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



*T*ucked 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.

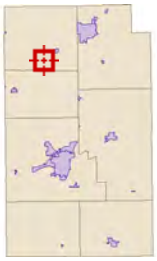
The long drive, mature woods, trails, open lawn around the home, and separation from neighboring properties give it a genuine **retreat-like feeling** all while the main-floor primary/laundry arrangement, basement, attached garage, and pole barn make it highly functional. **A rare opportunity for an 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 ROANN	**Acreage**	11.63		ROANN, IN 46974
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' × 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** 42 **DOM** 42 **Auction** No

MLS # 202638863 **3380 W 900 N Road** **Roann** **IN** 46974 **LP** $534,900



Area Wabash County **Parcel ID** 85-06-16-300-008.000-012 **Type** Manuf. **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 3 **H Baths** 0
Township Pleasant **Style** Two Story **REO** No **Short Sale** No
School District Manchester Community **Elem** 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**

Remarks Check out this one!! 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 & 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' × 45' pole barn with concrete floors, electricity, and 3 overhead doors. A wonderful combination of privacy, functionality, and country living just minutes from town! Motivated Sellers, Book your Showing Today!

Agent Remarks Motivated Sellers, Bring an Offer!! 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** 11.6300 / 506,603 / 728x1332
Above Gd Fin SqFt 2,538 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 350
Age 30 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	26	x	14	M
DR	10	x	13	M
FR		x		
KT	12	x	13	M
BK		x		
DN		x		
1B	15	x	16	M
2B	13	x	20	U
3B	16	x	20	U
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	2	0
B-Upper	1	0
B-Blw G	0	0

Laundry Rm Main **Laundry L/W** & 10
Water Well **Well Type** Private **Sewer** Septic **Fuel /** Propane, Forced Air **Heating** **Cooling** Central Air

AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Ceilings-Beamed, Closet(s) Walk-in, Deck Open, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Garden Tub,

Garage 2.0 / Attached / 24 x 24 / 576.00
Outbuilding 1 Pole/Post 45 x 30 1350
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc 10-14.999, Wooded
Ttl Below Gd SqFt 1,269 **Ttl Fin SqFt** 2,888 **Year Built** 1996
Bsmt Full Basement, Partially Finished **# Rooms** 7
Basement Material Poured Concrete

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	Yes
Disposal	No	**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	Yes	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes

Pool Type
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Sump Pump, Water Heater Electric, Water Softener -Owned
FIREPLACE Family Rm, Living/Great Rm

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,783.50 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2026 **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**
Listing Facilitator
Co-List Office **Co-List Agent**

Showing Instr Showingtime
List Date 9/18/2026 **Start Showing Date** **Exp Date** 12/31/2026 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **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** front 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 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.
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) 3380 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		N/A	
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*)	Signature of Buyer	Date (*mm / dd / yyyy*)
	9-15-26		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
	9/15/26		

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. Roann, IN 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: 60 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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[signature]	9-15-26		
[signature]	9/15/26		

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Property address (number and street, city, state, and ZIP code) 3380 W. 900 N. Roann, 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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[signature]	9-15-26		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
[signature]	09/15/26		

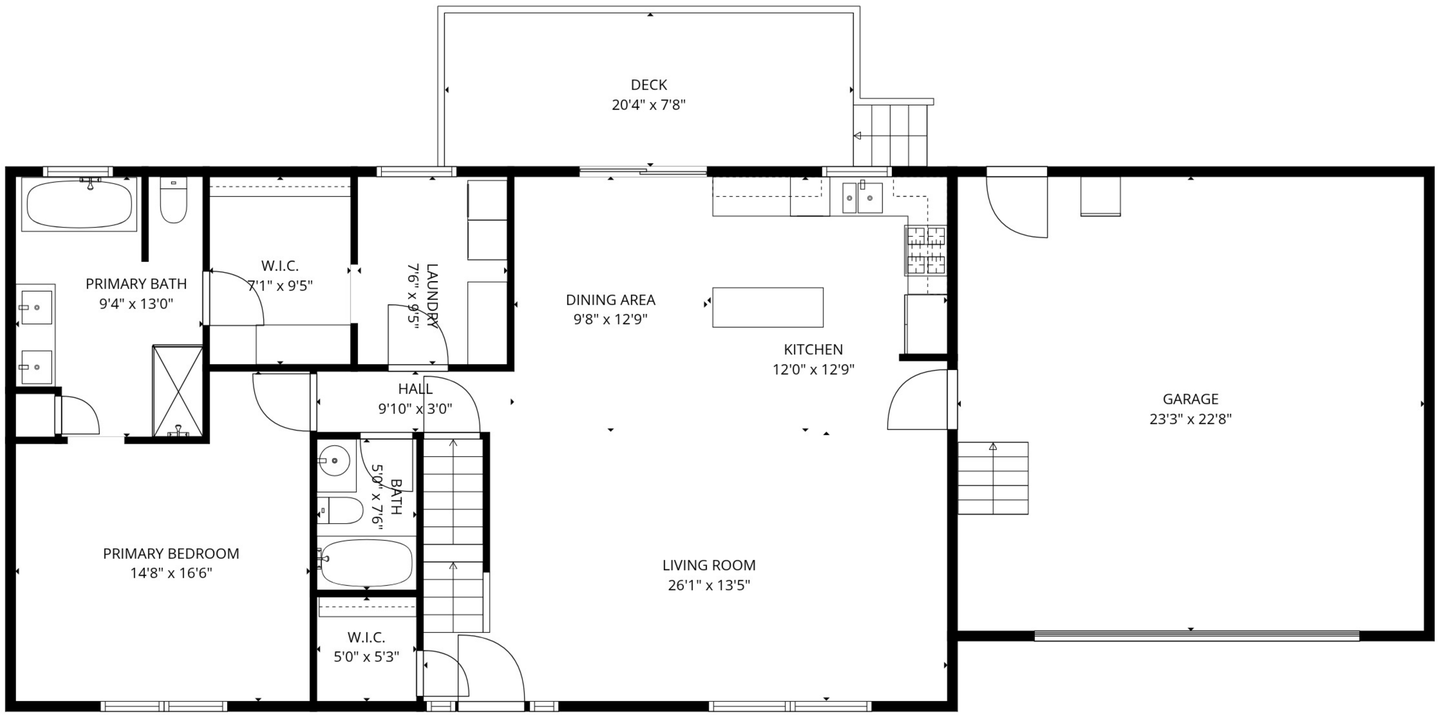
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

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

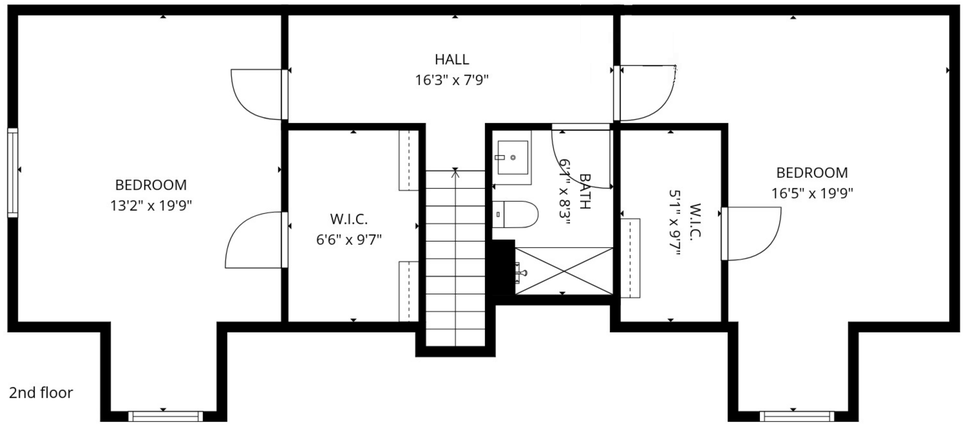


Average Utilities

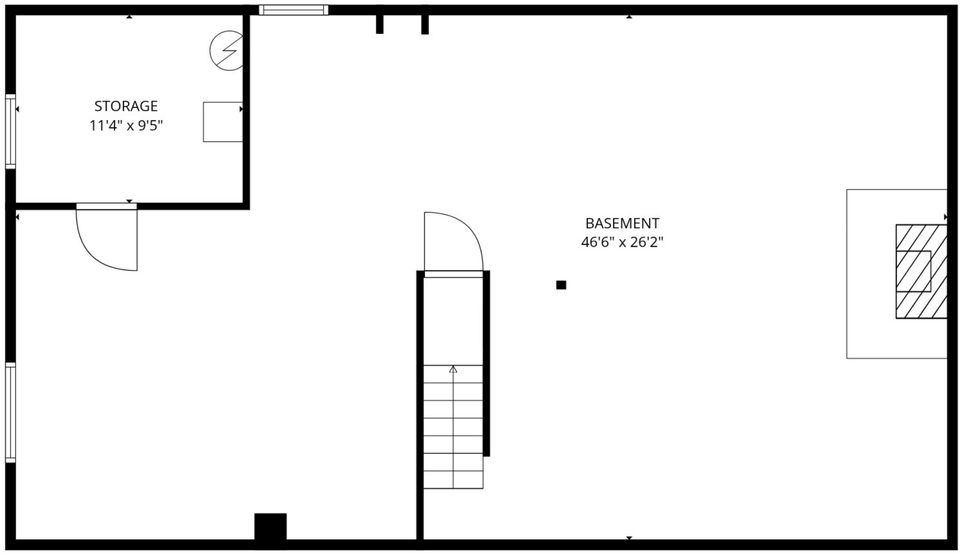
Utility	Company	Average Amount
Gas	LP Tank is owned & will be removed, they used Reynolds Oil for fills	$ 1,100 / year
Electric	Heartland REMC	$ 200/ month
Internet	Heartland REMC - price dependent upon package you choose	$ 60-80/ month
Water	Well - located in backyard	
Septic/Sewer	Septic - located in front yard	
Recent Updates	Brand New Deck! Newer Siding, Windows, Door & New Metal Roof in 2020	
Additional Notes	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 fedding 200 amp into the barn if wanted.	
	Items NOT Included/Staying with the Property:	
Not Included	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	



1st floor



2nd floor



Basement

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

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026
Review Group 2024

Ownership

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

Legal

PT SW1/4 16-29-6 11.63AC

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

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

Data Source Estimated **Collector** 06/29/2023 JS **Appraiser** 06/29/2023 JS

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 / Classifed 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

Occupancy	Single-Family
Description	Single-Family R 02
Story Height	1
Style	N/A
Finished Area	2538 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Plumbing

	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

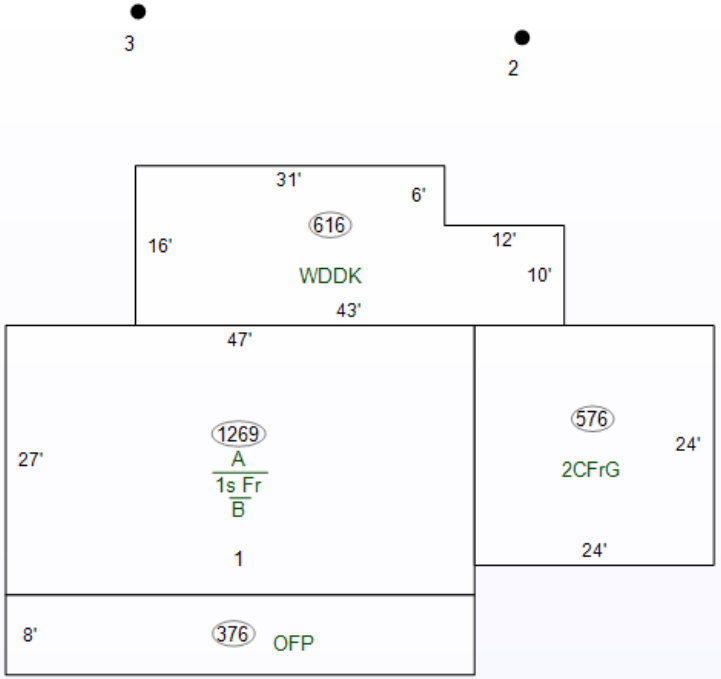
Bedrooms	4
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Open Frame	376	$15,800
Wood Deck	616	$10,900



Specialty Plumbing

Description	Count	Value

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 Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 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

Total all pages $260,400 **Total this page** $260,400