# *Expanding your Horizon...*



**Metzger**
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**www.MetzgerAuction.com**

# Two-Story Home Featuring 4 Bedrooms, 2 Baths with Classic Character, Enclosed Porches, and Two Garages!

Discover the possibilities in this character-filled two-story home offering a wealth of space and potential to create something truly your own.



Inside this 4-bedroom, 2 bath home, you'll find natural woodwork, original-style trim, and hardwood flooring in select rooms that offer a glimpse of the home's character and craftsmanship. The spacious layout provides room to reimagine the living areas, refresh the interior, and create a look that blends classic charm with modern appeal. Whether your vision is a rewarding renovation, an investment property, or a home customized to your own taste, there's plenty of room to explore the possibilities.

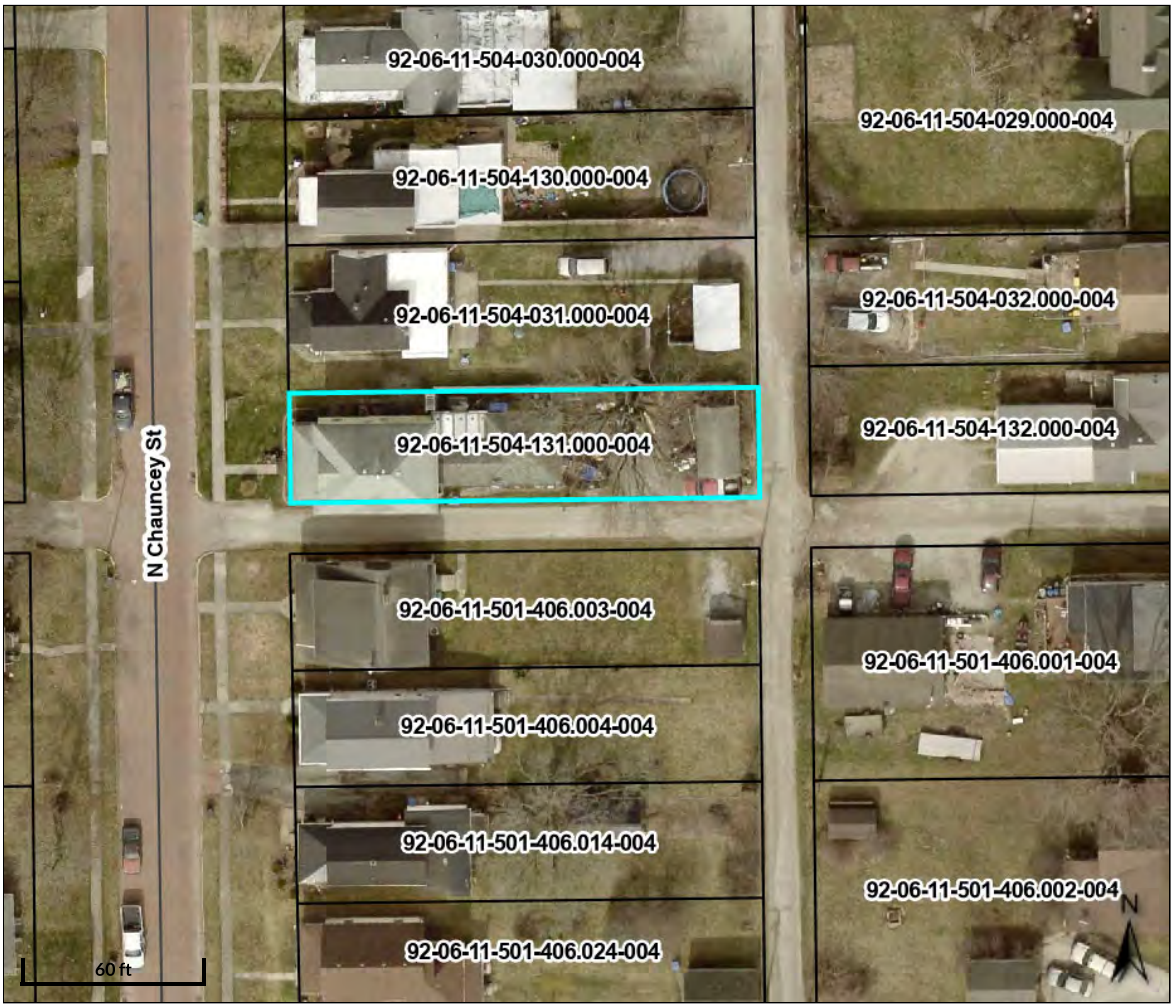


The opportunities extend beyond the main living space. Enclosed front and back porches offer additional areas to enhance for relaxing, entertaining, or enjoying a little extra usable space. A generously sized area between the garage and kitchen could be reworked into a home office, casual gathering space, hobby room, or functional everyday hub. A partial basement provides additional storage or utility space, while the attached one-car garage and additional detached one-car garage offer valuable flexibility for parking, projects, tools, or storage.

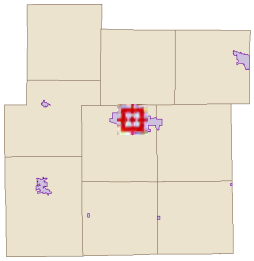
An exciting opportunity for investors, renovators, and visionaries to see what this property could become. With its four-bedroom layout, substantial finished square footage, original character, and multiple garage spaces, this home offers a foundation for a creative renovation and a chance to make this property your own.

www.MetzgerAuction.com

# Beacon™ Whitley County, IN




**Overview**



**Legend**

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

| | | | | | |
|---|---|---|---|---|---|
| **Parcel ID** | 92-06-11-504-131.000-004 | **Alternate ID** | 92-06-11-504-131.000-004 | **Owner Address** | Norton, Brian L Trust<br>c/o Duane Shipley, Trustee<br>318 N Chauncey St<br>Columbia City, IN 46725 |
| **Sec/Twp/Rng** | -- | **Class** | RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT | | |
| **Property Address** | 318 N Chauncey St<br>Columbia City | **Acreage** | n/a | | |

| | |
|---|---|
| **District** | Columbia City |
| **Brief Tax Description** | S 35 FT LOT 31 COLLINS 2ND ADD<br>(Note: Not to be used on legal documents) |

Date created: 7/28/2026
Last Data Uploaded: 7/28/2026 8:09:40 AM

Developed by SCHNEIDER GEOSPATIAL

# Residential Agent Full Detail Report

Schedule a Showing

**Class** RESIDENTIAL
**Property Type** Site-Built Home **Status** Active **CDOM** 26 **DOM** 26 **Auction** No

**MLS #** 202642191 **318 N Chauncey Street** **Columbia City** **IN** 46725 **LP** $109,900



**Area** Whitley County **Parcel ID** 92-06-11-504-131.000-004 **Type** Site-Built Home **Waterfront** No
**Sub** None **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 0
**Township** Columbia **Style** Two Story **REO** No **Short Sale** No
**School District** Whitley CO Cons Schools **Elem** Mary Raber
**Intermediate** **JrH** Indian Springs **SrH** Columbia City
**Legal Description** S 35 FT LOT 31 COLLINS 2ND ADD
**Directions to Property** Highway US 30 East to N. Line Street, head South to W. North St and turn East to N Chauncey St., property is on the East side of the road

**Inside City Limits** **City Zoning** **County Zoning** **Zoning Description**

**Remarks** Two-Story Home Featuring 4 Bedrooms, 2 Baths with Classic Character, Enclosed Porches, and Two Garages. Discover the possibilities in this character-filled two-story home offering a wealth of space and potential to create something truly your own. Inside this 4-bedroom, 2 bath home, you'll find natural woodwork, original-style trim, and hardwood flooring in select rooms that offer a glimpse of the home's character and craftsmanship. The spacious layout provides room to reimagine the living areas, refresh the interior, and create a look that blends classic charm with modern appeal. Whether your vision is a rewarding renovation, an investment property, or a home customized to your own taste, there's plenty of room to explore the possibilities. The opportunities extend beyond the main living space. Enclosed front and back porches offer additional areas to enhance for relaxing, entertaining, or enjoying a little extra usable space. A generously sized area between the garage and kitchen could be reworked into a home office, casual gathering space, hobby room, or functional everyday hub. A partial basement provides additional storage or utility space, while the attached one-car garage and additional detached one-car garage offer valuable flexibility for parking, projects, tools, or storage. An exciting opportunity for investors, renovators, and visionaries to see what this property could become. With its four-bedroom layout, substantial

**Agent Remarks**

**Sec** **Lot** **Lot Ac/SF/Dim** 0.1200 / 5,227 / 35x149
**Above Gd Fin SqFt** 2,148 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
**Age** 116 **New Const** No **Date Complete** **Ext** Aluminum, Vinyl

**Lot Desc** Corner, Level, 0-2.9999
**Ttl Below Gd SqFt** 972 **Ttl Fin SqFt** 2,148 **Year Built** 1910
**Bsmt** Crawl, Partial Basement **# Rooms** 7
**Basement Material** Block

| Room Dimensions | RM | DIM | | LVL |
|---|---|---|---|---|
| LR | 18 | x | 13 | M |
| DR | | x | | |
| FR | 16 | x | 13 | M |
| KT | 12 | x | 12 | M |
| BK | | x | | |
| DN | | x | | |
| 1B | 12 | x | 11 | M |
| 2B | 12 | x | 16 | U |
| 3B | 15 | x | 12 | U |
| 4B | 12 | x | 12 | U |
| 5B | | x | | |
| RR | | x | | |
| LF | | x | | |
| EX | | x | | |

| Baths | Full | Half |
|---|---|---|
| B-Main | 1 | 0 |
| B-Upper | 1 | 0 |
| B-Blw G | 0 | 0 |

**Water** City
**Well Type**
**Sewer** City
**Fuel /** Forced Air
**Heating**
**Laundry Rm** Main
**Laundry L/W** 18 x 12
**Cooling** Window

**AMENITIES** Ceiling Fan(s), Countertops-Laminate, Eat-In Kitchen, Garage Door Opener, Natural Woodwork, Pocket Doors, Porch Enclosed, Tub/Shower Combination

**Garage** 1.0 / Attached / 21 x 19 / 399.0(
**Outbuilding 1** 2nd Detached 20 x 12
**Outbuilding 2** x
**Assn Dues** **Frequency** Not Applicable
**Other Fees**
**Restrictions**

| | | | |
|---|---|---|---|
| **Dryer Hookup Gas** | No | **Fireplace** | No |
| **Dryer Hookup Elec** | No | **Guest Qtrs** | No |
| **Dryer Hookup G/E** | No | **Split Flrpln** | No |
| **Disposal** | No | **Ceiling Fan** | Yes |
| **Water Soft-Owned** | No | **Skylight** | No |
| **Water Soft-Rented** | No | **ADA Features** | No |
| **Alarm Sys-Sec** | No | **Fence** | |
| **Alarm Sys-Rent** | No | **Golf Course** | No |
| **Garden Tub** | No | **Nr Wlkg Trails** | No |
| **Jet Tub** | No | **Garage Y/N** | Yes |
| **Pool** | No | **Off Street Pk** | Yes |
| **Pool Type** | | | |

**Water Access** **Wtr Name** **Water Frontage** **Channel Frontage**
**Water** **Water Type** **Lake Type**
**Auctioneer Name** **Lic #** **Auction Date** **Time** **Location**
**Financing: Existing** **Proposed** **Excluded Party** None
**Annual Taxes** $1,062.28 **Exemptions** Disabled, Homestead, Over 65, **Year Taxes Payable** 2026 **Assessed Value**
**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 **List Team**
**Listing Facilitator**
**Co-List Office** Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

**Showing Instr** Showingtime
**List Date** 10/10/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
**Seller Concessions Offer Y/N** No **Seller Concession Amount $** **Special List Cond.** None
**Contract Type** Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
**Virtual** Unbranded Virtual Tour **Lockbox Type** None **Lockbox Location** None **Type of Sale**
**Offer Accepted Date** **Closing Date** **Selling Price** **How Sold**
**Ttl Concessions Paid** **Sold/Concession Remarks** **Conc Paid By**
**Sell Office** **Sell Agent**
**Co-Sell Office** **Co-Sell Agent** **Sell Team**
**Presented** Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
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Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Property address (number and street, city, state, and ZIP code)
318 N. Chauncey St. Columbia City, IN 46725

**1. The following are in the conditions indicated:**

| A. APPLIANCES | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|---|---|---|---|
| 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 | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|---|---|---|---|
| Security Systems(s) | ✓ | | | |
| Ceiling Fan(s) | | | | ✓ |
| Garage Door Opener / Controls | | | | ✓ |
| Inside Telephone Wiring and Blocks / Jacks | | | | ✓ |
| Light Fixtures | | | | ✓ |
| Sauna | ✓ | | | |
| Smoke / Fire Alarms | | | | ✓ |
| Carbon Monoxide Detectors | | | | ✓ |
| Switches and Outlets | | | | ✓ |
| Vent Fan(s) | | | | ✓ |
| ☐ 60 ☐ 100 ☐ 200 Amp Service | | | | ✓ |
| Generator | | | | ✓ |

| C. WATER & SEWER SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|---|---|---|---|
| Cistern | | | | ✓ |
| Septic Field / Bed | ✓ | | | |
| Septic & Holding Tank / Septic Mound | ✓ | | | |
| Hot Tub | ✓ | | | |
| Plumbing | | | | ✓ |
| Aerator System | | | | ✓ |
| Sump Pump | | | | ✓ |
| Irrigation Systems | ✓ | | | |
| Water Heater / Electric | | | | ✓ |
| Water Heater / Gas | | | | ✓ |
| Water Heater / Solar | ✓ | | | |
| Water Purifier | | | | ✓ |
| Water Softener | | | | ✓ |
| Well | ✓ | | | |
| Geothermal and Heat Pump | | | | ✓ |
| Other Sewer System *(Explain)* | | | | ✓ |
| Swimming Pool & Pool Equipment | ✓ | | | |

| | Yes | No | Unknown |
|---|---|---|---|
| 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 structure(s) connected to a private / community water system? | | ✓ | |
| Are the structure(s) connected to a private / community sewer system? | | ✓ | |

**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 broker, 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 / yyyy*) | Signature of Buyer | Date (*mm / dd / yyyy*) |
|---|---|---|---|
| Diane [illegible] | 09/10/2026 | | |
| Signature of Seller | Date (*mm / dd / yyyy*) | Signature of Buyer | Date (*mm / dd / yyyy*) |
| | | | |

**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 / yyyy*) | Signature of Seller (*at closing*) | Date (*mm / dd / yyyy*) |
|---|---|---|---|
| | | | |

Property address (number and street, city, state, and ZIP code) 318 N. Chauncey St. Columbia City, IN 46725

| D. HEATING & COOLING SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|---|---|---|---|
| Attic Fan | | | | ✓ |
| Boiler / Radiator | | | | ✓ |
| Central Air Conditioning | | | | ✓ |
| Electric Heat Pump | | | | ✓ |
| Furnace Heat / Gas | | | | ✓ |
| Furnace Heat / Electric | | | | ✓ |
| Geothermal | | | | |
| Solar House-Heating | ✓ | | | |
| Woodburning Stove | ✓ | | | |
| Fireplace | ✓ | | | |
| Fireplace Insert | ✓ | | | |
| Air Cleaner | ✓ | | | ✓ |
| Humidifier | | | | |
| Propane Tank | ✓ | | | |
| Other Heating Source | | | | ✓ |

| 2. ROOF | Yes | No | Unknown |
|---|---|---|---|
| Age, if known: _____ 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. WATER HEATER | | | ✓ |
| Age, if known: _____ Years. | | | ✓ |
| 4. FURNACE | | | ✓ |
| Age, if known: _____ Years. | | | ✓ |
| 5. CENTRAL AIR CONDITIONING | | | ✓ |
| Age, if known: _____ Years. | | | ✓ |

| 6. HAZARDOUS CONDITIONS | Yes | No | Unknown |
|---|---|---|---|
| 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 15-19-3.1? | | ✓ | |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | ✓ | |

Explain:

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| Signature of Seller | Date (mm / dd / yyyy) | Signature of Buyer | Date (mm / dd / yyyy) |
|---|---|---|---|
| [signature] | 09/10/2026 | | |
| Signature of Seller | Date (mm / dd / yyyy) | Signature of Buyer | Date (mm / dd / yyyy) |
| | | | |

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.

Property address (number and street, city, state, and ZIP code)
318 N. Chauncey St. Columbia City, IN 46725

| 7. OTHER DISCLOSURES | Yes | No | Unknown |
|---|---|---|---|
| Do structures have aluminum wiring? | | | ✓ |
| Are there any foundation problems with the structures? | | | ✓ |
| Are there any encroachments? | | | ✓ |
| Are there any violations of zoning, building codes, or restrictive covenants? | | | ✓ |
| Does the property have a shared driveway with another property? | | ✓ | |
| Is the property subject to covenants, conditions and / or restrictions of a homeowner's association? | | ✓ | |
| Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____ | | ✓ | |
| Is this property located within a locally designated historic district under IC 36-7-11? | | ✓ | |
| 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? | | | ✓ |
| 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? | | | ✓ |
| Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home. | | | ✓ |
| Do you currently pay flood insurance? | | ✓ | |
| Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation. | | ✓ | |
| Does the property contain underground storage tank(s)? | | ✓ | |
| Is the homeowner a licensed real estate broker? | | ✓ | |
| Is there any threatened or existing litigation regarding the property? | | ✓ | |
| Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html. | | ✓ | |
| Is the property located within one (1) mile of an airport? | | ✓ | |
| Is the property subject to a conservation easement as defined in IC 32-23-5-2? | | ✓ | |

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
*(Use additional pages and attach, if necessary)*

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| Signature of Seller | Date (*mm / dd / yyyy*) | Signature of Buyer | Date (*mm / dd / yyyy*) |
|---|---|---|---|
| Diane Snyder | 09/10/2026 | | |
| Signature of Seller | Date (*mm / dd / yyyy*) | Signature of Buyer | Date (*mm / dd / yyyy*) |
| | | | |

**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 / yyyy*) | Signature of Seller (*at closing*) | Date (*mm / dd / yyyy*) |
|---|---|---|---|
| | | | |




## Average Utilities

| Utility | Company | Average Amount |
|---|---|---|
| Gas | Unknown | $ Unknown |
| Electric | Columbia City Utilities | $ Unknown |
| Water | Columbia City Utilities | $ Unknown |
| Septic/Sewer | Columbia City Utilities | $ Unknown |
| HOA | N/A | $ |
| Other | | $ |

*Additional Notes*

## General Information

**Parcel Number**
92-06-11-504-131.000-004

**Local Parcel Number**
021-180-00004300

**Tax ID:**

**Routing Number**
40

**Property Class 510**
1 Family Dwell - Platted Lot

**Year: 2026**

## Location Information

**County**
Whitley

**Township**
COLUMBIA TOWNSHIP

**District 004 (Local 021)**
COLUMBIA CITY

**School Corp 8665**
WHITLEY COUNTY CONSOLIDAT

**Neighborhood 920418-004**
COLUMBIA CITY VI

**Section/Plat**

**Location Address (1)**
318 N Chauncey St
Columbia City, IN 46725

**Zoning**

**Subdivision**

**Lot**

**Market Model**
N/A

## Characteristics

| Topography | Flood Hazard |
|---|---|
| Level | ☐ |
| **Public Utilities** | **ERA** |
| All | ☐ |
| **Streets or Roads** | **TIF** |
| Paved, Sidewalk | ☐ |

**Neighborhood Life Cycle Stage**
Static

**Printed** Wednesday, May 6, 2026
**Review Group** 2024

## Ownership

Norton, Brian L Trust
c/o Duane Shipley, Trustee
338 N Chauncey St
Columbia City, IN 46725

## Legal

S 35 FT LOT 31 COLLINS 2ND ADD

## Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|---|---|---|---|---|---|---|
| 07/11/2025 | Norton, Brian L Trust | 2025070174 | QC | / | | I |
| 08/31/2017 | Norton, Brian L | 2017080614 | WD | / | $100,000 | V |
| 02/19/2004 | Ressler, Billie D & Res | | QC | 0402/440 | | I |
| 01/01/1900 | RESSLER HERBERT I | | WD | / | | I |

## Notes

**9/28/2023 RA24:** no change

**9/13/2021 RA22:** no change

**12/18/2017 RA18:** Reassessment 2018 changed cond of detgar and gave obso

**Res**

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

| 2026 | Assessment Year | 2026 | 2025 | 2024 | 2023 | 2022 |
|---|---|---|---|---|---|---|
| WIP | Reason For Change | AA | AA | AA | AA | AA |
| 02/23/2026 | As Of Date | 04/10/2026 | 04/15/2025 | 04/11/2024 | 04/10/2023 | 04/07/2022 |
| 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 | ☐ | ☐ | ☐ | ☐ | ☐ |
| **$8,700** | **Land** | **$8,700** | **$8,700** | **$8,700** | **$8,200** | **$7,700** |
| $8,700 | Land Res (1) | $8,700 | $8,700 | $8,700 | $8,200 | $7,700 |
| $0 | Land Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Land Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **$199,900** | **Improvement** | **$199,900** | **$158,600** | **$146,800** | **$141,100** | **$133,500** |
| $199,900 | Imp Res (1) | $199,900 | $158,600 | $146,800 | $139,600 | $131,900 |
| $0 | Imp Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Imp Non Res (3) | $0 | $0 | $0 | $1,500 | $1,600 |
| **$208,600** | **Total** | **$208,600** | **$167,300** | **$155,500** | **$149,300** | **$141,200** |
| $208,600 | Total Res (1) | $208,600 | $167,300 | $155,500 | $147,800 | $139,600 |
| $0 | Total Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| $0 | Total Non Res (3) | $0 | $0 | $0 | $1,500 | $1,600 |

## Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 75' X 150', CI 75' X 150')

| Land Type | Pricing Method | Soil ID | Act Front. | Size | Factor | Rate | Adj. Rate | Ext. Value | Infl. % | Market Factor | Cap 1 | Cap 2 | Cap 3 | Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| F | F | | 35 | 35x149 | 1.00 | $247 | $247 | $8,645 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | $8,650 |

**Data Source** Aerial **Collector** 09/22/2023 KW **Appraiser** 09/22/2023 KW

## Land Computations

| | |
|---|---|
| Calculated Acreage | 0.12 |
| Actual Frontage | 35 |
| Developer Discount | ☐ |
| Parcel Acreage | 0.00 |
| 81 Legal Drain NV | 0.00 |
| 82 Public Roads NV | 0.00 |
| 83 UT Towers NV | 0.00 |
| 84 Solar Energy Land | 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 / Classifed Value | $0 |
| Homesite(s) Value | $0 |
| 91/92 Value | $0 |
| Supp. Page Land Value | |
| CAP 1 Value | $8,700 |
| CAP 2 Value | $0 |
| CAP 3 Value | $0 |
| **Total Value** | **$8,700** |

## General Information

| | |
|---|---|
| **Occupancy** | Single-Family |
| **Description** | Single-Family R 01 |
| **Story Height** | 2 |
| **Style** | 29 |
| **Finished Area** | 2148 sqft |
| **Make** | |

## Floor Finish

- [ ] Earth
- [ ] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joist
- [x] Unfinished
- [x] Wood
- [ ] Other
- [ ] Parquet

## Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

## Plumbing

| | # | TF |
|---|---|---|
| **Full Bath** | 1 | 3 |
| **Half Bath** | 1 | 2 |
| **Kitchen Sinks** | 1 | 1 |
| **Water Heaters** | 1 | 1 |
| **Add Fixtures** | 0 | 0 |
| **Total** | 4 | 7 |

## Accommodations

| | |
|---|---|
| **Bedrooms** | 4 |
| **Living Rooms** | 0 |
| **Dining Rooms** | 0 |
| **Family Rooms** | 1 |
| **Total Rooms** | 7 |

## Heat Type

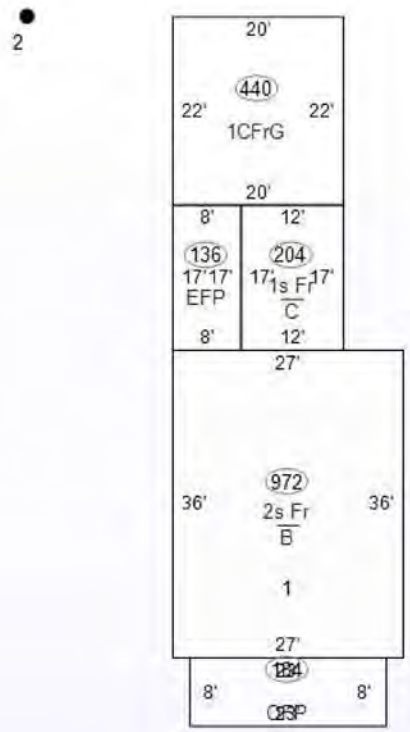
Central Warm Air

## Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

## Exterior Features

| Description | Area | Value |
|---|---|---|
| Porch, Open Frame | 184 | $8,500 |
| Porch, Enclosed Frame | 136 | $11,400 |




## Specialty Plumbing

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

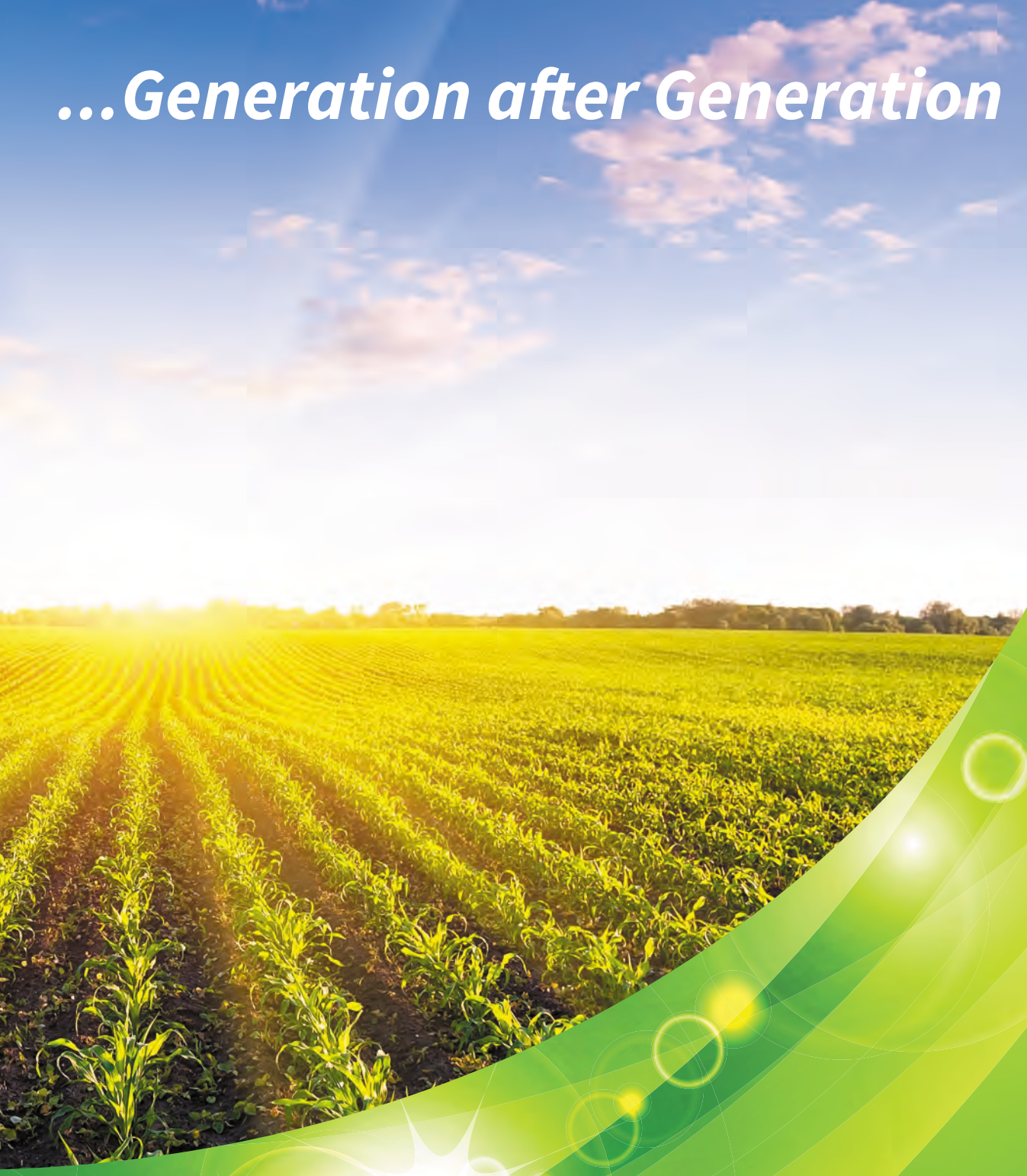
## Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|---|---|---|---|---|---|
| 1 | 1Fr | 1176 | 1176 | $142,600 | |
| 2 | 1Fr | 972 | 972 | $79,200 | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 972 | 0 | $53,500 | |
| Crawl | | 204 | 0 | $3,500 | |
| Slab | | | | | |
| | | | **Total Base** | | $278,800 |
| **Adjustments** | | | **1 Row Type Adj. x 1.00** | | $278,800 |
| Unfin Int (-) | | | | | $0 |
| Ex Liv Units (+) | | | | | $0 |
| Rec Room (+) | | | | | $0 |
| Loft (+) | | | | | $0 |
| Fireplace (+) | | | | | $0 |
| No Heating (-) | | | | | $0 |
| A/C (+) | | | | 1:1176 2:972 | $7,900 |
| No Elec (-) | | | | | $0 |
| Plumbing (+ / -) | | | | 7 – 5 = 2 x $1,400 | $2,800 |
| Spec Plumb (+) | | | | | $0 |
| Elevator (+) | | | | | $0 |
| | | | | **Sub-Total, One Unit** | $289,500 |
| | | | | **Sub-Total, 1 Units** | |
| Exterior Features (+) | | | | $19,900 | $309,400 |
| Garages (+) 440 sqft | | | | $21,500 | $330,900 |
| | | | | Quality and Design Factor (Grade) | 0.90 |
| | | | | Location Multiplier | 0.96 |
| | | | | **Replacement Cost** | $285,898 |

## Summary of Improvements

| Description | Story Height | Constr Type | Grade | Year Built | Eff Year | Eff Age | Co nd | Base Rate | LCM | Adj Rate | Size | RCN | Norm Dep | Remain. Value | Abn Obs | PC | Nbhd | Mrkt | Cap 1 | Cap 2 | Cap 3 | Improv Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1: Single-Family R 01 | 2 | Wood Fr | D+2 | 1910 | 1949 | 77 | A | | 0.96 | | 3,120 sqft | $285,898 | 50% | $142,950 | 0% | 100% | 1.380 | 1.000 | 100.00 | 0.00 | 0.00 | $197,300 |
| 2: Detached Garage (12x20) | 1 | Wood Fr | D+1 | 1925 | 1925 | 101 | F | $76.71 | 0.96 | $62.60 | 12'x20' | $15,023 | 65% | $5,260 | 50% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | $2,600 |

*...Generation after Generation*



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