Expanding your Horizon...



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260-982-0238

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LAKE LIVING & EXCELLENT FISHING!

HOME, POLE BARN & LAKEFRONT LOT



Enjoy the laid-back lifestyle of lake living with this unique opportunity on a peaceful non-ski lake known for its excellent fishing! Whether you're searching for a weekend getaway, a year-round residence, or your own place to escape and enjoy the water, this property offers an appealing combination of lake views, waterfront access, and exceptional storage opportunities.

Lakeview Home: This charming 2-bedroom, 1-bath home is situated directly across the road from the lake and features a spacious front deck overlooking the water. Imagine starting your mornings with coffee and lake views or unwinding after a day of fishing while enjoying the peaceful surroundings. The property also features a yard with mature trees and outdoor space to relax and enjoy.

30' x 54' Pole Barn Lot: Located immediately beside the home, this impressive 1,620-square-foot pole barn features two overhead garage doors and provides abundant room for boats, vehicles, fishing gear, recreational equipment, workshop space, and storage. An outstanding complement to any lake property!

Lakefront Lot with Dock: Situated directly across the road from the home, this separate lakefront parcel offers direct access to the water, an existing dock, and a small lakeside storage shed. Spend your days fishing, kayaking, boating within lake restrictions, or simply relaxing along the shoreline and enjoying the beautiful lake views.

With outstanding fishing, peaceful waters, a comfortable lakeview home, generous storage, and your own lakefront access opportunity, this is a property with something for everyone. Don't miss your chance to enjoy the lake lifestyle!

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Lakeview Home
Pole Barn Lot
Lakefront Lot

LAKEVIEW HOME, 30' x 54' POLE BARN LOT & LAKEFRONT LOT



Lakeview Home: 6120 N Lakeshore Dr.

Featuring a Charming 2-bedroom, 1-bath home, this property offers a great starting point for those seeking a place near Nyona Lake. A welcoming porch provides space to relax and enjoy the surroundings, while a handy shed offers additional storage for tools, outdoor equipment, and lake essentials.

Pole Barn Lot: 6114 N Lakeshore Dr.

Offering a different kind of opportunity, this tract features a 30x54 pole barn with a gravel area in front, providing useful space for storage, equipment, hobbies, or a variety of other purposes. Whether you're looking for extra room to support your property or a place to bring your own plans to life, this tract offers flexibility and potential.





Lakefront Lot: N Lakeshore Dr.

Enjoy the possibilities of owning vacant land along the waterfront near Nyona Lake! With a dock already in place and a shed for added convenience, this tract offers an appealing setting for those who appreciate time on the water and the opportunity to create their own vision for a lake-area property.

Offering a home, a pole barn, and waterfront land, this is an opportunity to explore a range of possibilities in the Nyona Lake area. Don't miss the chance to make the most of this desirable lake-area location.



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AERIAL



6120 N. Lakeshore Drive, Macy, IN 46951 | Liberty Township | Fulton County

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 29 **DOM** 29 **Auction** No

MLS # 202644231 **6120 N Lakeshore Drive** **Macy** **IN** 46951 **LP** $229,900



Area Fulton County **Parcel ID** 25-12-15-110-010.000-004 **Type** Site-Built Home **Waterfront** Yes
Sub None **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Township Liberty **Style** One Story **REO** No **Short Sale** No
School District Caston S.D. **Elem** Caston
Intermediate **JrH** Caston Jr/Sr **SrH** Caston Jr/Sr
Legal Description 3 Parcels: LOT 44 HILLSMAN 2ND ADD LOT 44A HILLSMAN 2ND ADD, Lots 43 & 43A Hillsman 2nd Add
Directions to Property Head North on Hwy 31, turn Left on E 650 S, turn Right on N Lakeshore Dr., take a slight Right to continue on N Lakeshore Dr., Parcel 1 is the 4th House on the Left, Parcel 2 is the parcel North of Parcel 1, Parcel 3 is across street from Parcel 1

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

Remarks LAKEVIEW HOME LOT, 30' x 54' POLE BARN LOT & LAKEFRONT LOT. Discover the possibilities of lake living on this peaceful non-ski lake known for excellent fishing! The Lakeview Home Lot features a 2-bedroom, 1-bath home situated across the road from the lake, complete with a spacious front deck offering beautiful water views. The Pole Barn Lot includes a 30' x 54' pole barn with two overhead doors, providing exceptional storage for boats, vehicles, fishing equipment, and recreational toys. The Lakefront Lot is a separate lakefront lot directly across the road, featuring an existing dock and small storage shed for convenient waterfront enjoyment. Whether you're seeking a weekend fishing retreat, year-round residence, or additional lake-area storage, this unique property offers plenty of possibilities!

Agent Remarks Lot Dimensions are for the home Parcel, Lot Size Acres is the entirety

Sec **Lot** **Lot Ac/SF/Dim** 0.3100 / 13,504 / 40X130
Above Gd Fin SqFt 882 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 86 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	22	x 9		M
DR		x		
FR		x		
KT	13	x 10		M
BK		x		
DN		x		
1B	22	x 10		M
2B	10	x 7		M
3B		x		
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W x

Water Well
Well Type Private
Sewer Public
Fuel / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES Ceiling Fan(s), Deck Open, Deck on Waterfront, Detector-Smoke, Disposal, Garage Door Opener, Porch Open, Tub /Shower Combination

Garage / / x /
Outbuilding 1 Pole/Post 30 x 54
Outbuilding 2 Pole/Post 20 x 12 240
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Waterfront, 0-2.9999, Water View
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 882 **Year Built** 1940
Bsmt Crawl **# Rooms** 4
Basement Material

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	Yes	**Ceiling Fan**	Yes
Water Soft-Owned	Yes	**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**	No
Pool	No	**Off Street Pk**	Yes
Pool Type			

SALE INCLUDES Microwave, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Range-Gas, Water Softener-Owned

Water Access Lakefront **Wtr Name** Nyona Lake **Water Frontage** 40.00 **Channel Frontage** 0.00
Water Pier/Dock, Deeded, Recorded **Water Type** Lake **Lake Type** Non Ski Lake
Auctioneer Name Chad Metzger **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,818.34 **Exemptions** **Year Taxes Payable** 2026 **Assessed Value**
Possession 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 10/26/2026 **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 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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Property Address (number and street, city, state, and ZIP code) 6120 N. Lakeshore Dr. Macy, IN 46951

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

	Yes	No	Unknown
2. ROOF			
Age, if known: _____ Years. – Metal			X
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?			
If yes, how many layers? _____			
3. WATER HEATER	X		
Age, if known: 4 Years.			
4. FURNACE	X		
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING	X		
Age, if known: _____ Years.		X	
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?		X	
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

Explain:

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)
Kenneth D. Heimgartner	10/09/2020		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Peggy L. Heimgartner	10/09/2020		

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) 6120 N. Lakeshore Dr., Macy, IN 46951

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher	X			
Disposal			X	
Freezer				X
Gas Grill	X			
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)			X	
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

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

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

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

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Kenneth E. Hamilton	10/09/2016		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Peggy L. Hamilton	10/09/2016		

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) 6114 N lakeshore Dr. Macy, IN 46951

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			X
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
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.		X	
Do you currently pay flood insurance?		X	
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.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

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)
Kenneth D. Hinrichs	10/09/2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Peggy S. Hinrichs	10/09/2026		

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	NIPSCO	$ 23.40
Electric	House - Duke Energy	$ 60.74
Water	Well	$ —
Septic/Sewer	Nyona South Mud Lake District	$ 109.46
HOA		$
Other	Barn Electric - Duke Energy	$ 15.64

Additional Notes

General Information

Parcel Number
25-12-15-110-010.000-004

Local Parcel Number
00511802000

Tax ID:

Routing Number
12-15-100-022

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Fulton

Township
LIBERTY TOWNSHIP

District 004 (Local 005)
LIBERTY TOWNSHIP

School Corp 2650
CASTON

Neighborhood 3512152-004
Nyona Lake / N, Mud Lake (Inland)

Section/Plat

Location Address (1)
6120 N LAKESHORE DR
MACY, IN 46951

Zoning

Subdivision

Lot

Market Model
3512152

Characteristics

Topography Level

Flood Hazard ☐

Public Utilities Sewer, Gas, Electricity

ERA ☐

Streets or Roads Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, July 14, 2026

Review Group 2

Ownership

Heingartner Kenneth & Peggy
6117 Fairfield Ave
Fort Wayne, IN 46807

Legal

Lot 44 Hillsman 2nd Add Lot 44a Hillsman 2nd Add

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/18/2022	Heingartner Kenneth &	202201467	WR	/	$100,000	V
09/01/2020	Ronk Todd M & Kellie	202002429	WR	/	$90,000	V
05/29/2020	LE Dittfield Nancy K; K	202001347	WR	/	$79,000	I
05/29/2020	Dittfield Nancy K	202001346	TRD	/	$79,000	I
08/15/2012	Dittfield Carl E & Dittfie	201202919	WD	/		I
06/21/2005	DITTFIELD CARL E &		WD	/		I

Res

Valuation Records

Assessment Year	2026	2026	2025	2024	2023
Reason For Change	AA	AA	AA	AA	AA
As Of Date	06/25/2026	04/07/2026	05/15/2025	04/05/2024	03/29/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☑	☐	☐	☐	☐
Land	**$9,000**	**$9,000**	**$9,000**	**$9,000**	**$6,200**
Land Res (1)	$9,000	$9,000	$9,000	$9,000	$6,200
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$67,700**	**$67,700**	**$64,200**	**$58,100**	**$61,300**
Imp Res (1)	$67,700	$67,700	$64,200	$58,100	$60,300
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$1,000
Total	**$76,700**	**$76,700**	**$73,200**	**$67,100**	**$67,500**
Total Res (1)	$76,700	$76,700	$73,200	$67,100	$66,500
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$1,000

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 50' X 120', 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
F	F		40	40x130	1.04	$205	$213	$8,520	0%	1.0500	100.00	0.00	0.00	$8,950

Data Source External Only **Collector** 08/17/2023 PM **Appraiser** 10/12/2023 AVS

Notes

10/12/2023 24RS: Changed grade on house, changed cond on Utlshed sm/jm

9/29/2022 23RS: Per Sale: Land influence to -15% for exc front -Dwelling eff yr to 1966 (2005 updated) - kah

5/28/2020 21RS: Split .119a to 005-118020-01 done for 2021 pay 2022-aw

11/13/2019 20RS: Per cyc/rev changed pole garage to detached garage pole construction done for 2020 pay 2021-aw/Dm

Land Computations

Calculated Acreage	0.12
Actual Frontage	40
Developer Discount	☐
Parcel Acreage	0.12
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	0.12
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	$9,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$9,000**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	882 sqft
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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

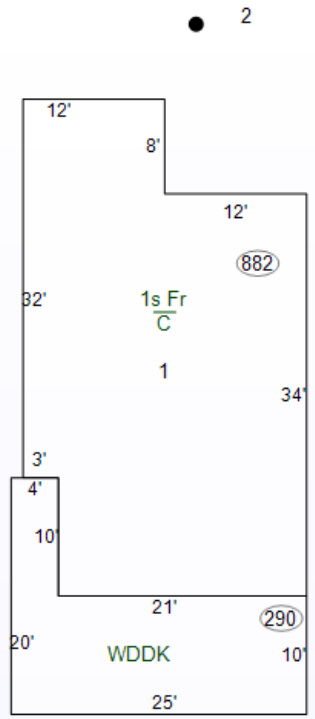
Bedrooms	2
Living Rooms	
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Other

Exterior Features

Description	Area	Value
Wood Deck	290	$5,800



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	882	882	$116,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		882	0	$6,400	
Slab					
			Total Base		$122,700
Adjustments			**1 Row Type Adj. x 1.00**		$122,700
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:882	$4,600
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$127,300
				Sub-Total, 1 Units	
Exterior Features (+)				$5,800	$133,100
Garages (+) 0 sqft				$0	$133,100
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.91
				Replacement Cost	$102,953

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	1	Wood Fr	D+1	1940	1966	60	A		0.91		882 sqft	$102,953	45%	$56,620	0%	100%	1.000	1.170	100.00	0.00	0.00	$66,200
2: Utility Shed	1		D	1940	1940	86	A	$24.58	0.91	$17.89	20'x12'	$4,295	65%	$1,500	0%	100%	1.000	1.000	100.00	0.00	0.00	$1,500

General Information

Occupancy	Detached Garage
Description	Detached Garage
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

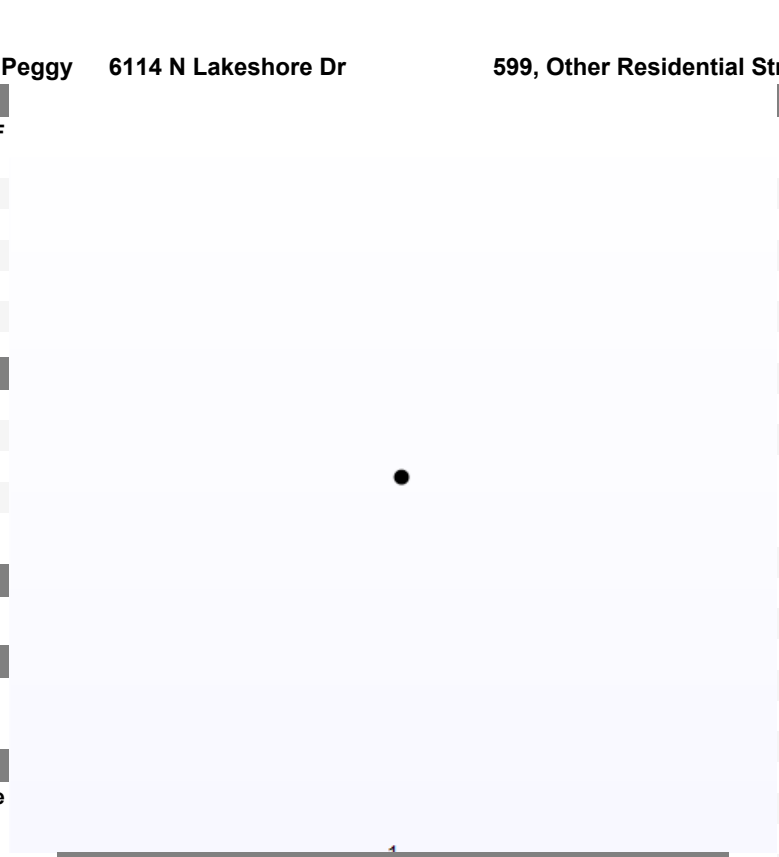
Plumbing

	#	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

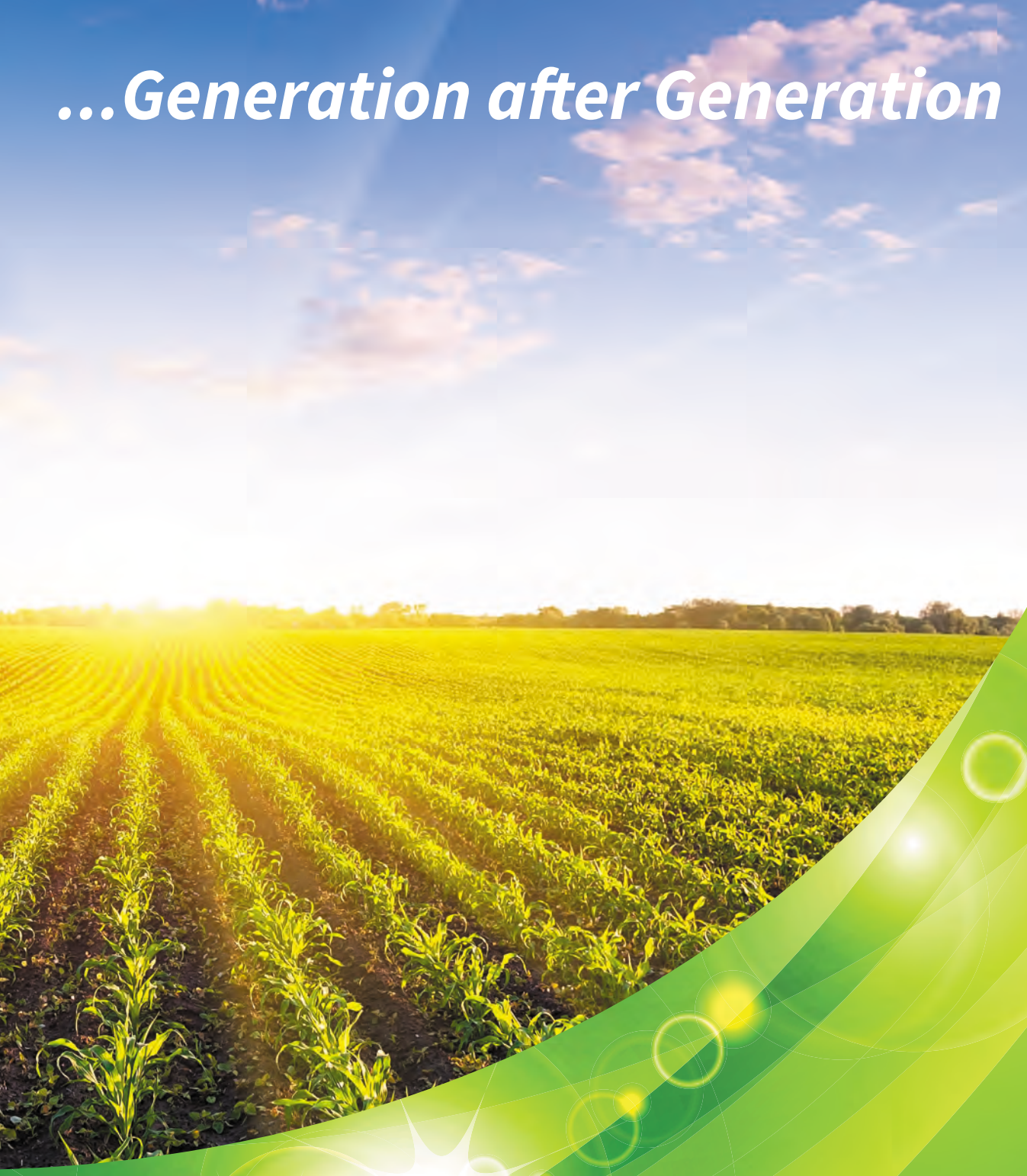
Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
			Total Base		
Adjustments			**Row Type Adj.**		
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
				Sub-Total, One Unit	$0
				Sub-Total, 1 Units	
Exterior Features (+)				$0	$0
Garages (+) 0 sqft				$0	$0
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.91
				Replacement Cost	$92,029

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: Detached Garage	1	Pole	C	2004	2004	22	A	$30.89	0.91	$56.81	30'x54'	$92,029	22%	$71,780	0%	100%	1.000	1.000	100.00	0.00	0.00	$71,800

...Generation after Generation



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