Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Lake-Area Living Opportunity Near Goose Lake – 3-Bedroom, 1-Bath Home on 0.51+/-Acres!

Discover the appeal of living close to the lake with this inviting 3-bedroom, 1-bath home located just a road away from Goose Lake!



Situated on 0.51+/- acres, this property offers an opportunity to enjoy a relaxed lake-area lifestyle with comfortable living spaces, useful outbuildings, and several outdoor areas to make your own.

Inside, the home features a spacious living area with a wood-burning stove set against a stone backdrop, creating a cozy focal point for relaxing and gathering. The adjoining kitchen and dining areas provide a practical layout for everyday living, with ample cabinetry and a kitchen island offering additional workspace. A bonus room provides flexibility for hobbies, an office, or additional living space, while the mud room adds convenience for coming and going throughout the day.



Outdoor living is another highlight, with an open front porch and multiple decks attached to the home, providing several places to sit back, unwind, and enjoy the fresh air. The 0.51± acre lot also includes a detached garage and a separate shed, offering additional space for storage, tools, equipment, and recreational items.

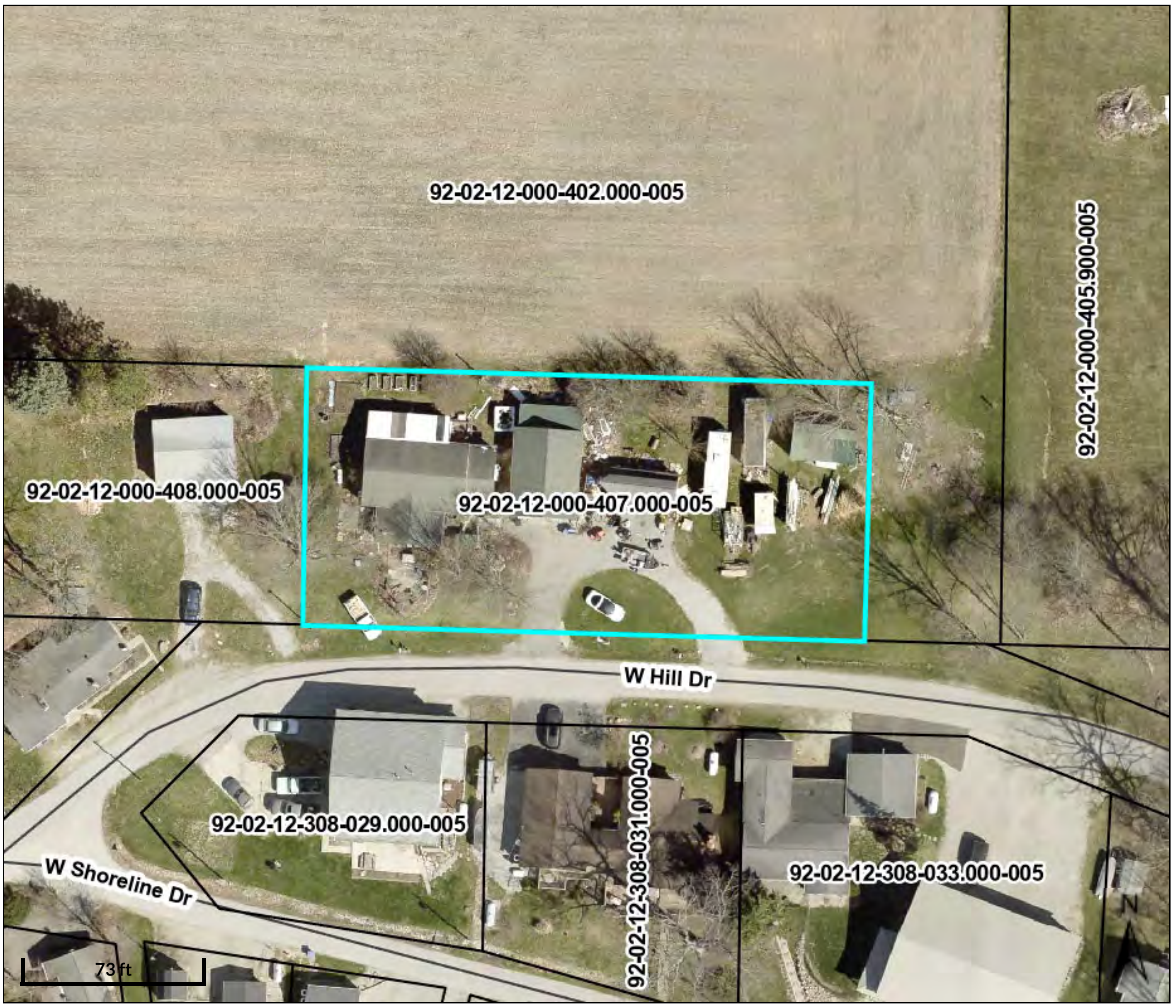
Whether you're searching for a full-time residence, a weekend getaway, or a property with potential near the water, this home offers plenty to consider. With Goose Lake nearby and room to enjoy both indoor and outdoor living, this is an opportunity to make a place near the lake your own!

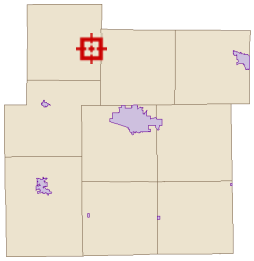
Additional features include:

Wood Burning Stove
Detached Garage
Multiple Decks
Large Lot

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Beacon™ Whitley County, IN





Legend

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

Parcel ID	92-02-12-000-407.000-005	**Alternate ID**	92-02-12-000-407.000-005	**Owner Address**	Davis, James R 3368 W Hill Dr Columbia City, IN 46725
Sec/Twp/Rng	12-32-08	**Class**	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
Property Address	3368 W Hill Dr Columbia City	**Acreage**	0.51		
District	Etna Troy Township				
Brief Tax Description	SW COR SE4 SW4 NW4 S12 T32 R8 .51A (Note: Not to be used on legal documents)				

Date created: 9/28/2026
Last Data Uploaded: 9/28/2026 7:49:21 AM

Developed by SCHNEIDER GEOSPATIAL

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 18 **DOM** 18 **Auction** No

MLS # 202643907 **3368 W Hill Drive** **Columbia City** **IN** 46725 **LP** $174,900



Area Whitley County **Parcel ID** 92-02-12-000-407.000-005 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Etna Troy **Style** One Story **REO** No **Short Sale** No
School District Whitley CO Cons Schools **Elem** Northern Heights
Intermediate **JrH** Indian Springs **SrH** Columbia City
Legal Description SW COR SE4 SW4 NW4 S12 T32 R8 .51A
Directions to Property Head North on State Road 5, turn Right on W Lincolnway, slight Left on Country Rd 400 N, turn Left on County Rd 250 W, slight Left on Etna Rd, turn Left on Walker Dr, slight Right on Hill Dr, property is 2nd house on the Right

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

Remarks Enjoy lake-area living with this inviting 3-bedroom, 1-bath home located just a road away from Goose Lake! Situated on 0.51+/- acres, the home features a spacious living area with a wood-burning stove and stone backdrop, an open kitchen/dining area with ample cabinetry and an island, plus a bonus room and mud room. An open front porch and multiple decks offer plenty of places to relax outdoors, while a detached garage and separate shed provide additional storage. Whether you're looking for a full-time residence or a weekend getaway, this property offers an opportunity to make a place near the lake your own! There is no deeded lake access on this property

Agent Remarks

Sec **Lot** **Lot Ac/SF/Dim** 0.5100 / 22,216 / 219x100 **Lot Desc** 0-2.9999, Water View
Above Gd Fin SqFt 1,816 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,816 **Year Built** 2010
Age 16 **New Const** No **Date Complete** **Ext** Metal, Vinyl **Bsmt** Slab **# Rooms** 5
Basement Material

Room Dimensions

	RM DIM	LVL
LR	14 x 24	M
DR	10 x 12	M
FR	x	
KT	14 x 20	M
BK	x	
DN	x	
1B	10 x 14	M
2B	10 x 12	M
3B	10 x 18	M
4B	x	
5B	x	
RR	x	
LF	x	
EX	10 x 16	M

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

Laundry Rm Main
Laundry L/W & 10

Water Well
Well Type Private
Sewer Public
Fuel / Heating Baseboard, Wall Heater
Cooling Window

AMENITIES Ceilings-Beamed, Ceilings-Vaulted, Deck Open, Dryer Hook Up Gas, Eat-In Kitchen, Kitchen Island, Porch Open, Range/Oven Hook Up Gas, Formal Dining Room, Main Floor

Garage 1.0 / Detached / 24 x 32 / 768.0(
Outbuilding 1 Shed 12 x 24
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	Yes	**Fireplace**	Yes
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
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**	

Pool Type
SALE INCLUDES Water Heater Gas
FIREPLACE Wood Burning Stove

Water Access **Wtr Name** Goose Lake **Water Frontage** **Channel Frontage**
Water **Water Type** Lake **Lake Type** Non Ski Lake
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $376.68 **Exemptions** Homestead, Mortgage, **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 or Open House
List Date 10/23/2026 **Start Showing Date** **Exp Date** 2/28/2027 **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** Mechanical/Combo **Lockbox Location** Door **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 Chad Metzger - Cell: 260-982-9050 / 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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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year): 10/15/26

Property address (number and street, city, state, and ZIP code): 3368 W Hill Dr., Columbia City, IN 46725

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is **not** required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
   - A. in the administration of an estate;
   - B. by foreclosure sale;
   - C. by a trustee in bankruptcy;
   - D. by eminent domain;
   - E. from a decree of specific performance;
   - F. from a decree of divorce; or
   - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

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 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)
	10/15/26		
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) 3368 W Hill Dr., 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?			

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



Average Utilities

Utility	Company	Average Amount
Gas	Stamps	$ 60-80/mo in winter
Electric	REMC	$ 200/mo depending on season
Water		$
Septic/Sewer		$ 86/mo.
HOA		$
Other	Hughes Net	$ 123

Additional Notes

General Information

Parcel Number
92-02-12-000-407.000-005

Local Parcel Number
030-190-00000500

Tax ID:

Routing Number
3

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Whitley

Township
ETNA TROY TOWNSHIP

District 005 (Local 030)
ETNA TROY TOWNSHIP

School Corp 8665
WHITLEY COUNTY CONSOLIDAT

Neighborhood 920510-005
ETNA AG & RURAL

Section/Plat
12

Location Address (1)
3368 W Hill Dr
Columbia City, IN 46725

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 6, 2026
Review Group 2025

Ownership

Davis, James R
3368 W Hill Dr
Columbia City, IN 46725

Legal

SW COR SE4 SW4 NW4 S12 T32 R8 .51A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/08/2017	Davis, James R	2017020120	WD	/	$125,000	I
01/03/2007	Ressler, Wednesday	2007010035	WD	/	$80,000	I
05/23/1995	DAVIS JAMES R & DI		WD	9505/419		I
01/01/1900	FROM SAUERS D & J		WD	/		I

Res

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

2026	Assessment Year	2026	2025	2024	2024	2023
WIP	Reason For Change	AA	AA	AA	AA	AA
02/23/2026	As Of Date	04/10/2026	04/15/2025	10/18/2024	04/11/2024	04/10/2023
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	☐	☐	☑	☐	☐
$22,000	**Land**	**$22,000**	**$22,000**	**$22,000**	**$22,000**	**$20,900**
$22,000	Land Res (1)	$22,000	$22,000	$22,000	$22,000	$20,900
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$148,400	**Improvement**	**$148,400**	**$146,700**	**$136,100**	**$136,100**	**$125,000**
$145,700	Imp Res (1)	$145,700	$145,300	$134,700	$134,700	$123,100
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$2,700	Imp Non Res (3)	$2,700	$1,400	$1,400	$1,400	$1,900
$170,400	**Total**	**$170,400**	**$168,700**	**$158,100**	**$158,100**	**$145,900**
$167,700	Total Res (1)	$167,700	$167,300	$156,700	$156,700	$144,000
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$2,700	Total Non Res (3)	$2,700	$1,400	$1,400	$1,400	$1,900

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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	0.5100	1.49	$28,900	$43,061	$21,961	0%	1.0000	100.00	0.00	0.00	$21,960

Data Source N/A **Collector** **Appraiser** JP

Notes

7/23/2024 RA 25: no change

12/2/2020 RA21: Changed grade o house, added 2 leantos and shed

1/2/2018 18p19: 2018 pay 2019
Permit date 2/21/17
1/1/18 added det. gar

7/10/2015 MEMO: 3/1/06 ADDED LIVING QUARTERS & 1 BATH TO POLE BLDG
3/1/07 ADDED OPEN PORCH & 10 X 16 ADDITION...CHANGED COND ON POLE BLDG & LEAN-TO
3/1/13 complete addition
PERMIT DATE 6/11/12 14' X 24' OPEN DECK
REVISED 8/13 CK FOR ENCLOSED DECK
3/1/14 Redrew the sketch to make it a house & added 2nd bath

1/1/1900 RA17: Reassessment 2017
Added A/C

Land Computations

Calculated Acreage	0.51
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.51
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	0.51
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	$22,000
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$22,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$22,000**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	22
Finished Area	1816 sqft
Make	

Floor Finish

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

Wall Finish

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

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	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

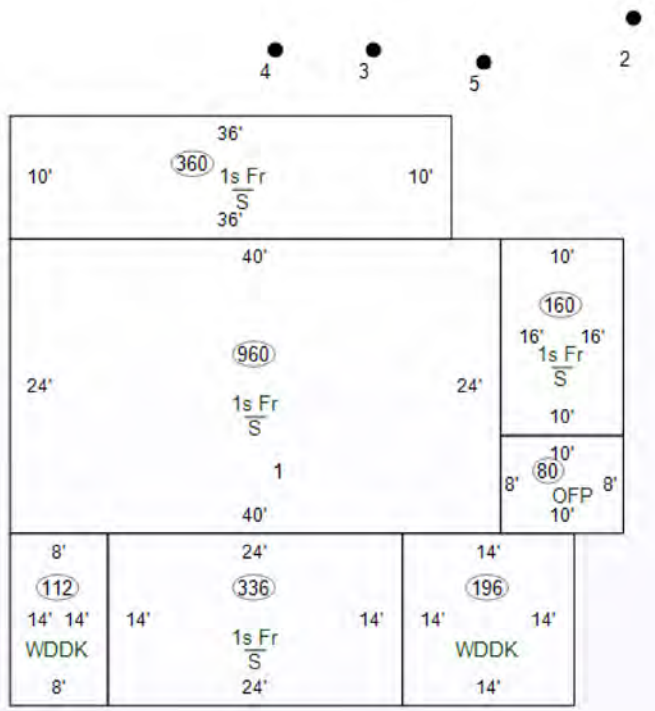
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Wood Deck	112	$2,300
Wood Deck	196	$4,000
Porch, Open Frame	80	$4,600



Specialty Plumbing

Description	Count	Value

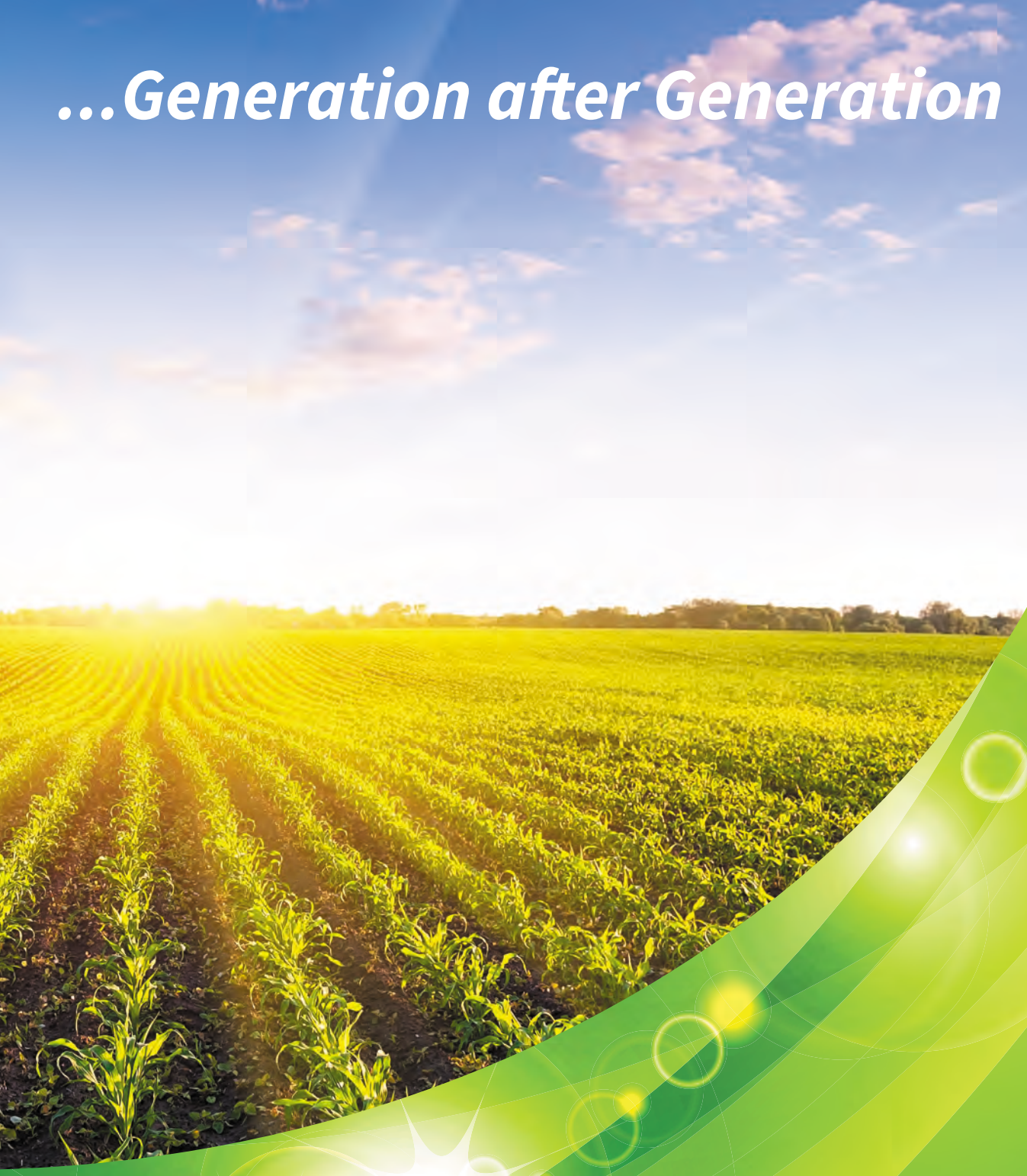
Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1816	1816	$196,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1816	0	$0	
				Total Base	$196,100
Adjustments				**1 Row Type Adj. x 1.00**	$196,100
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1816	$4,700
No Elec (-)					$0
Plumbing (+ / -)				8 – 5 = 3 x $1,400	$4,200
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$205,000
				Sub-Total, 1 Units	
Exterior Features (+)				$10,900	$215,900
Garages (+) 0 sqft				$0	$215,900
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.96
				Replacement Cost	$186,538

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	1	Wood Fr	D+2	2010	2010	16	A		0.96		1,816 sqft	$186,538	18%	$152,960	40%	100%	1.250	1.000	100.00	0.00	0.00	$114,700
2: Detached Garage (24x32)	1	Wood Fr	C	2017	2017	9	A	$44.91	0.96	$43.11	24'x32'	$33,111	8%	$30,460	0%	100%	1.000	1.000	100.00	0.00	0.00	$30,500
3: Lean-To	1	Earth Flo	C	2020	2020	6	A	$11.37	0.96		24'x10' x 8'	$2,620	15%	$2,230	0%	100%	1.000	1.000	0.00	0.00	100.00	$2,200
4: Lean-To 02	1	SV	D	2020	2020	6	A		0.96		12'x22' x 8'		15%		0%	100%	1.000	1.000	0.00	0.00	100.00	$500
5: Utility Shed	1	SV	D	2020	2020	6	A		0.96		12'x24'		20%		0%	100%	1.000	1.000	100.00	0.00	0.00	$500

...Generation after Generation



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