

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

11.63± acre Private Wooded Retreat with an Updated Home & Pole Barn!



Tucked away among the trees on **11.63± beautiful, wooded acres**, this exceptionally private property offers the peaceful country setting you've been looking for while remaining conveniently close to town. Built in 1996 and thoughtfully designed for comfortable everyday living, this Redman home offers **3 bedrooms, 3 full baths, 2,538 finished square feet, a full basement, and an attached 2-car garage**—plus numerous recent updates including a **newer metal roof, new siding, new windows, new doors and a brand-new rear deck**.

Inside, the main level features a warm and inviting living room with available fireplace and an open kitchen and dining area designed for gathering. The kitchen offers abundant cabinetry and workspace, along with a charming built-in dining nook surrounded by windows overlooking the wooded setting. Just outside, the new rear deck extends the living space outdoors and provides a peaceful place to relax, entertain, or simply enjoy the privacy and surrounding nature.

The **main-level primary suite** is a standout, featuring a spacious bedroom and private ensuite with **double vanities, soaking tub, and separate walk-in shower**. The bath flows into a generous walk-in closet, which conveniently connects directly to the **main-floor laundry room with utility sink**—a functional layout that makes everyday living easy! Upstairs you'll find **two generously sized bedrooms and another full bath**.

The full, poured-concrete basement provides even more versatility with **1,269 square feet of unfinished and partially finished space**, offering plenty of room for recreation, hobbies, exercise, storage, or future finishing. Ingress/Egress windows provide an easy opportunity for an additional bedroom or office area to be added.

Outside is where this property truly sets itself apart. Explore your own **wooded acreage and private trails**, enjoy the large yard, or take advantage of the impressive **30' × 45' pole barn featuring concrete floors, electricity, and three overhead garage doors**—ideal for vehicles, equipment, recreational toys, workshop space, or additional storage.

With **11.63± acres, exceptional privacy, a functional floor plan, substantial outbuilding space, and meaningful recent updates**, this property delivers the best of country living while keeping the conveniences of town within easy reach.

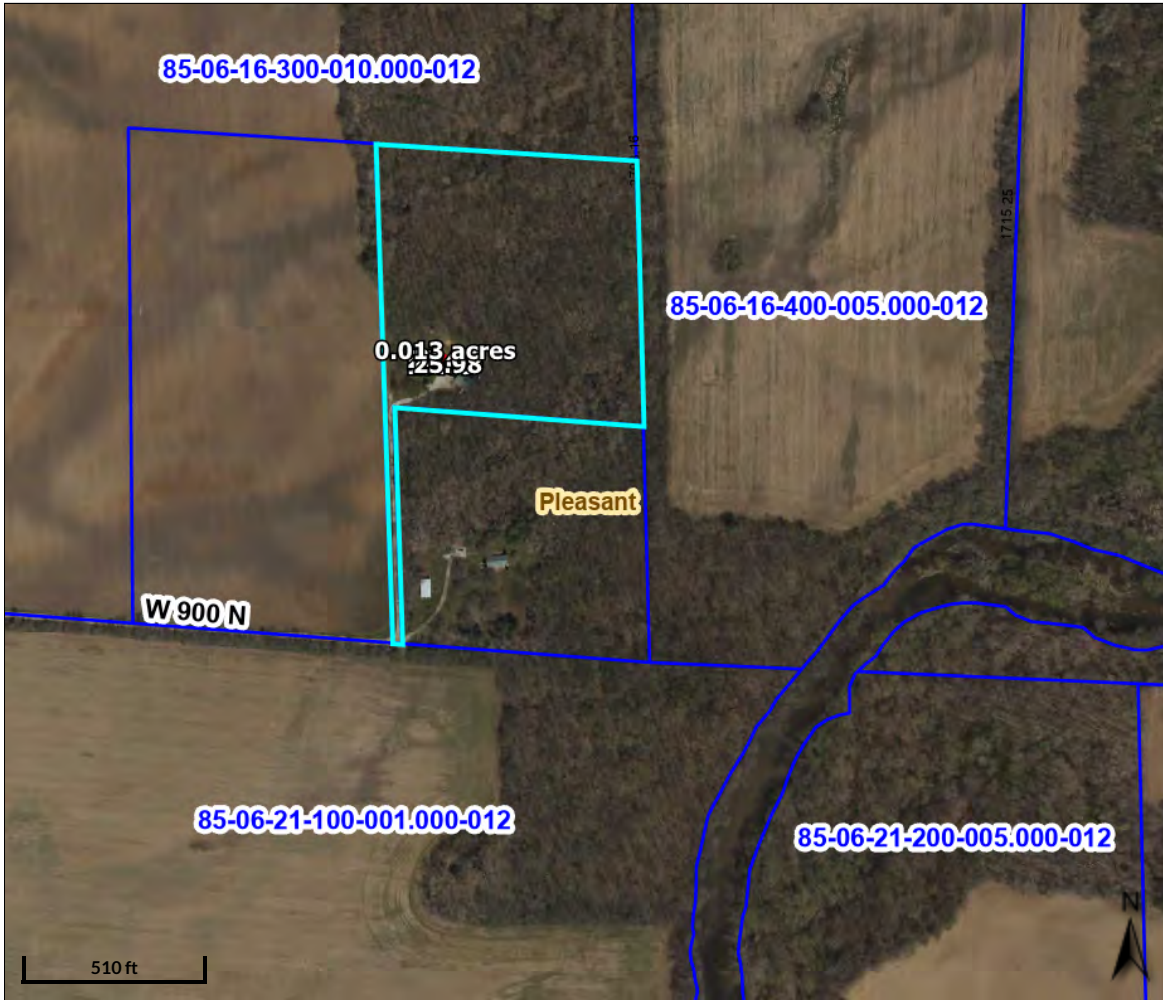
The long drive, mature woods, trails, open lawn around the home, and separation from neighboring properties give it a genuine **retreat-like feeling** all while the main-floor primary/laundry arrangement, basement, attached garage, and pole barn make it highly functional. **A rare opportunity for an updated home where you can enjoy space, seclusion, and versatility all in one property!**

Don't Wait, Book your Showing Today!

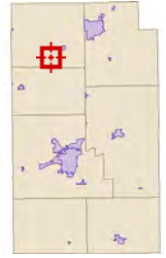


Beacon™

Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-06-16-300-008.000-012	Alternate ID	n/a	Owner Address	HOUSE ADAM & EMILY
Sec/Twp/Rng	16-29-06	Class	Res-1-Family 10 - 19.99 acres		3380 W 900 N
Property Address	3380 W 900 N	Acreage	11.63		ROANN, IN 46974
	ROANN				
District	PLEASANT TWP				
Brief Tax Description	PT SW1/4 16-29-6 11.63AC				
	(Note: Not to be used on legal documents)				

Date created: 9/16/2026

Last Data Uploaded: 9/16/2026 2:52:43 AM

Developed by  SCHNEIDER
GEOSPATIAL

Beautiful, Updated Home on 11.63 +/- Acres with Pole Barn!

3380 W. 900 N., Roann, IN 46974



Property Highlights:

- **11.63± Private, Wooded Acres**
- *Secluded Country Setting Yet Conveniently close to Town*
- **Redman Home with 3 Bedrooms | 3 Full Baths**
- **2,538 Finished Sq. Ft.**
- Full, Poured-Concrete, Basement
- 1,269 Sq. Ft. Unfinished/Partially Finished Basement Space
- Ingress/Egress Windows in Basement – Easily add another room!
- Gas Forced-Air Heat & Central Air • Private Well & Septic
- **Main-Level Primary Suite**
 - Ensuite with Double Vanities, Soaking Tub & Walk-In Shower
 - Walk-In Closet with Direct Access to Main-Level Laundry
- Open Kitchen/Living Room with Fireplace
- Built-In Kitchen Dining Nook with Wooded Views
- **Brand-New Rear Deck** off of Kitchen
- **Newer Roof, Siding, Windows & Doors**
- Attached 2-Car Garage
- **30' x 45' Pole Barn** Concrete Floor, Electricity & 3 Overhead Doors
- **Large Yard & Wooded Trails Throughout the Property**





Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Manuf. Home/Mobile Home Status Active

CDOM 27 DOM 27 Auction No

MLS #	202638863	3380 W 900 N Road	Roann	IN	46974	LP	\$549,900
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Area	Wabash County	Parcel ID	85-06-16-300-008.000-01	Typ	Manuf.	Waterfront	No
Sub	None	Cross Street		Bedrm	3	F Baths	3
Township	Pleasant	Style	Two Story	REO	No	Short Sale	No
School District	Manchester Community			Ele	Manchester		
Intermediate		JrH	Manchester Jr/Sr	SrH	Manchester Jr/Sr		
Legal Description	PT SW1/4 16-29-6 11.63AC						
Directions to Property	From St. Rd. 114, go South on 400 W., after stop sign at 1000 N., go to 900 N. and turn to the East (left). The road curves, take the curve to the left and you will continue back the driveway to the property.						

Inside City Limits	No	City Zoning	County Zoning	A1	Zoning Description	
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Remarks 11.63± acre Private Wooded Retreat with an Updated Home & Pole Barn. Tucked back among the trees yet conveniently close to town, this 3-bedroom, 3-bath Redman home offers 2,538 finished sq. ft., a full basement, & attached 2-car garage. The functional layout features an inviting living room with fireplace, open kitchen/dining area with built-in eating nook, & a spacious main-level primary suite with ensuite bath, double vanities, soaking tub, walk-in shower, & a walk-in closet connecting directly to the main-floor laundry. Two large bedrooms and a full bath are upstairs. Recent improvements include a newer roof, siding, windows, doors & brand-new rear deck overlooking the peaceful setting. Outside, enjoy wooded acreage, private trails, a large yard, & a 30' x 45' pole barn with concrete floors, electricity, and 3 overhead doors. A wonderful combination of privacy, functionality, and country living just minutes from town!

Agent Remarks The carpet was removed in the basement by the previous owners; they have left as concrete b/c of having young kids that play down there. They have never had any water in the basement in the 6 years they have lived there.

Sec	Lot	Lot Ac/SF/Dim				11.630 / 506,603 / 728x1332		Lot Desc	10-14.999, Wooded																
Above Gd Fin SqFt		2,538		Above Gd Unfin SqFt		0		Below Gd Fin SqFt		350		Ttl Below Gd SqFt		1,269		Ttl Fin SqFt		2,888		Year Built		1996			
Age		30		New Const		No		Date Complete				Ext		Vinyl				Bsmt		Full Basement, Partially Finished		# Rooms		7	
Room Dimensions				Baths		Full		Half		Water		Well		Basement Material				Poured Concrete							
RM DIM		LVL		B-Main		2		0		Well		Private		Dryer Hookup Gas		No		Fireplace		Yes					
L	26	x	14	M	B-Upper	1	0	Sewer	Septic	Dryer Hookup Elec		Yes		Guest Qtrs		No									
D	10	x	13	M	B-Blw G	0	0	Fuel /	Propane, Forced Air	Dryer Hookup G/E		No		Split FlrPln		Yes									
F	x				Laundry Rm	Main		Heating		Water Soft-Owned		Yes		Ceiling Fan		Yes									
K	12	x	13	M	Laundry L/W	8	x	10	Cooling	Central Air	Water Soft-Rented		No		Skylight		No								
B	x				AMENITIES				1st Bdrm En Suite, Ceiling Fan(s), Ceilings-Beamed,				Alarm Sys-Sec		No		ADA Features		No						
D	x				Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Eat-In				Alarm Sys-Rent		No		Golf Course		No										
1B	15	x	16	M	Kitchen, Foyer Entry, Garage Door Opener, Garden Tub,				Garden Tub		Yes		Nr Wlkg Trails		No										
2B	13	x	20	U					Jet Tub		No		Garage Y/N		Yes										
3B	16	x	20	U	Garage		2.0 / Attached		/ 24 x 24 / 576.		Pool		No		Off Street Pk		Yes								
4B	x				Outbuilding		Pole/Post		45 x 30 1350		Pool Type														
5B	x				Outbuilding 2				x		SALE INCLUDES				Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric,										
R	x				Assn Dues				Frequency		Not Applicable				Oven-Gas, Range-Gas, Sump Pump, Water Heater Electric, Water Softener										
LF	x				Other Fees								-Owned												
E	x				Restrictions								FIREPLACE				Family Rm, Living/Great Rm								
Water Access				Wtr				Water				Channel													
Water								Water				Lake													
Auctioneer Name				Lic #				Auction Date				Time				Location									
Financing		Existing		Propose				Year Taxes		2026		Excluded Party		None											
Annual		\$1,783.50		Exemption		Homestead, Supplemental		Assessed Value																	
Possession		14 day after closing																							
List Office		Metzger Property Services, LLC - Off: 260-982-0238				List Agent		Tiffany Reimer - Cell: 260-571-7910																	
Agent E-mail		tiff@metzgerauction.com				List Agent - User Code		UP388053396				List Team													
Co-List Office						Co-List Agent																			
Showing Instr		Showingtime																							
List Date		9/18/2026		Start Showing Date		Exp Date		12/31/202		Owner/Seller a Real Estate Licensee		No		Agent/Owner Related		No									
Seller Concessions Offer Y/N				Seller Concession Amount \$				Special List Cond.				None													
Contract		Exclusive Right to Sell		Seller's Disclosure Form		Yes		Form Exception																	
Virtual		Unbranded Virtual Tour		Lockbox Type		Mechanical/Combo		Lockbox Location		front door		Type of Sale													
Offer Accepted				Closing Date				Selling Price				How Sold													
Ttl Concessions Paid				Sold/Concession				Conc Paid																	
Sell Office				Sell Agent																					
Co-Sell Office				Co-Sell								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. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

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

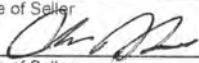
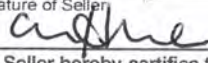
338 W. 900 N. Roann, IN 46974

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			X	
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	X				
Sump Pump			X		
Irrigation Systems	X				
Water Heater / Electric			X		
Water Heater / Gas	X		X		
Water Heater / Solar	X				
Water Purifier	X				
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?				X	
Are the structure(s) connected to a private / community water system?				X	
Are the structure(s) connected to a private / community sewer system?				X	

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.

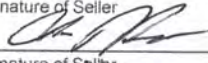
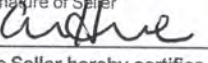
Signature of Seller 	Date (mm / dd / yyyy) 9-15-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 9/15/26	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's 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)

3380W 900 N. Roan, N 46974

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 - LP			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace - Gas, NEVER USED, would need uncapped. X				
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			owned tank leaves w/sellers
Other Heating Source	X			
2. ROOF		Yes	No	Unknown
Age, if known: 10 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?			X	
If yes, how many layers? _____			X	
3. WATER HEATER - Electric				
Age, if known: _____ Years.				X
4. FURNACE - LP				
Age, if known: _____ Years.				X
5. CENTRAL AIR CONDITIONING				
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:				

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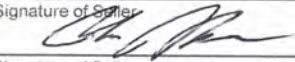
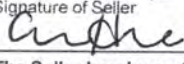
3386 W. 960 N. Ream, IN 46974

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)

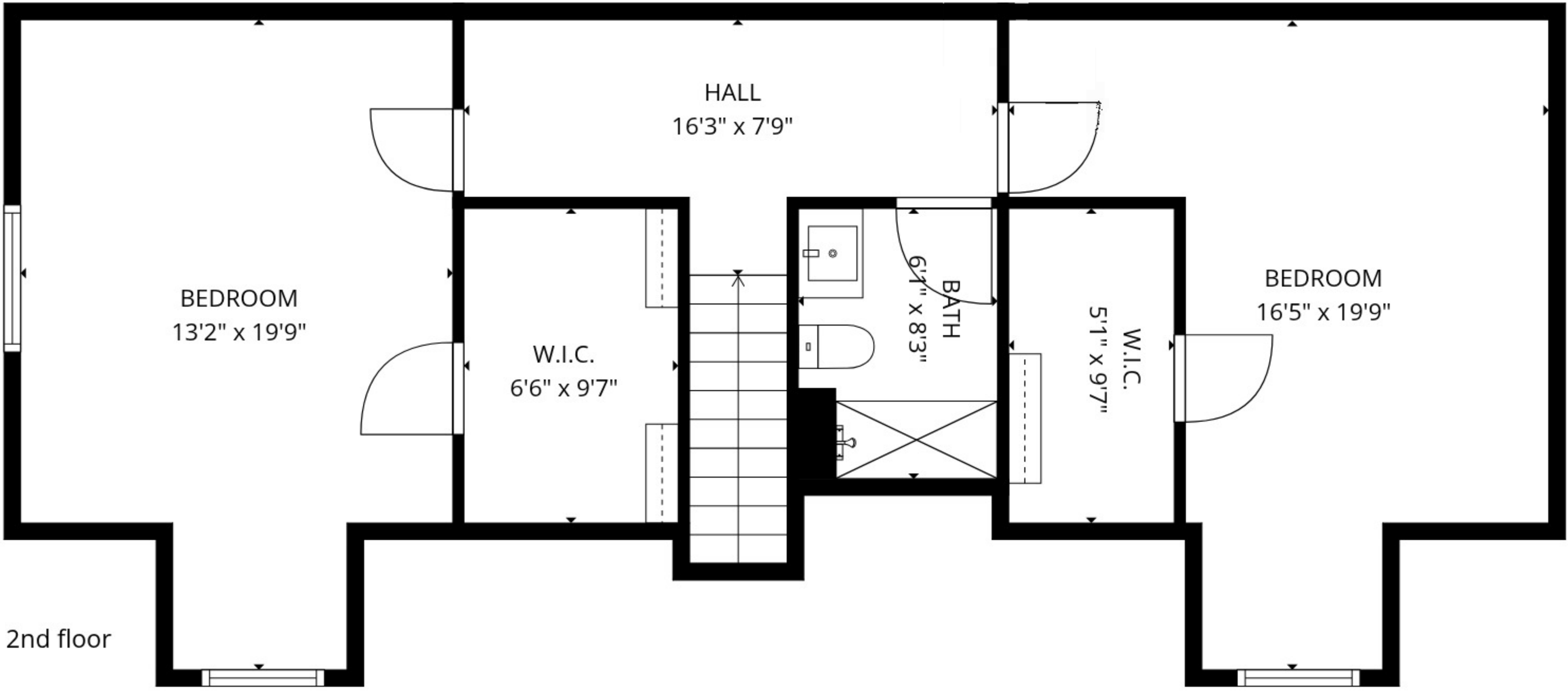
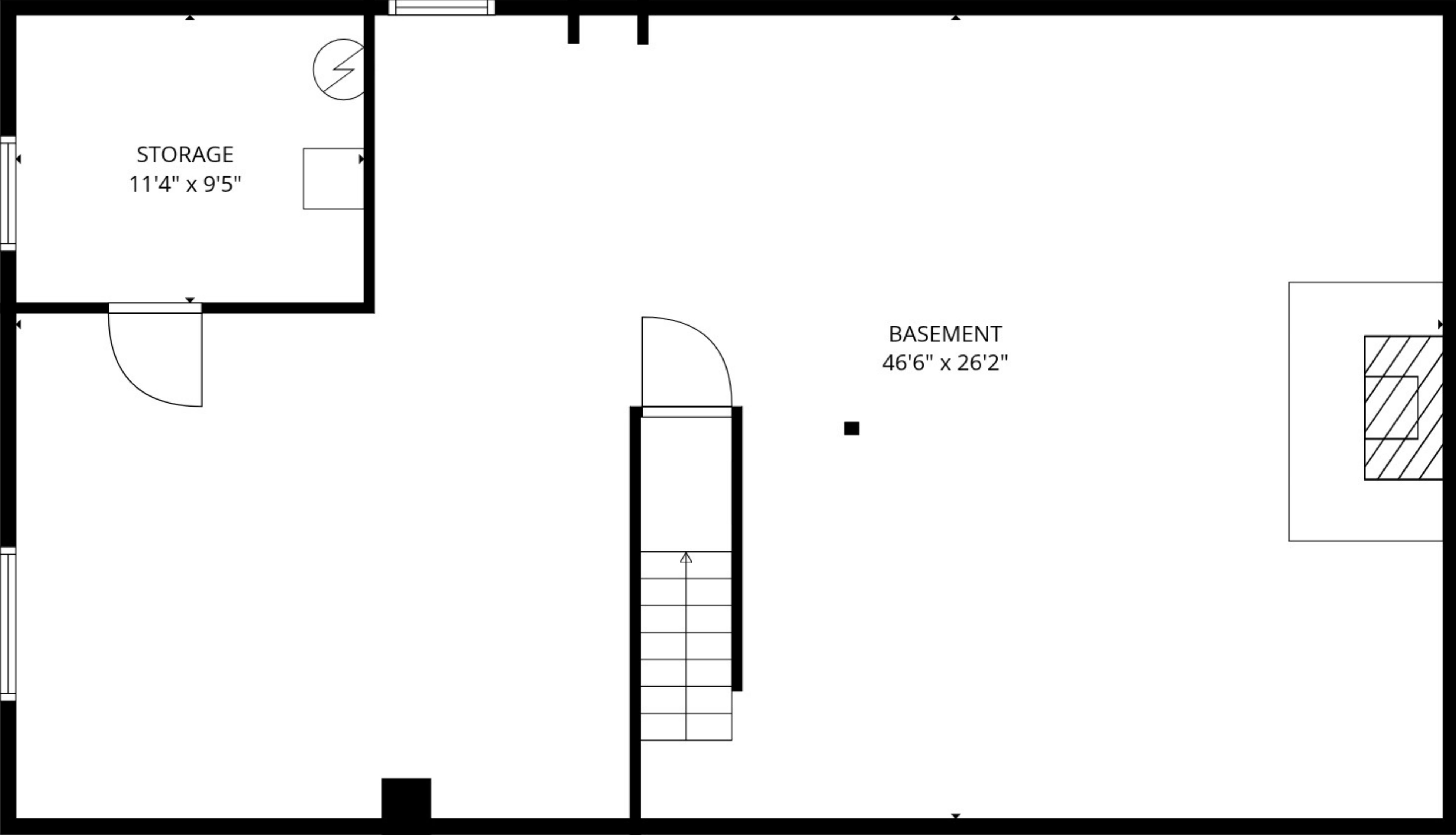
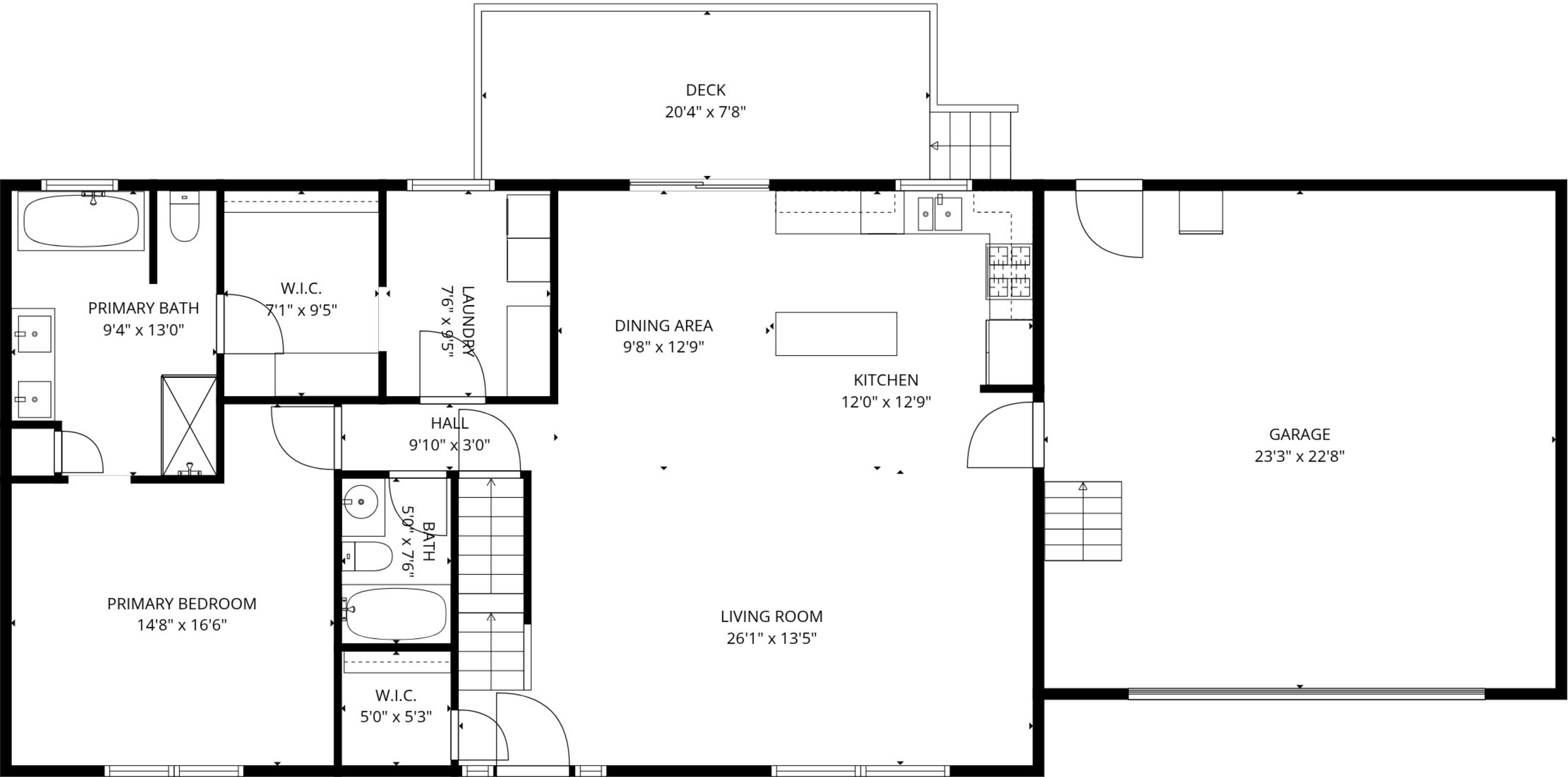
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Average Utilities

Utility	Company	Average Amount
<i>Gas</i>	LP Tank is owned & will be removed, they used Reynolds Oil for fills	\$ 1,100 / year
<i>Electric</i>	Heartland REMC	\$ 200/ month
<i>Internet</i>	Heartland REMC - price dependent upon package you choose	\$ 60-80/ month
<i>Water</i>	Well - located in backyard	
<i>Septic/Sewer</i>	Septic - located in front yard	
<i>Recent Updates</i>	Brand New Deck! Newer Siding, Windows, Door & New Metal Roof in 2020	
<i>Additional Notes</i>	There is a Safe located inside the front entry closet, it will stay, as the house was built around it Fireplaces located in both the Living Room & Basement are currently non-functional as they are capped. There are 3 extra valves in the basement from when the new gas line was ran, one of them could feed the living room fireplace & another could feed the basement fireplace if wanted. The valves are directly under/over each fireplace. Sellers have never used either one. Wired Air Compressor in upper back corner of the pole barn will stay with the property. The barn is wired at 120 currently but the meter base is capable of feeding 200 amp into the barn if wanted.	
	Items NOT Included/Staying with the Property:	
<i>Not Included</i>	Swing Set, Propane Tank, Car Lift, Chicken Coop, Security Cameras are Not Staying	
	The Kitchen Island is family built piece & will not stay with the property	



TOTAL: 2119 sq. ft
Basement: 0 sq. ft, 1st floor: 1290 sq. ft, 2nd floor: 829 sq. ft
EXCLUDED AREAS: BASEMENT: 1173 sq. ft, STORAGE: 117 sq. ft, GARAGE: 563 sq. ft,
DECK: 168 sq. ft

85-06-16-300-008.000-012

General Information

Parcel Number
85-06-16-300-008.000-012

Local Parcel Number
0090239200

Tax ID:

Routing Number
50

Property Class 512
1 Family Dwell - Unplatted (10 to 19

Year: 2026

Location Information

County
Wabash

Township
PLEASANT TOWNSHIP

District 012 (Local 012)
PLEASANT TOWNSHIP

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8512510-012
PLEASANT

Section/Plat
16

Location Address (1)
3380 W 900 N
ROANN, IN 46974

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2024

HOUSE ADAM & EMILY

Ownership

HOUSE ADAM & EMILY
3380 W 900 N
ROANN, IN 46974

Legal

PT SW1/4 16-29-6 11.63AC



3380 W 900 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/24/2020	HOUSE ADAM & EMIL		WD	/	\$245,000	I
05/24/1996	HATFIELD HENRY D	0	WD	/		I
01/01/1900	PRATER ROGER D &		WD	/		I

512, 1 Family Dwell - Unplatted (10 to 19

PLEASANT

/85 1/2

Notes

9/7/2023 RP: Reassessment Packet 2024

9/9/2020 LAND: NOT FARMED. CHANGED TO RESIDENTIAL PCC

2021 PAY 2022 REMOVED INFLUENCE FACTOR FROM EXCESS RES

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	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	☐	☐	☐	☐	☐
Land	\$71,200	\$71,200	\$71,200	\$71,200	\$71,200
Land Res (1)	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Land Non Res (2)	\$53,200	\$53,200	\$53,200	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$53,200	\$53,200
Improvement	\$260,400	\$232,900	\$197,200	\$193,200	\$175,600
Imp Res (1)	\$260,400	\$232,900	\$197,200	\$181,900	\$164,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$11,300	\$11,300
Total	\$331,600	\$304,100	\$268,400	\$264,400	\$246,800
Total Res (1)	\$278,400	\$250,900	\$215,200	\$199,900	\$182,300
Total Non Res (2)	\$53,200	\$53,200	\$53,200	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$64,500	\$64,500

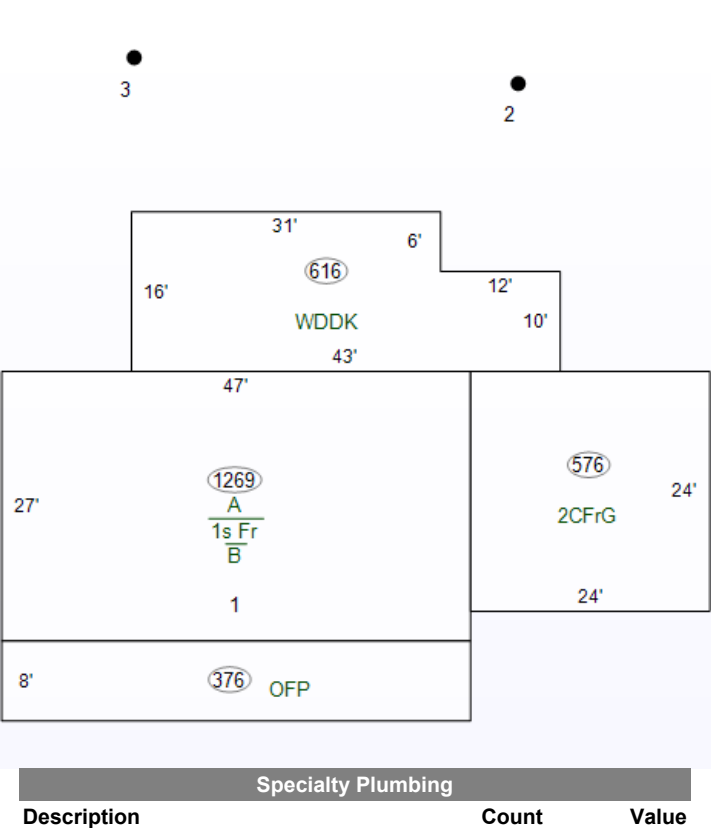
Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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	1.0000	1.00	\$18,000	\$18,000	\$18,000	0%	1.0000	100.00	0.00	0.00	\$18,000
91	A		0	10.6300	1.00	\$5,000	\$5,000	\$53,150	0%	1.0000	0.00	100.00	0.00	\$53,150

Land Computations

Calculated Acreage	11.63
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	11.63
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	1.00
91/92 Acres	10.63
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	\$18,000
91/92 Value	\$53,200
Supp. Page Land Value	
CAP 1 Value	\$18,000
CAP 2 Value	\$53,200
CAP 3 Value	\$0
Total Value	\$71,200

General Information			Plumbing		
Occupancy	Single-Family		#	TF	
Description	Single-Family R 02		Full Bath	3	9
Story Height	1		Half Bath	0	0
Style	N/A		Kitchen Sinks	1	1
Finished Area	2538 sqft		Water Heaters	1	1
Make			Add Fixtures	0	0
Floor Finish			Total	5	11
☐ Earth	☒ Tile		Accommodations		
☒ Slab	☒ Carpet		Bedrooms	4	
☒ Sub & Joist	☒ Unfinished		Living Rooms	0	
☐ Wood	☐ Other		Dining Rooms	1	
☐ Parquet			Family Rooms	0	
Wall Finish			Total Rooms	7	
☒ Plaster/Drywall	☒ Unfinished		Heat Type		
☐ Paneling	☐ Other		Central Warm Air		
☐ Fiberboard					
Roofing					
☐ Built-Up	☒ Metal	☐ Asphalt	☐ Slate	☐ Tile	
☐ Wood Shingle	☐ Other				
Exterior Features					
Description			Area	Value	
Porch, Open Frame			376	\$15,800	
Wood Deck			616	\$10,900	



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1269	1269	\$151,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		1269	1269	\$42,500	
Bsmt		1269	0	\$64,600	
Crawl					
Slab					
		Total Base			\$258,700
Adjustments		1 Row Type Adj. x 1.00			\$258,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$6,400
No Heating (-)					\$0
A/C (+)				1:1269 A:1269	\$5,700
No Elec (-)					\$0
Plumbing (+ / -)			11 – 5 = 6 x \$1,400		\$8,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$279,200
Sub-Total, 1 Units					
Exterior Features (+)				\$26,700	\$305,900
Garages (+) 576 sqft				\$26,800	\$332,700
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.91
Replacement Cost					\$287,619

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 R 02	1	Wood Fr	C-1	1996	1996	30	A		0.91		3,807 sqft	\$287,619	24%	\$218,590	0%	100%	1.100	1.000	100.00	0.00	0.00	\$240,400
2: Barn, Pole (T3) R 02	1	T3AW	C	2005	2005	21	A	\$33.65	0.91		30' x 45' x 10'	\$32,511	40%	\$19,510	0%	100%	1.000	1.000	100.00	0.00	0.00	\$19,500
3: Pool, Above Ground (Oval	1		D	2001	2001	25	A		0.91	\$12.23	16'x32'	\$6,261	85%	\$940	50%	100%	1.000	1.000	100.00	0.00	0.00	\$500

...Generation after Generation



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