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Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Site-Built Home

Status Active

CDOM 34

DOM 34

Auction No

MLS	202625146	2425 Shore Oaks Pass Street	Fort Wayne	IN	46814	LP	\$339,900
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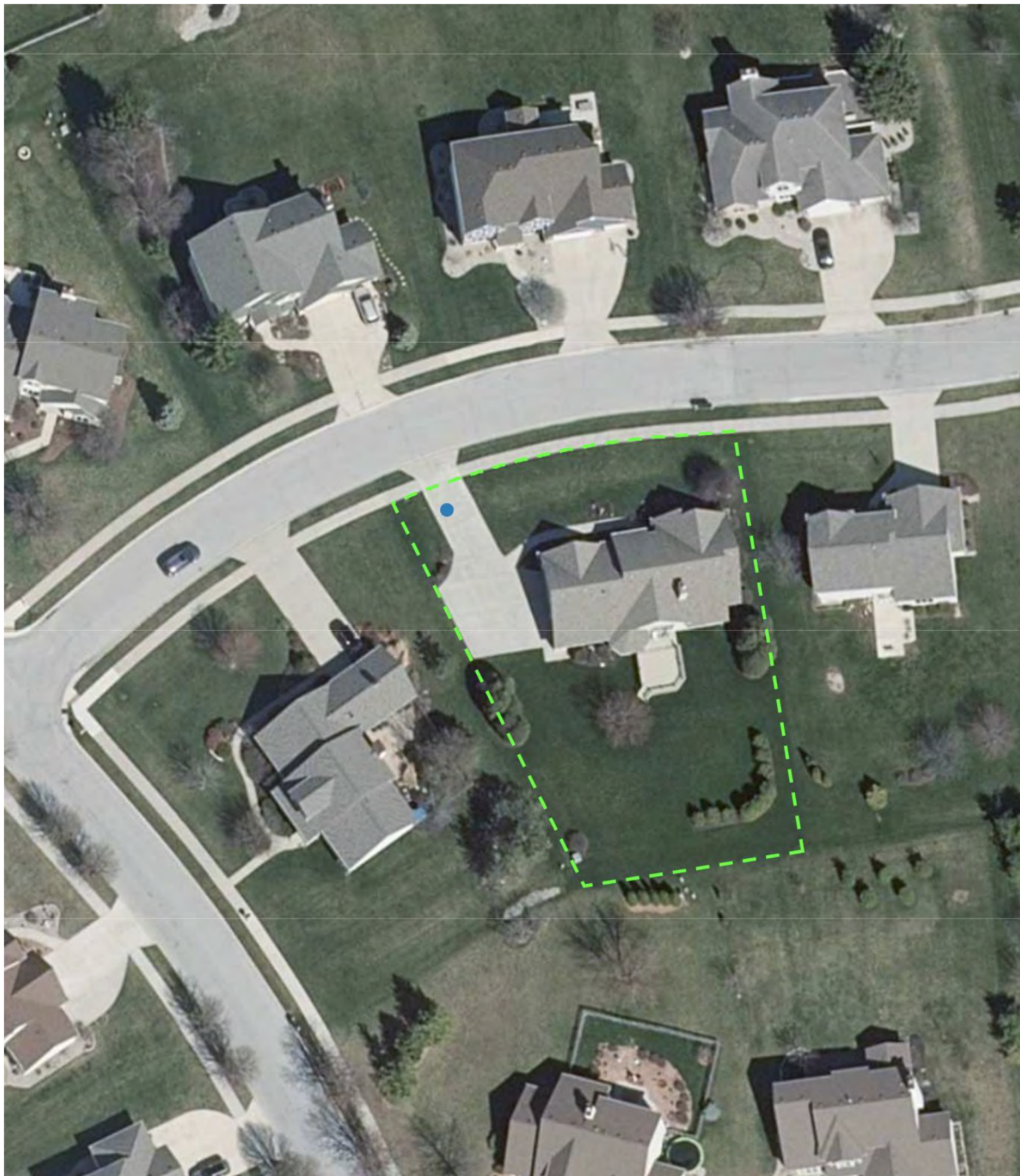
Area	Allen County	Parcel ID	02-11-07-457-002.000-03	Type	Site-Built Home	Waterfront	No
Sub	Bridgewater	Cross Street		Bedrms	3	F Baths	2
Township	Aboite	Style	One Story	REO	No	Short Sale	No
School District	MSD of Southwest Allen Cnty			Elem	Covington		
Intermediate		JrH	Woodside	SrH	Homestead		
Legal Description	02-11-07-457-002.000-038						
Directions to Property	State Road 14 to S 800 East-92, go South to Covington Road, turn West, go to Stonebriar Road and turn Left, take a right onto Shore Oaks Pass, property is second on the righthand side.						

Inside City	City Zoning	County	Zoning
Remarks Check out this Beautiful 3-bedroom, 2.5-bath home in Fort Wayne's desirable Bridgewater Subdivision. This Ranch Home has 1,811 sq. ft. & is a great starter or downsizing option with easy one-level living. This home features a gas fireplace, built-in bookcases, breakfast bar, rich woodwork throughout, tray ceilings, along with lots of natural light. Kitchen with a gas range, opens to the dining room with a great deck for entertaining off the back of the house. The primary suite has an ensuite bath with a separate garden tub with two more bedrooms & another full bath down the hall. The 3-car attached garage adds ample storage & this great location makes this home a must see!			

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	0.4400 / 19,166 / 165x85x165x135	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,811	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	30	New Const	No	Date Complete	Ext Brick, Vinyl
Room Dimensions		Baths	Ful	Hal	Water
RM DIM	LV	B-Main	2	1	Well
LR	17 x 16	M	B-Upper	0	0
DR	12 x 12	M	B-Blw G	0	0
FR	14 x 11	M	Laundry Rm	Main	Heating
KT	12 x 12	M	Laundry	x	Cooling
BK	x		AMENITIES 1st Bdrm En Suite, Alarm System-Security, Attic Pull Down Stairs, Attic Storage, Breakfast Bar, Built-In Bookcase, Cable Ready, Ceiling-9+, Closet(s) Walk-in, Countertops-Laminate, Deck		
DN	x				
1B	15 x 14	M			
2B	15 x 10	M			
3B	11 x 10	M	Garage	3.0 / Attache	/ 23 x 32 / 736.0
4B	x		Outbuilding 1	None	x
5B	x		Outbuilding 2		x
RR	x		Assn Dues	\$250.00	Frequenc Annually
LF	x		Other Fees		
EX	x		Restrictions	Yes	
Water			Wtr Name		
Water	None				
Auctioneer			Lic		
Financing	Existing		Proposed		
Annual	\$2,130.20	Exemptions		Year Taxes Payable	2026
Possessio	At closing				
List Office	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Timothy Pitts - Cell: 317-714-0432
Agent	tpitts5467@hotmail.com			List Agent - User	UP388055047
Co-List Office	Metzger Property Services, LLC			Co-List Agent	Chad Metzger - Cell: 260-982-9050
Showing	Showingtime				
List Date	6/25/2026	Start Showing	Exp Date	12/31/202	Owner/Seller a Real Estate
Seller Concessions	Offer Y/N		Seller Concession Amount	\$	
Contract Type	Exclusive Right to Sell				Special List Cond.
Virtual	Unbranded Virtual Tour				Type of
Pending Date		Lockbox	Mechanical/Combo	Lockbox Location	On the Door
Ttl Concessions		Closing Date		Selling Price	
Sell Office		Sold/Concession			How Sold
Co-Sell		Sell Agent			Conc Paid By
Presented by:	Tiffany Reimer - Cell: 260-571-7910 / 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.



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 8-25)

Date (month, day, year)

6, 4, 2026

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

2425 Shore Oaks Pass, Fort Wayne, IN 46814
1319 Rochester Blvd, Rochester, IN 46985

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) 6-4-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 6/4/2026	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)

2425 Shore Oaks Ave, Fort Wayne, IN 46814

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: <i>garage frig. not included</i>				

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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Signature of Seller	Date (mm / dd / yyyy) 6/4/2026	Signature of Buyer	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)

2425 Shore Oaks Pass, Fort Wayne, IN 46814

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

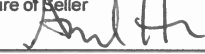
Age, if known: _____ Years.

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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	6-4-2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	6/4/2026		

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

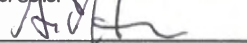
1425 Shore Oaks Pkwy, Fort Wayne, IN 46814

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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	6-4-2024		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	6/4/2026		
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)



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA

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260-982-0238

Average Utilities

02-11-07-457-002.000-038

General Information

Parcel Number
02-11-07-457-002.000-038

Local Parcel Number
11-5003-0018

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
ABOITE TOWNSHIP

District 038 (Local 011)
038 ABOITE (11)

School Corp 0125
M.S.D. SOUTHWEST ALLEN COU

Neighborhood 381401-038
BRIDGEWATER SEC I-VII

Section/Plat
0007

Location Address (1)
2425 SHORE OAKS PASS
FORT WAYNE, IN 46814

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026

Review Group 2023

Hubler Angela A & Ables Andre

Ownership

Hubler Angela A & Ables Andrew T
2429 Stonebriar Dr
Fort Wayne, IN 46814

Legal

BRIDGEWATER SEC I LOT 18



2425 SHORE OAKS PASS

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/07/2025	Hubler Angela A & Abl	2025050455	TD	/		I
06/27/2024	Hubler Angela A & Abl	2024032622	WR	/		I
01/01/1900	ABLES THOMAS G &		WD	/		I

BRIDGEWATER SEC I-VII/3

1/2

Notes

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
02/03/2026	As Of Date	03/27/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
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	☒	☐	☒	☒	☒
\$72,400	Land	\$72,400	\$72,400	\$72,400	\$72,400	\$72,400
\$72,400	Land Res (1)	\$72,400	\$72,400	\$72,400	\$72,400	\$72,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$222,100	Improvement	\$222,100	\$220,700	\$217,700	\$213,800	\$180,900
\$222,100	Imp Res (1)	\$222,100	\$220,700	\$217,700	\$213,800	\$180,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$294,500	Total	\$294,500	\$293,100	\$290,100	\$286,200	\$253,300
\$294,500	Total Res (1)	\$294,500	\$293,100	\$290,100	\$286,200	\$253,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 132' Base Lot: Res 107' X 155', CI 170' X 154')

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		114	117x165	1.05	\$620	\$651	\$76,167	-5%	1.0000	100.00	0.00	0.00	\$72,360

Land Computations

Calculated Acreage	0.44
Actual Frontage	114
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	\$72,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$72,400

Data Source N/A

Collector 06/07/2023 ivgoaa

Appraiser 07/24/2023 tmplaa

General Information

Occupancy

Single-Family

Description

Single-Family (1811 S

Story Height

1

Style

70 Newer Convention

Finished Area

1811 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

2

6

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

3

3

Total

8

13

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

1

Family Rooms

0

Total Rooms

6

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

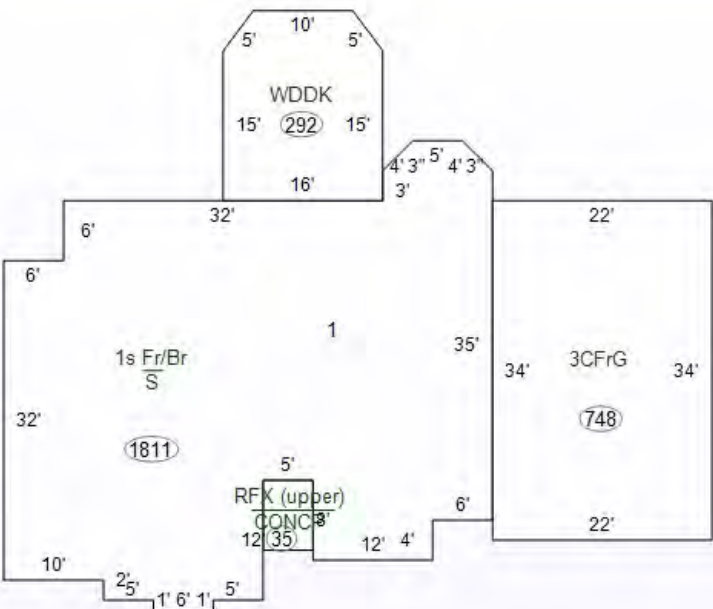
☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Patio, Concrete	35	\$200
Canopy, Roof Extension	35	\$800
Wood Deck	292	\$5,800



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$2,500

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1811	1811	\$197,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1811	0	\$0	
				Total Base	\$197,100
Adjustments				1 Row Type Adj. x 1.00	\$197,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$6,400
No Heating (-)					\$0
A/C (+)				1:1811	\$4,700
No Elec (-)					\$0
Plumbing (+ / -)				13 - 5 = 8 x \$1,400	\$11,200
Spec Plumb (+)					\$2,500
Elevator (+)					\$0
				Sub-Total, One Unit	\$221,900
				Sub-Total, 1 Units	
Exterior Features (+)				\$6,800	\$228,700
Garages (+) 748 sqft				\$32,400	\$261,100
Quality and Design Factor (Grade)				1.10	
Location Multiplier				0.96	
				Replacement Cost	\$275,722

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: Single-Family (1811 SqFt)	1	1/6 Maso	C+2	1996	1996	30 A		0.96		1,811 sqft	\$275,722	24%	\$209,550	0%	100%	1.0600	1.000	100.00	0.00	0.00	\$222,100

...Generation after Generation



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