

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Updated Barbee Lake Commercial Properties with Updated Retail Store & Pole Barn for Storage - Great Investment Opportunity!



pole barn for storage, both zoned commercial.

The first is Wake Lake, featuring a modernized retail/storefront space with attractive lake-inspired décor and the second is an additional pole barn ideal for storage, inventory, equipment, or workshop use, right next door!

Positioned in a high-traffic lake area, the property offers excellent visibility and flexibility for a variety of future business uses. While the property is being offered as real estate only, the layout and location create outstanding potential for retail, service, storage, recreational, or lake-oriented ventures.

A unique opportunity to own commercial property in one of the area's most popular lake destinations!



Rare commercial opportunity in the heart of the Barbee Chain of Lakes!

This well-maintained and updated property has long served the lake community as a Convenient Stop for snacks, ice, boating essentials, bait, firewood, ice cream and everyday necessities.

This contains two parcels, the business & a

The Barbee Chain of Lakes is a cluster of seven interconnected, natural lakes: Big Barbee Lake, Little Barbee Lake, Kuhn Lake, Irish Lake, Sawmill Lake, Sechrist Lake, and Banning Lake --- Great fishing, boating & water sport Opportunities!

Property	COMMERCIAL	Statu	Active	CDO	33	DOM	33	Auctio	No
MLS	202619463	3774 N Barbee Road	Warsaw	IN	46582	Stat	Active	L	\$279,000
Are	Kosciusko County		Parcel ID	43-08-28-100-295.000-023			Typ	Other/Unknown	
Cross Street									
REO	N	Short Sale	No						
Legal	PT E 1/2 NE 28-33-7 .10A & LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA & TR W OF LOT 2								
Direction	Old Road 30 to 650 E, head North. At the "T" go Right, cross over the channel, property is at the								
Inside City	City	County	C1	Zoning	Commercial Convenience				



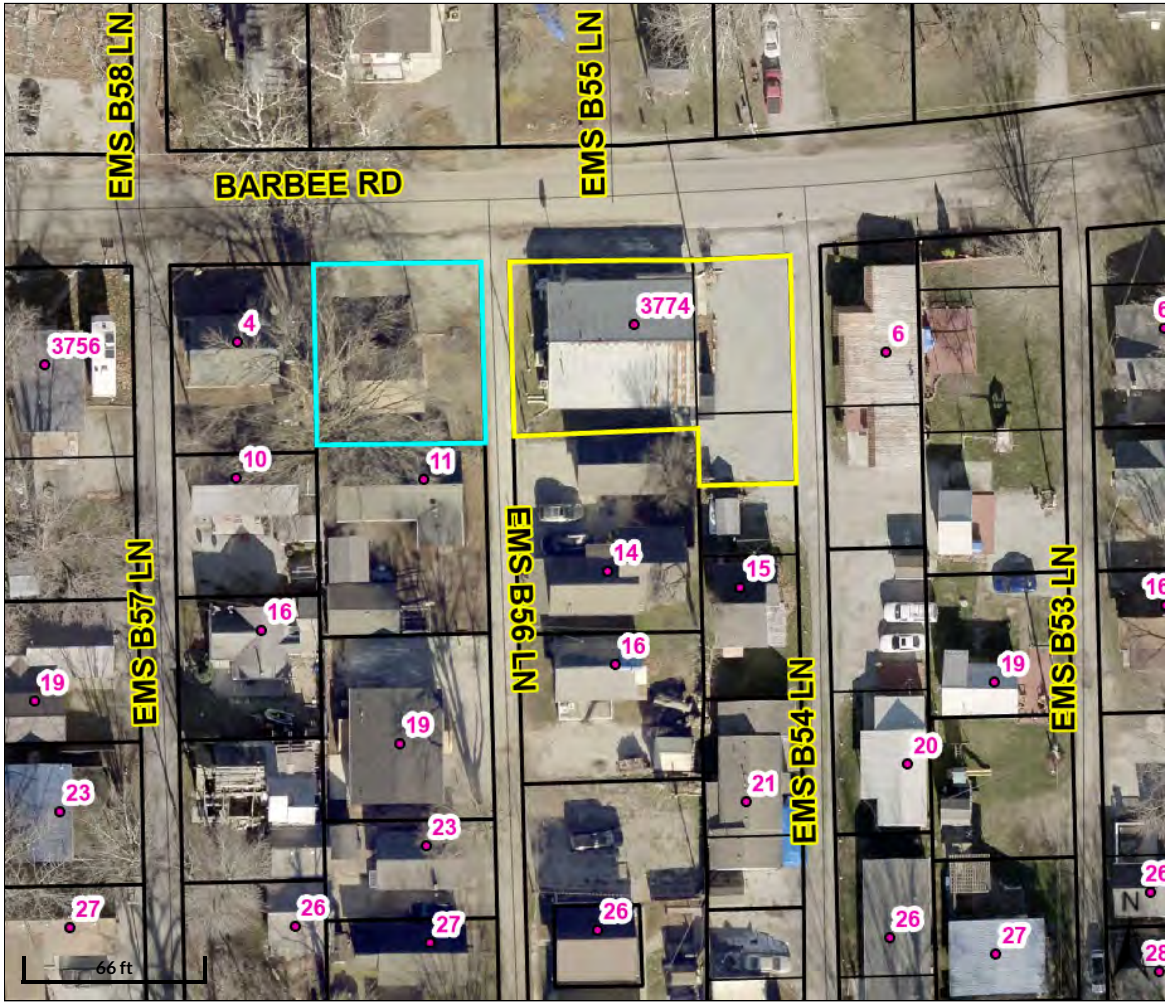
Remarks Rare, Commercial Investment opportunity in the heart of the Barbee Chain of Lakes! This well-maintained & updated property has long served the lake community as a convenient stop for snacks, ice, boating essentials, ice cream and everyday necessities! Two buildings, featuring a modernized retail/storefront space with attractive lake-inspired décor & additional pole barn ideal for storage, inventory, equipment, or workshop use. Positioned in a high-traffic lake area, the property offers excellent visibility and flexibility for a variety of future business uses. The layout & location create outstanding potential for retail, service, storage, recreational, or lake-oriented ventures. A unique opportunity to own commercial property in one of the area's most popular lake destinations!

Agent Remarks

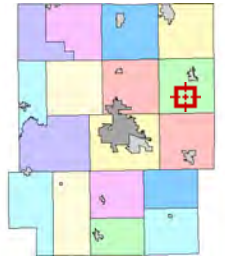
Se	L	Townshi	Tippecanoe	Lot	0.2540 / 11,064 / 34x84, 66x63			Sr			
Year	1984	Ag	42	Ne	No	Years		Exterio	Metal	Foundatio	Slab
Const	Pole		Total #	2		Stories	1.0	Total	1		
Bldg #1 Total Above Gd			1,920	Total Below Gd	0		Story	1	Finished Office	0	
Bldg #2 Total Above Gd			400	Total Below Gd			Story		Finished Office		
Bldg #3 Total Above Gd				Total Below Gd			Story		Finished Office		
Location			Fire	Township		Fire	No				
Bldg Height			Roof Material	Metal		Int Height	10 ft				
Interior	Wood		Ceiling Height	10 ft		Column	NA				
Flooring	Laminate		Parking	Gravel		Water	Well				
Road	County		Equipment	No		Well Type					
Currently Lsd	No		Enterprise	No		Sewer	Public				
SALE INCLUDES	Building, Land		Fuel /			Heating					
INTERNAL ROOMS	Showroom, Storage, Warehouse, Workroom		Cooling			Channel	Central Air				
SPECIAL FEATURES	220 Volts, Overhead Door 1, Display Room, Display Window(s)		Burglar			Water Frtg	Yes				
PROPERTY USE	Investment Property		Channel			Water Frtg					

Water			Water	Big Barbee Lake		Lake Type					
Water Features			Auctioneer Name			Auctioneer License #					
Auctio	No	Occupancy			Owner			Excluded	None		
Financin	Existing	Annual	\$1,739.	Exemption		Year Taxes Payable	202	Assessed Value			
Is Owner/Seller a Real Estate Licensee	No	Possessio			List Agent	Chad Metzger - Cell: 260-982-9050					
List	Metzger Property Services, LLC - Off: 260-982-0238		Agent	chad@metzgerauction.com		Co-List Agent					
Agent ID	RB14045939		Co-List			Showing Instr	Showingtime or Open house				
List Date	5/21/202	Exp Date	11/30/20	Publish to	Yes	Show Addr to	Yes	Allow AVM	Y	Show	Yes
IDX	Y	Contract Type	Exclusive Right to Sell		Seller Concessions Offer	No	Seller Concession			Special Listing	None
Virtual	Unbranded Virtual Tour		Closing			Selling			Type of		
Pending			Total Concessions	Sold/Concession		How			CDO	33	
Sell			Co-Sell			Sell					
Presented	Tiffany Reimer - Cell: 260-571-7910		Co-Selling			Sell					

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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRLMS. All Rights Reserved.



Overview



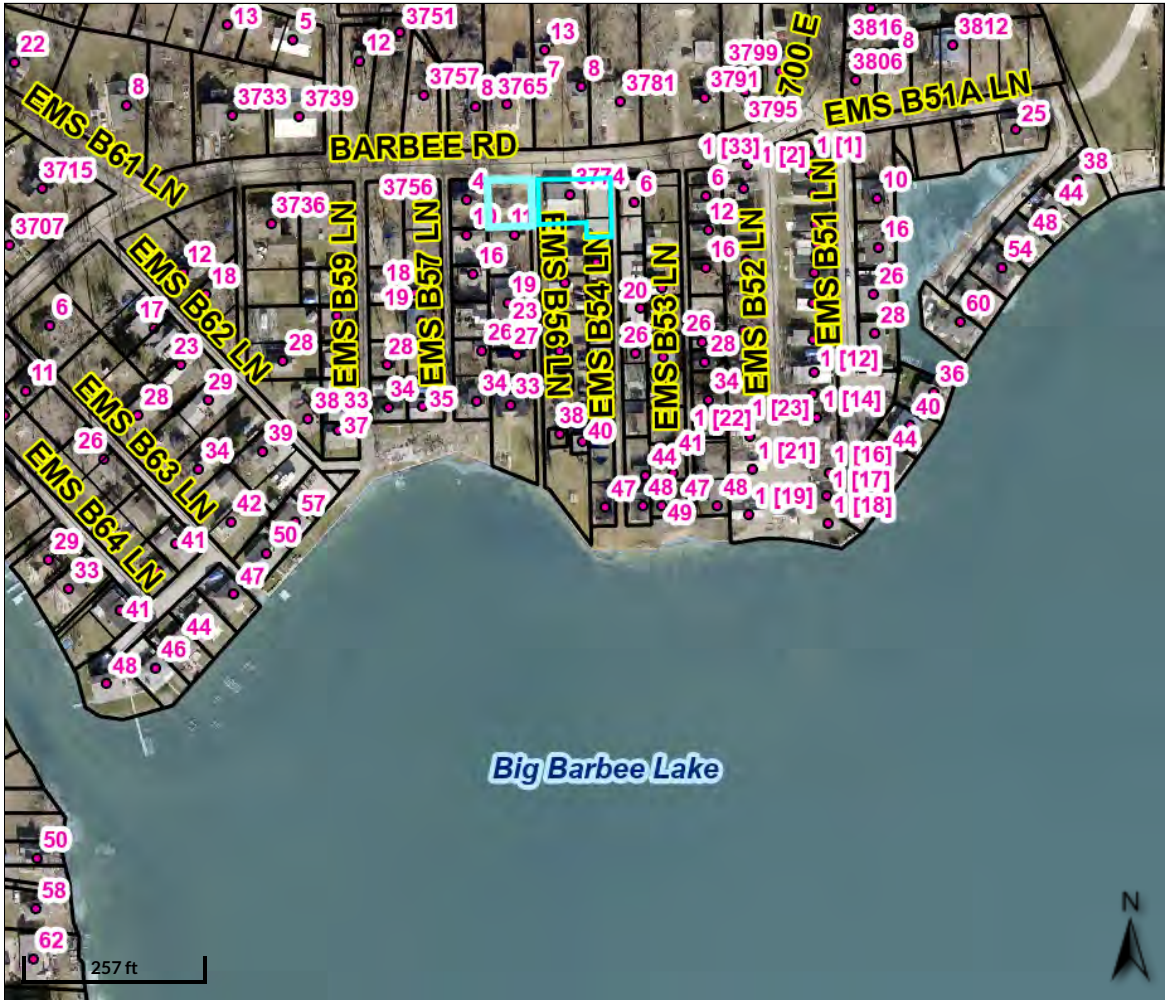
Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

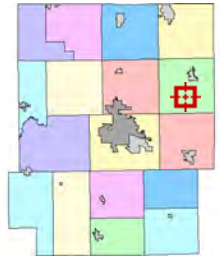
Parcel ID	005-109-151	Alternate ID	005-711022-01	Owner Address	Poucher Nicole
Sec/Twp/Rng	0028-0033-7	Class	COMMERCIAL OTHER STRUCTURE		28 Ems B51A Ln
Property Address		Acreage	0.1		Warsaw, IN 46582
District	Tippecanoe				
Brief Tax Description	005-109-151 PT E 1/2 NE 28-33-7 .10A				

(Note: Not to be used on legal documents)

Date created: 5/15/2026
Last Data Uploaded: 5/15/2026 9:01:08 AM



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	005-109-139	Alternate ID	005-711022-03	Owner Address	Poucher Nicole
Sec/Twp/Rng	--	Class	COMMERCIAL CONVENIENCE MARKET		28 Ems B51A Ln
Property Address	3774 N BARBEE RD	Acreage	n/a		Warsaw, IN 46582
	WARSAW				
District	Tippecanoe				
Brief Tax Description	005-109-139				
	LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA &				
	TR W OF LOT 2 0.13A				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/21/2026
 Last Data Uploaded: 5/21/2026 11:20:34 AM



Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,

(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: _____ *(check which applies)*

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Maude Pouch 5.14.26
Owner Date

Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial)

Initial: MS

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

Known lead-based paint and/or lead-based paint hazards are present in the housing.

Explain: _____

X Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below

List: _____

X Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

III. Purchaser has received copies of all information listed above

IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"

V. Purchaser has: (check which applies)

Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CM Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Nicole Poucher
Seller's Signature

5.14.26
Date

Seller's Signature Date

[Signature]
Agent's Signature

5.14.26

Date

Agent's Signature Date

Purchaser's Signature

Date

Purchaser's Signature Date

43-08-28-100-295.000-023

POUCHER NICOLE

3774 N BARBEE RD

428, Convenience Market

COMM TIPPY FRONT FOO

1/2

General Information

Parcel Number 43-08-28-100-295.000-023

Local Parcel Number 0571102203

Tax ID:

Routing Number 005-109-139

Property Class 428 Convenience Market

Year: 2026

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 518600-023 COMM TIPPY FRONT FOOT

Section/Plat 28-33-7

Location Address (1) 3774 N BARBEE RD WARSAW, IN 46582

Zoning COMMERCIAL COMMERCIAL

Subdivision Barbee Villa

Lot 2,4

Market Model TIPPY

Characteristics

Topography Level, Low Flood Hazard

Public Utilities Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, March 21, 2026

Review Group 2025

Ownership

POUCHER NICOLE 28 EMS B51A LN WARSAW, IN 46582

Legal

5-109-139 LOT 2 & N 1/2 OF LOT 4 BARBEE VILLA & TR W OF LOT 2 0.13A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/31/2023 to 03/18/2005.

Notes

10/2/2024 REA: 2025 ADJ EFF AGE, MRKT FACTOR & USE PER SITE VISIT ON 09/30/2024 CORRECTED NEIGHBORHOOD
3/15/2024 2024: 2024 RES REMOVED PER 1/2/24 FIELD CHECK. CHANGED PROP CLASS & CHANGED LAND TO COMM CORRECTED MARKET MODEL--JS
5/26/2020 REA: 2021 ADJUSTED EFF YEAR OF RES PER PICTOMETRY, REMOVED CANOPY, ADDED SHED AT BACK OF STORE (DD)
ADDED LAUNDRY SINK PER QUESTIONNAIRE

4/17/2014 2014: CHANGED RES FF LOT TO A COMMERCIAL FF LOT

10/1/2013 COMM: JOT EM DOWN STORE

9/30/2013 2014: COMBINED 0571102202 TO THIS PARCEL

9/30/2013 COMB: 2014 COMBINED 0571102202 TO THIS PARCEL

Valuation Records

Table with columns: Assessment Year (2026-2022), Reason For Change (AA), As Of Date (01/01/2026-2022), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$34,100-\$40,500), Improvement (\$122,900-\$98,300), Total (\$157,000-\$138,800).

Land Data (Standard Depth: Res 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

Table with columns: 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. Rows for Fci parcels.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.16), Actual Frontage (100), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 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 / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$34,100), Total Value (\$34,100).

Data Source N/A Collector Appraiser

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
-----------	----------	----------	----------

Wall Type	1: 1(176')
Heating	1920 sqft
A/C	1920 sqft
Sprinkler	

Plumbing RES/CI

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

Roofing

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

GCK Adjustments

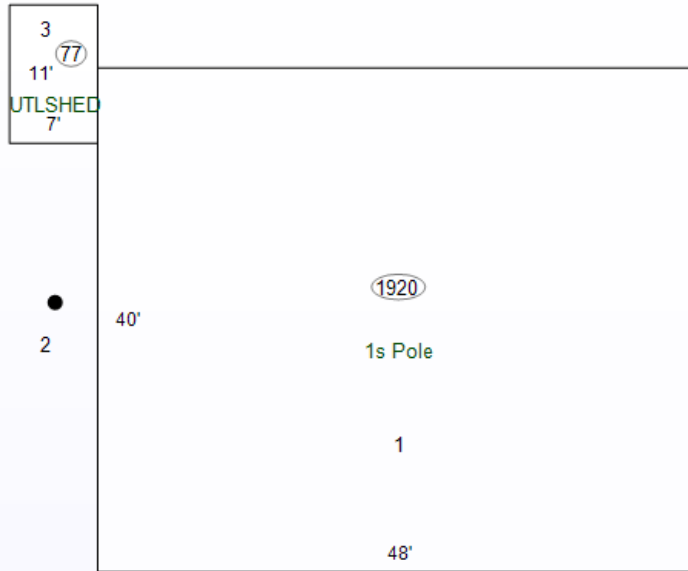
<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

Description	Area	Value
--------------------	-------------	--------------

Special Features

Description	Value	Description	Value
--------------------	--------------	--------------------	--------------



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	1920 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	176'
PAR	9
# of Units / AC	0
Avg Unit sz dpth	0
Floor	1
Wall Height	10'
Base Rate	\$152.68
Frame Adj	(\$16.29)
Wall Height Adj	(\$15.08)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$121.31
BPA Factor	1.00
Sub Total (rate)	\$121.31
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00
Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$121.31
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$232,915

Building Computations

Sub-Total (all floors)	\$232,915	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$239,455
Plumbing	\$6,540	Quality (Grade)	1.00
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$220,299
Exterior Features	\$0	Total (Use)	\$232,915

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building	1	Pole	C	1984	1999	27 A		0.92		1,920 sqft	\$220,299	52%	\$105,740	0%	100%	1.000	1.150	0.00	0.00	100.00	\$121,600
2: Paving CS	1	Crushed	C	1984	2023	3 A	\$0.94	0.92	\$0.86	730 sqft	\$631	40%	\$380	0%	100%	1.000	1.000	0.00	0.00	100.00	\$400
3: Utility Shed	1		C	1990	1990	36 A	\$35.10	0.92	\$32.29	7'x11'	\$2,486	65%	\$870	0%	100%	1.000	1.000	0.00	0.00	100.00	\$900

43-08-28-100-757.000-023

POUCHER NICOLE

BARBEE RD

499, Other Commercial Structures

COMM TIPPY FRONT FOO

General Information

Parcel Number
43-08-28-100-757.000-023

Local Parcel Number
0571102201

Tax ID:

Routing Number
005-109-151

Ownership

POUCHER NICOLE
28 EMS B51A LN
WARSAW, IN 46582

Legal

5-109-151
PT E 1/2 NE 28-33-7 .10A



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/31/2023	POUCHER NICOLE	2023101163	WD	/	\$0	
09/30/2005	FRANCIS WILLIAM R		WD	/		
09/30/2005	ARTHUR JOHN W JR		WD	/		
09/28/2005	ALLEN MARVIN R		WD	/		
03/24/2005	N/T INCORRECT LEG		NA	/		
03/18/2005	ALLEN MARVIN R		WD	/		

Notes

10/2/2024 REA: 2025 CORRECTED USE FROM T3 TO DETGAR & CORRECTED LAND, GAVE INFLU FACTOR VISIT ON 09/30/2024

12/13/2023 2024: 2024 REMOVED CONC PAVING PER FIELD CHECK ON 12/05/2023.

4/17/2014 2014: CHANGED RES FF LOT TO A COMMERCIAL FF LOT

2/20/2006 COMM: JOT EM DOWN STORE PARKING

Property Class 499
Other Commercial Structures

Year: 2026

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 518600-023
COMM TIPPY FRONT FOOT

Section/Plat
28-33-7

Location Address (1)
BARBEE RD
LEESBURG, IN 46538

Commercial

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$22,300	\$22,300	\$14,200	\$14,200	\$14,200
Land Res (1)	\$0	\$0	\$0	\$0	\$0
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$22,300	\$22,300	\$14,200	\$14,200	\$14,200
Improvement	\$15,800	\$9,800	\$7,000	\$7,100	\$7,100
Imp Res (1)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$15,800	\$9,800	\$7,000	\$7,100	\$7,100
Total	\$38,100	\$32,100	\$21,200	\$21,300	\$21,300
Total Res (1)	\$0	\$0	\$0	\$0	\$0
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$38,100	\$32,100	\$21,200	\$21,300	\$21,300

Land Data (Standard Depth: Res 132', CI 200' Base Lot: Res 100' X 132', CI 100' X 132')

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
Fci	F		66	66x66	0.57	\$425	\$242	\$15,972	0%	1.3970	0.00	0.00	100.00	\$22,310

Zoning
COMMERCIAL COMMERCIAL

Subdivision

Lot

Market Model
TIPPY

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Sewer, Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2025

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	0.10
Actual Frontage	66
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.10
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	0.10
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$22,300
Total Value	\$22,300

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

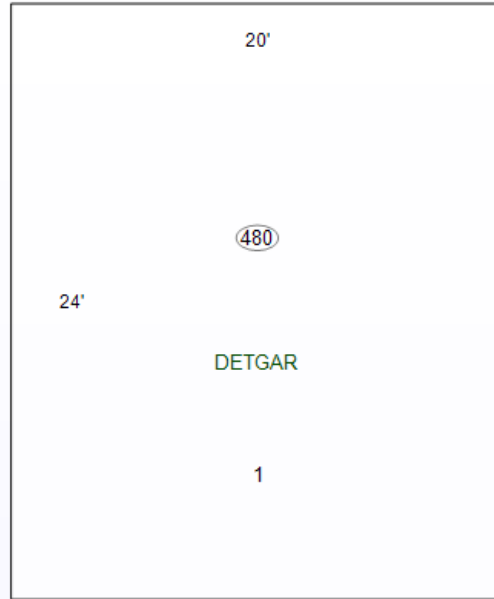
Plumbing

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
Row Type Adj.

Adjustments
 Unfin Int (-)
 Ex Liv Units (+)
 Rec Room (+)
 Loft (+)
 Fireplace (+)
 No Heating (-)
 A/C (+)
 No Elec (-)
 Plumbing (+ / -)
 Spec Plumb (+)
 Elevator (+)

Sub-Total, One Unit \$0
Sub-Total, 1 Units
 Exterior Features (+) \$0 \$0
 Garages (+) 0 sqft \$0 \$0
 Quality and Design Factor (Grade) 1.00
 Location Multiplier 0.92
Replacement Cost \$20,941

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Detached Garage	1	Pole	C	1993	1993	33 A	\$47.42	0.92	\$43.63	20'x24'	\$20,941	26%	\$15,500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$15,500
2: Paving	1	Crushed	C	1993	1993	33 A	\$0.94	0.92	\$0.86	1,939 sqft	\$1,677	80%	\$340	0%	100%	1.000	1.000	0.00	0.00	100.00	\$300

...Generation after Generation



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