	Year Taxes Payable	2023
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		List Team	
Showing Instr	Showingtime - 24 HR NOTICE	Co-List Agent	

List Date	5/4/2023	Start Showing Date		Exp Date	7/1/2023	Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No	Special List Cond.	None		
Virtual		Lockbox Type	Mechanical/Comb	Lockbox Location	Front Door	Type of Sale			
Pending Date		Closing Date		Selling Price		How Sold			
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By		Sell			
Sell Office		Sell Agent		Sell					
Co-Sell Office		Co-Sell							

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

LEASE INFORMATION

11084 Michigan Rd., Plymouth, IN 46563

Rent: \$800.00 per month

Utilities: Renter pays electric, water softener, & \$50.00 per month for trash

***Renter is responsible for mowing the lawn.**

Lease Contract is up on November 14, 2023.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

04-14-2023

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)

11084 Michigan Rd Plymouth IN

1. The following are in the conditions indicated:

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

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

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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	4/14/23		
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)

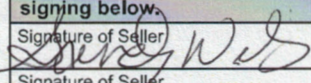
Property address (number and street, city, state, and ZIP code)

11084 Michigan Road, Plymouth, IN 46563

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there present damage to the roof?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?			<input checked="" type="checkbox"/>
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	<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?		<input checked="" type="checkbox"/>	<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?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
The water softener is rented.			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
Is the property in a flood plain?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	<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 	Date (mm/dd/yy) 7/14/23	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**

50-32-94-000-062.000-018

General Information

Parcel Number
50-32-94-000-062.000-018

Local Parcel Number
503294000062000018

Tax ID:
0020467800

Routing Number
32-94-403-015

Property Class 102
Livestock Other Than Dairy and Po

Year: 2021

Location Information

County
Marshall

Township
CENTER TOWNSHIP

District 018 (Local 018)
CENTER TOWNSHIP

School Corp 5485
PLYMOUTH COMMUNITY

Neighborhood 200501-018
CENTER TWP RURAL (ACREAGE)

Section/Plat
94

Location Address (1)
11084 MICHIGAN RD
PLYMOUTH, IN 46563

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Public Utilities
Gas, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 6, 2021

Review Group 2018

WILSON SANDRA J

Ownership

WILSON SANDRA J
11865 OLIVE TR
PLYMOUTH, IN 46563

Legal

ACREAGE: 4 AUDITOR DESC: E LN US31 16.2'
SLY SLN MRL E LN US31 LEGAL DESC: LC
WILSON



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

2021	Assessment Year	2021	2020	2020	2019	2018
WIP	Reason For Change	Annual Value	Form130	Annual Value	Annual Value	Annual Value
03/31/2021	As Of Date	01/01/2021	06/17/2020	01/01/2020	01/01/2019	01/01/2018
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$37,600	Land	\$37,600	\$36,200	\$48,900	\$47,900	\$46,500
\$35,100	Land Res (1)	\$35,100	\$33,700	\$33,700	\$33,000	\$32,100
\$1,100	Land Non Res (2)	\$1,100	\$1,100	\$0	\$0	\$0
\$1,400	Land Non Res (3)	\$1,400	\$1,400	\$15,200	\$14,900	\$14,400
\$35,400	Improvement	\$35,400	\$38,200	\$50,900	\$49,900	\$48,500
\$32,400	Imp Res (1)	\$32,400	\$35,300	\$48,100	\$47,200	\$45,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$3,000	Imp Non Res (3)	\$3,000	\$2,900	\$2,800	\$2,700	\$2,600
\$73,000	Total	\$73,000	\$74,400	\$99,800	\$97,800	\$95,000
\$67,500	Total Res (1)	\$67,500	\$69,000	\$81,800	\$80,200	\$78,000
\$1,100	Total Non Res (2)	\$1,100	\$1,100	\$0	\$0	\$0
\$4,400	Total Non Res (3)	\$4,400	\$4,300	\$18,000	\$17,600	\$17,000

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		1	1.0000	1.00	\$35,046	\$35,046	\$35,046	0%	100%	1.0000	\$35,050
92	A		0	0.27	1.00	\$5,256	\$5,256	\$1,419	0%	0%	1.0000	\$1,420
5	A	ROPB	0	1.9	0.89	\$1,290	\$1,148	\$2,181	-60%	0%	1.0000	\$870
5	A	UGSB	0	.24	0.50	\$1,290	\$645	\$155	-60%	0%	1.0000	\$60
5	A	UKXC	0	.16	0.50	\$1,290	\$645	\$103	-60%	0%	1.0000	\$40
6	A	ROPB	0	.39	0.89	\$1,290	\$1,148	\$448	-80%	0%	1.0000	\$90
71	A	UKXC	0	.04	0.50	\$1,290	\$645	\$26	-40%	0%	1.0000	\$20

11084 MICHIGAN RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/24/2008	WILSON SANDRA J	QC DEED	QC	2008/02233	\$0	I
01/01/1900	ZEHNER WAYNE D &		WD	/	\$0	I

Agricultural

102, Livestock Other Than Dairy and Po

CENTER TWP RURAL (AC

1/2

Notes

5/28/2020 20AP: REVISED DWELLING GRADE/ SKETCH, AND IMPROVEMENT CONDITIONS. REMOVED A CARPORT, ADDED CONC. AND MADE PROPERTY AGRICULTURAL FOR HORSE PASTURE.

11/25/2019 20GI: REMOVED SV ON SHED (8x10)

9/19/2017 18CR: ADJ EFF YR OF DWLG TO 1960

9/15/2016 17GI: APPLIED OBSOLESCENCE TO APPROPRIATE BUILDINGS.

12/30/2013 13PM: PERM #205-13 (10/11/13) ACC BLDG. EST COST \$100.

12/30/2013 12RE: REAS: CHANGE CONDITION OF DWLG TO FAIR.

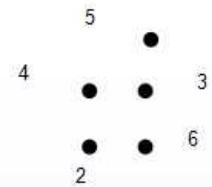
1/1/1900 14NC: NEW CONSTR: ADDED 8X10 SHED W/SV \$200. PL/EL

Land Computations

Calculated Acreage	4.00
Actual Frontage	1
Developer Discount	<input type="checkbox"/>
Parcel Acreage	4.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.27
Total Acres Farmland	2.73
Farmland Value	\$1,080
Measured Acreage	2.73
Avg Farmland Value/Acre	396
Value of Farmland	\$1,080
Classified Total	\$0
Farm / Classified Value	\$1,100
Homesite(s) Value	\$35,100
91/92 Value	\$1,400
Supp. Page Land Value	
CAP 1 Value	\$35,100
CAP 2 Value	\$1,100
CAP 3 Value	\$1,400
Total Value	\$37,600

2/2

Heat Type
Other



	Total Base	\$93,500
Adjustments	1 Row Type Adj. x 1.00	\$93,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Description	Count	Value
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\$35,400

...Generation after Generation



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