#### **Residential Agent Full Detail Report**

Schedule a Showing

Page 1 of 1

**H** Baths

Property Type RESIDENTIAL Status Active CDOM 1 DOM **Auction** Yes

MLS# 202019862 5525 N 700 E. Churubusco IN 46723 Status Active **LP** \$0

Area Whitley County Parcel ID 92-04-10-401-009.900-009 Type Site-Built Home Sub None **Cross Street** Bedrms 4 F Baths 2

Location Rural REO Style Two Story Short Sale **School District** SGC Elem Churubusco JrH Churubusco SrH Churubusco

**Legal Description** LOTS 9 & 10 RINDFUSZ LAKE VIEW ROLLING ACRES

Directions From 575 N., go South on 700 E., property will be on the west side of the road; look for signs!

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

Remarks Newly Renovated Home with Over 4100+ Sq. Ft. is going to Auction on Thursday, June 25 at 6:30 pm! This home boasts plenty of space for you and your family or friends! Home features 4 Bedrooms, Large Open-Concept Kitchen, Dining & Living Room Area! Kitchen is Spacious with Bar Seating & Pull Out Pantry flowing right into your Dining Room. Dining Room opens to Living Room & Has Patio Doors Leading right out to your Kidney Shaped In-ground Pool & Finished Patio Area -- Perfect for Entertaining! Pool Area has Stoned Finished Built in Grill, Tiki Hut Bar Area, Heated In-ground Pool with Self-Cleaning System & Hot Tub! Many Renovations throughout including Updated Master En-Suite with Tiled Shower, Jetted Tub & Heated Tile Floors! 4th bedroom could easily be utilized as a Home office or Studio Area! Your Attached 4+ Car Garage Provides plenty of Space with Room to Spare; Garage has Concrete Floors, Floor Drains & Oversized Overhead Doors! Unfinished room above garage is ready for you to finish to meet your needs -- Could be a great Bonus Game Room, Man Cave, Utilized as an Apartment or kept as Storage! This home is ready for you with many updates already in place: Newer Roof, Floors, Windows, Siding, Heat Pump & More! Bid on This Tract Individually or in Combination with Tract 2 which is Waterfront Lot on Blue Lake just minutes away! Come See For Yourself: OPEN HOUSE: Thursday, June 18, 5:30-6!

Agent Remarks AUCTION: 6.25.20 - 6:30pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. No Survey. Sold As Is. RE BROKERS: Must register clients 24 hrs in advance and be present to represent clients at all showings, open house & auction. Client Registration form is in docs.

Sec	Lot	Lot	Ac/SF/Dim	0.92	60 40,33	37 160	)x260		/	' N	l / Src Lot I	<b>Des</b> 0-2.9	9999			
Tow	<b>nship</b> Sm	th		Abv Gd	Fin SqFt	2,732 <b>Be</b> l	low Go	l Fin Sq	Ft	0	Ttl Below Gd So	<b>¡Ft</b> 0	Ttl Fin S	<b>qFt</b> 2,732	Year Built	1974
•	46 <b>New</b>		Da	te Com	olete	E		Stone, V	inyl	Fno	<b>itn</b> Slab				# Rooms	8
Rooi	n Dimensio		Baths	Full	Half	Water	WELL				Basement Mate	erial				
	DIM	L	B-Main	2	0	Sewer	Public	С			Dryer Hookup	Gas No		Fireplace	No	
LR	20 x 20	М	B-Upper		0	Fuel	Electi	ric, Forc	ed Air		Dryer Hookup	Elec Yes		Guest Qtrs	No	
)R	12 x 12	М	B-Blw G	0	0	Heating					Dryer Hook Up	Gas/Elec	No	Split FlrpIn	No	
FR	Χ					Cooling	Centr	al Air			Disposal	No		Ceiling Fan	Yes	
<b>(T</b>	15 x 15	М	Laundry		Main	10	x 10				Water Soft-Ow	ned Yes		Skylight	No	
3K	Χ					1st Bdrm E					Water Soft-Ren	ited No		ADA Features	<b>N</b> o	
NC	Χ			•	, .	Molding, De le Door Ope					Alarm Sys-Sec	No		Fence	Metal	
ΜВ	20 x 20	М	LICOTIO, I	Oyor LII	ay, Garay	c Door Ope	1101, 00	, rub, C	peni	1001	Alarm Sys-Ren	t No		Golf Course	No	
2B	18 x 15	М	Garage	4.	,	ached	/ 51	x 26	/ 1,32	26.00	Garden Tub	No		Nr Wlkg Trail	s No	
BB	15 x 15	М	Outbuildi	•	one	Х					Jet Tub	Yes		Garage Y/N	Yes	
łВ	18 x 12	М	Outbuildi	ing		Х					Pool	Yes		Off Street Pk	Yes	
В	Χ		Assn Due	es	1	Not Applicat	ole				Pool Type	Below Gr	ound			
RR	Χ		Other Fee	es							SALE INCLUDE	S Dishwa	sher, Refri	gerator, Built-Iı	n Gas Grill,	Oven
.F	Χ		Restriction	ons							-Electric, Pool E		Range-Elec	ctric, Water He	ater Electric	, Wate
X	51 x 26	U	Water Ac	cess		Wtr Name					Softener-Owned	i				
	уре			Wtr Fr	tg		annel l	Frtg								
	r Features						Type									
	ion Yes	Auc	tioneer Nan	ne	Chad Met	zger & Tim	Holme	S			Auctioneer L	icense #	AC313	300015		
	er Name															
	ncing: Exi	•					posed						Excluded	•		
	ıal Taxes		.26 <b>Exemp</b>			ad, Supplem	ental				ayable 2020		Assessed	Value		
	vner/Seller				No				ossess		at closing					
	Office Met	•				260-982-023	38	Li	st Age	ent	Chad Metzger -					
•	nt E-mail	chad@	metzgerauc	tion.con	ו						List Age	nt - User C	ode	UP3880533	95	
	ist Office							C	o-List	Agent						
	ving Instr		ngtime or Op													
		1/2020	Exp Date		/2020	Publish to					Addr to Public		Allow AVN		v Comment	s
	nclude Y	C	ontract Type			ight to Sell	Bu	yer Bro		•		Rate No	•		None	
	al Tours:				kbox Typ	e MECH		Lo			ation front door	•	pe of Sale	•		
	ling Date			Closir	g Date				Sellin	g Pric	е	How S	old		CDOM	1
enc	5															
	oncessions	Paid			Sold/C	oncession	Remar	rks								

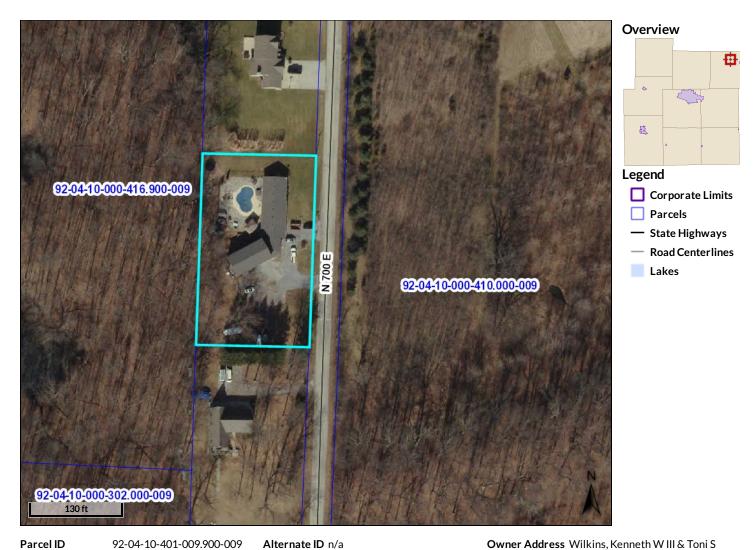
Co-Sell Agent Sell Agent Co-Sell Off

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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## Beacon<sup>™</sup> Whitley County, IN



One Family Dwelling Platted

5525 N 700 E

CHURUBUSCO, IN 46723

Parcel ID 92-04-10-401-009.900-009

Sec/Twp/Rng 10--

Property Address 5525 N 700 E

Churubusco

District **Smith Township** 

LOTS 9 & 10 RINDFUSZ LAKE VIEW ROLLING ACRES **Brief Tax Description** 

(Note: Not to be used on legal documents)

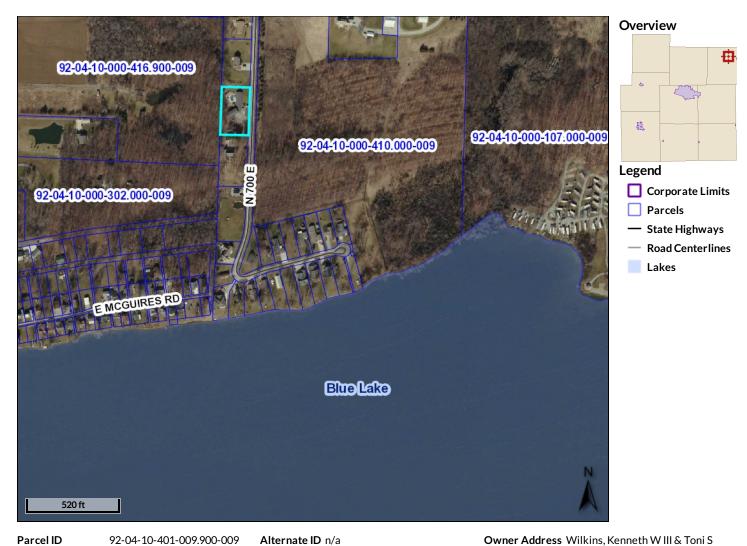
Class

Acreage

Date created: 5/30/2020 Last Data Uploaded: 5/29/2020 8:06:40 PM



## Beacon<sup>™</sup> Whitley County, IN



One Family Dwelling Platted

5525 N 700 E

CHURUBUSCO, IN 46723

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Class

Acreage

Date created: 4/23/2020 Last Data Uploaded: 4/23/2020 1:35:52 AM





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

State Form 46234 (R6 / 6-14)

Date (month, day, year) 5-5-2020

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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 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 a part of any contract between the buyer and the owner. 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. An owner 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 real estate.

accepted for the sale of the real e		- de)							_	
Property address (number and street, city, st	tate, and ZIP o	5	525 N. 7	700 E., C	Churubusco, IN 46723					
1. The following are in the condition										
A. APPLIANCES	None/Not Included/	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented		No Defec	ot ctive	Do Not Know
Built-In Vacuum System	7		1		Cistern	7				
Clothes Dryer	X				Septic Field / Bed	X				
Clothes Washer	7				Hot Tub					×
Dishwasher			1		Plumbing			>	<	
Disposal	-	-			Aerator System	X				
Freezer	X		~		Sump Pump	Z	-		_	
Gas Grill	X			~	Irrigation Systems	N			_	
Hood	-			_×_	Water Heater / Electric	~	-	-		_
	×		~			-		_/		
Microwave Oven			X		Water Heater / Gas	-		_	_	
Oven			7		Water Heater / Solar	X		-	-	_
Range			X		Water Purifier	~			,	
Refrigerator			X		Water Softener				-	
Room Air Conditioner(s)	×				Well	-		7	4	
Trash Compactor	X				Septic & Holding Tank/Septic Mound	X				
TV Antenna / Dish	1		K		Geothermal and Heat Pump	OC				
Other:					Other Sewer System (Explain)				_	
					Swimming Pool & Pool Equipment			7	0	
								Yes	No	Do Not Know
	-				Are the structures connected to a publ	ic water sv	stem?		灭	
					Are the structures connected to a publ			X	_	
	None/Not	LLOS	Not	Do Not	Are there any additions that may require			0		
B. ELECTRICAL SYSTEM	Included/	Defective	Not Defective	Know	to the sewage disposal system?			V		
Air Purifier	T				If yes, have the Improvements been co sewage disposal system?	mpleted or	the			
Burglar Alarm	X				Are the improvements connected to a	orivate/con	munity	_	.7	
Celling Fan(s)			X		water system?					
Garage Door Opener / Controls			4		Are the improvements connected to a private/community					
Inside Telephone Wiring and	1		7		sewer system?			N.	nt	Do Not
Blocks / Jacks					D. HEATING & COOLING SYSTEM	Rented	Defective	Defe		Know
intercom	X		\		Attic Fan	X				
Light Fixtures			×		Central Air Conditioning	13.(*)		5	<	
Sauna	X				Hot Water Heat	X		-		
Smoke / Fire Alarm(s)			X		Furnace Heat / Gas	X.				
Switches and Outlets			*		Furnace Heat / Electric			×		
Vent Fan(s)			4		Solar House-Heating	V.		-	-	
60 / 100 (200 Rmp Service			X		Woodburning Stove	-				
(Circle one)			1		Fireplace	j	-	-		
Generator	X					*		-		-
NOTE: "Defect" means a condition the	nat would ha	ve a signif	icant adver	se effect	Fireplace insert					
on the value of the property, that wo					Air Cleaner	- X			_	
of future occupants of the property, o	or that if not	repaired, re	emoved or	replaced	Humidifier	5				
would significantly shorten or adver	sely affect t	he expecte	d normal li	fe of the	Propane Tank	7				
premises.		A			Other Heating Source	7				
ACTUAL KNOWLEDGE. A disclo substitute for any inspections or w any material change in the physics	sure form i varranties that condition	s not a wa nat the pro of the pro	arranty by spective b sperty or c	the owner uyer or ow ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the corner may later obtain. At or before settle e purchaser at settlement that the conditions to the condition of the	disclosure ment, the tion of the	form may owner is re property	not equire is sub	be used to	sed as a disclose tially the
Signature of Seller			provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.  Signature of Buyer  Date (mm/dd/yy)							
Signature of Seller		Date (mm)	(dd/yy)	න	Signature of Buyer		ate (mm/do	(אלי		
The Seller hereby certifies that the co	ndition of th				me as it was when the Seller's Disclosure f	OLLI Mae U	ridinally pr	Ovide	to th	e Buver
Signature of Seller (at closing)		Date (mm/			Signature of Seller (at closing)		Date ( <i>mm/d</i> e			.s Suyer.

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
Age, if known:Years.				Do structures have aluminum wiring?		X	KNOW
The state of the s		ļ.,	34	Are there any foundation problems with the structures?		K	
Does the roof leak?		×		Are there any encroachments?		1	
s there present damage to the roof? s there more than one layer of shingles		-		Are there any violations of zoning.		1	-
on the house?		X		building codes, or restrictive covenants? Is the present use a non-conforming use		X	
f yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
Have there been or are there any nazardous conditions on the property, such as methane gas, lead paint, radon gas in nouse or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		En Service	4			4	
s 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 13-14-1-15?			X				
Has there been manufacture of methamphetamine or dumping of waste			100 TUN	Is the access to your property via a private road?		X	
from the manufacture of methamphetamine in a residential structure on the property?		X	3	Is the access to your property via a public road?	X		
Explain:				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?		4	
				Are there any structural problems with the building?		4	
				Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	S:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?	S	X	
				Is there any damage due to wind, flood, termites or rodents?		X	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?		.:	×
				Is the property in a flood plain?		X	-
				Do you currently pay flood insurance?		7	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?	A		
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	X	/	
				Is the property located within one (1) mile of an airport?		A	
a substitute for any inspections or warranties of disclose any material change in the physical change in the physi	s that the	rranty by prospection of the	the owner tive buyer	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclose or owner may later obtain. At or before settle or certify to the purchaser at settlement that d. Seller and Purchaser hereby acknowledge	ment, the	owner is r	used as equired
ignature of Selle	Date (mm/c	dd(sq)		Signature of Buyer	Date (mm/d	d/yy)	
four suffers	Date (mm/c	-20	)	Signature of Buyer	Date (mm/d		
	property	is substan	tially the sar	ne as it was when the Seller's Disclosure form was	originally pr	ovided to the	ne Buyer.
	Date (mm/c			Signature of Seller (at closing)	Date (mm/di		



### 260-982-0238

### ...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
  ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
  ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

www.MetzgerAuction.com

### **Average Utilities**

	Company	Average Amount
Gas	None, but tap on front for Natural	\$
Electric	EREMC	\$ 500 (mo-
Water	Well	\$
Other	Sewer Blue Lake Const. Districts	\$ 81/mo
НОА	None.	\$

92-04-10-401-009.900-009

**Local Parcel Number** 

Tax ID:

Routing Number

Property Class 510

1 Family Dwell - Platted Lot

Year: 2020

Location	Information

**County** Whitley

Township SMITH TOWNSHIP

District 009 (Local 060)

SMITH TOWNSHIP

School Corp 8625 SMITH-GREEN COMMUNITY

Neighborhood 920910-009 SMITH AG & RURAL

Section/Plat

10

Location Address (1)

5525 N 700 E

Churubusco, IN 46723

Zoning

Subdivision

Lot

**Market Model** 

N/A

•	Characteristics	

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Static

Printed Friday, May 1, 2020

Review Group 2020 Data Source N/A

Wilkins, Kenneth W III & Toni S 5525 N 700 E

Date

510, 1 Family Dwell - Platted Lot

Transfer of Ownership								
Doc ID Code	Book/Page	Adj Sale Price	V/					
WD	1	\$0						
WD	1	\$0						
	Doc ID Code WD	Doc ID Code Book/Page WD /	Doc ID Code Book/Page Adj Sale Price WD / \$0					

Legal

**Ownership** 

Wilkins, Kenneth W III & Toni S

M/M Kenneth W Wilkins, III

CHURUBUSCO, IN 46723

5525 N 700 E

LOTS 9 & 10 RINDFUSZ LAKE VIEW ROLLING ACRES

Res

BS

**Appraiser** 09/07/1995

Va	Valuation Records (Work In Progress values are not certified values and are subject to change)									
2020	Assessment Year	2020	2019	2019	2018	2017				
WIP	Reason For Change	AA	AA	AA	Annual Trend	Annual Trend				
03/31/2020	As Of Date	01/01/2020	06/27/2019	04/16/2019	01/01/2018	01/01/2017				
Indiana Cost Mod	Valuation Method	Indiana Cost Mod								
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000				
	Notice Required		<b>~</b>							
\$14,700	Land	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700				
\$14,700	Land Res (1)	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700				
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0				
\$249,200	Improvement	\$249,200	\$241,700	\$241,700	\$229,600	\$221,500				
\$231,000	Imp Res (1)	\$231,000	\$222,300	\$222,300	\$210,200	\$201,700				
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$18,200	Imp Non Res (3)	\$18,200	\$19,400	\$19,400	\$19,400	\$19,800				
\$263,900	Total	\$263,900	\$256,400	\$256,400	\$244,300	\$236,200				
\$245,700	Total Res (1)	\$245,700	\$237,000	\$237,000	\$224,900	\$216,400				
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0				
\$18,200	Total Non Res (3)	\$18,200	\$19,400	\$19,400	\$19,400	\$19,800				
	Land Date (Chandard Danth, Dag 4201 Cl 4201 Dags Lat. Dag 01 V 01 Cl 01 V 01)									

		Lanu Dala (3	otanuaru L	лерии. Ке	S 120, CI 120	Dase L	ol. Res u /	(U, CIU	<b>~U)</b>		
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	Α	0	0.9260	1.06	\$15,000	\$15,900	\$14,723	0%	100%	1.0000	\$14,720

SMITH AG & RURAL

Notes 8/6/2019 RA20: No change per reassessment

1/22/2016 14p15: 2014p2015 ck 3/1/14 for 2724 sq ft attached garage with mudroom, toy storage, full bath, and 2nd story

**1/22/2016 16p17:** 2016 pay 2017 1/1/16 Added additions 100% complete

1/22/2016 RA16: Reassessment 2016 Added A/C, Changed FrG to 1sFr/S,Changed eff year to 1985, Gave 25% obso to pool and concaprn

Land Computation	ons
Calculated Acreage	0.93
Actual Frontage	0
Developer Discount	
Parcel Acreage	0.93
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
33 UT Towers NV	0.00
9 Homesite	0.93
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 / Classifed Value	\$0
Homesite(s) Value	\$14,700
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$14,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,700

Source N/A Collector 06/17/2019 JS



5525 N 700 E

Wilkins, Kenneth W III & Toni S

92-04-10-401-009.900-009

Occupancy

Description

Story Height

Finished Area

Style

Make

Earth

**✓** Sub & Joint

✓ Plaster/Drywall

Built-Up Metal

Wood Shingle

Description

Patio, Concrete

Patio, Concrete

Slab

Wood

Parquet

Paneling

Fiberboard

**General Information** 

Floor Finish

Wall Finish

Tile

✓ Carpet

Other

Unfinished

Unfinished

Other

Single-Family

Single-Family R 01 Full Bath

4112 sqft

Roofing

**Exterior Features** 

✓ Asphalt

Other

2

21

**Half Bath** 

Total

Kitchen Sinks

**Water Heaters** 

**Add Fixtures** 

**Bedrooms** 

**Living Rooms** 

**Dining Rooms** 

**Family Rooms** 

**Total Rooms** 

Heat Pump

Slate

Area

196

24

28 10"  1380 51'5"  51'5"2+CFrG  26'10"  492 18'5"  5 1'5"  22'  22'  22'	r 28'28' 1624) C	2	11 22 33 44 11 11 13 34 44 EE CC SS LL FF NA 44 NN FF SS EE
Considiu	Diumbing		S
	Plumbing	Value	Е
<b>Description</b> Portable Spa	Count 1	<b>Value</b> \$2,600	

			Cost Lac	lder	
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2732	2732	\$147,400	
2	1Fr	1380	1380	\$44,700	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1624	0	\$6,800	
Slab		1108	0	\$0	
				<b>Total Base</b>	\$198,900
_	tments	1 R	ow Type	Adj. x 1.00	\$198,900
Unfin	` ,				\$0
	Units (+)				\$0
	loom (+)				\$0
Loft (+	′				\$0
	ace (+)				\$0
	eating (-)				\$0
A/C (+	,		1::	2732 2:1380	\$7,500
No Ele	` '				\$0
	oing (+ / -)		12 –	$5 = 7 \times $800$	\$5,600
	Plumb (+)				\$2,600
Elevat	tor (+)				\$0
				al, One Unit	\$214,600
			Sub-To	otal, 1 Units	
Exteri	or Feature	s (+)		\$1,300	\$215,900
Garag	es (+) 138	•		\$31,200	\$247,100
	Qualit	y and D	•	ctor (Grade)	1.00
				on Multiplier	0.95
			Replac	ement Cost	\$234,745

							Summary	of Impro	ovements								
Description	Res Eligibl	Story Height	Construction	Grade Bu			Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	2	Wood Frame	C 19	74 1985	35 A		0.95		4,112 sqft	\$234,745	26%	\$173,710	0%	100% 1.330	1.0000	\$231,000
2: Pool, In Ground (16x32	0%	1		C 20	11 2011	9 A	\$43.96	0.95	\$56.50	16'x32'	\$32,340	25%	\$24,260	25%	100% 1.000	1.0000	\$18,200

\$249,200 Total all pages \$249,200 Total this page

510, 1 Family Dwell - Platted Lot

MLS # 202019875



Sub

None

#### **Lots & Land Agent Full Detail Report**

Schedule a Showing

Page 1 of 1

**LP** \$0

Lot#

Property Type LOTS AND LAND Status Active CDOM 1 DOM Auction Yes

> 5447 N BLUE LAKE Road Churubusco IN 46723 Status Active Area Whitley County Parcel ID

92-04-10-000-110.000-009 Type Residential Land **Cross Street** 

JrH Churubusco SrH Churubusco School District SGC Elem Churubusco

REO No Short Sale No

**Legal Description** PT N2 SE4 S10 T32 R10 2.966A & LOT 47 JOHN RAPP SECOND ADDITION

Directions from Blue Lake Rd., Turn west Towards the Blue Lake Campground, property will be on left hand side.

Inside City Limits N City Zoning County Zoning OT Zoning Description

Remarks Waterfront Lots on Blue Lake going to Auction on June 25 at 6:30pm! Waterfront Lots on Blue Lake with 300+/- ft. of Frontage! Lots have a Well, Sewer Tap & Electricity is Available! This could be utilized as a nice camping site or a potential building site! Property is in the flood plain so you would need to build your Waterfront Home accordingly! Bid on This Tract Individually or in Combination with Tract 1, the Move-In Ready Home just minutes away! Come See For Yourself: OPEN HOUSE: Thursday, June 18, 5:30-6!

Agent Remarks AUCTION: 6.25.20 - 6:30pm at Tract 1. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. No Survey. Sold As Is. RE BROKERS: Must register clients 24 hrs in advance and be present to represent clients at all showings, open house & auction. Client Registration form is in docs.

Sec Lot Lot Ac/SF/Dim 2.9000 126,324 555x300

Lake, Partially Wooded, Undeveloped, Platted Y/N Yes **Parcel Desc Platted Development** No

\$\$0.00 Township **Date Lots Available** Price per Acre

Road Frontage Type Use Residential, Camp/RV with Road Access County **Road Surface** Gravel County

Type Water Well **Easements** Yes Type Sewer Public, Available Water Frontage 300.00

Type Fuel None **Assn Dues** Not Applicable

Electricity Available Other Fees

**DOCUMENTS AVAILABLE** Aerial Photo **Features** 

Strctr/Bldg Imprv No

Can Property Be Divided? No

**Water Access** Lake

**Water Name** Blue Lake Lake Type

Deeded Water Features

Water Frontage 300.00 Channel Frontage 0.00 **Water Access** LAKE Chad Metzger & Tim Holmes Auction Yes **Auctioneer Name** Auctioneer License # AC31300015

**Owner Name** 

Financing: **Existing** Proposed **Excluded Party** None

**Annual Taxes** 2020 \$1,120.98 Exemption No Exemptions Year Taxes Payable Assessed Value

Is Owner/Seller a Real Estate Licensee No Possession at closing

Metzger Property Services, LLC - office: 260-982-0238 Chad Metzger - Cell: 260-982-9050 List Office List Agent

Agent ID RB14045939 Agent E-mail chad@metzgerauction.com **Co-List Office** Co-List Agent

**Showing Instr** 

Yes Show Addr to Public 5/31/2020 **Publish to Internet** Allow AVM Yes Show Comments List Date Exp Date 9/30/2020 Yes Yes

**BBC** 1.0% **IDX** Include Contract Type Exclusive Right to Sell Variable Rate No. Special Listing Cond. None

**Virtual Tours:** Type of Sale

**Pending Date Closing Date Selling Price How Sold** CDOM 1

**Total Concessions Paid** Sold/Concession Remarks

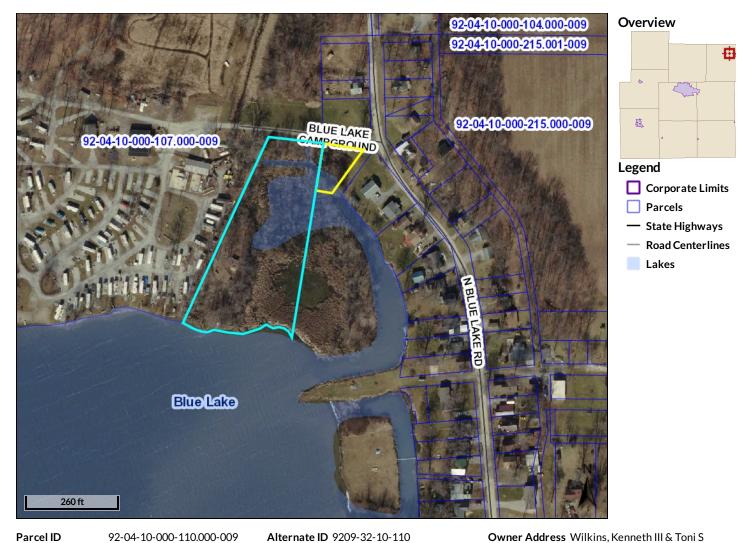
Sell Off Sell Agent Co-Sell Off Co-Sell Agent

> Presented by: Tiffany Reimer / Metzger Property Services, LLC

> > Information is deemed reliable but not guaranteed.

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## Beacon<sup>™</sup> Whitley County, IN



Res-1-Family 0 - 9.99 acres

2.966

Parcel ID 92-04-10-000-110.000-009

Sec/Twp/Rng 10-32-10

Property Address 5447 N Blue Lake Rd

Churubusco

District **Smith Township** 

**Brief Tax Description** PT N2 SE4 S10 T32 R10 2.966A

(Note: Not to be used on legal documents)

Class

Acreage

Date created: 5/30/2020 Last Data Uploaded: 5/29/2020 8:06:40 PM



Owner Address Wilkins, Kenneth III & Toni S

5525 N 700 E

Churubusco, IN 46723

Notes

8/6/2019 RA20: Gave obso to utility shed per

11/9/2015 RA16: Reassessment 2016

reassessment

Added obso for rental

### 92-04-10-000-110.000-009

**General Information Parcel Number** 

92-04-10-000-110.000-009

**Local Parcel Number** 060-030-00000190

Tax ID:

**Routing Number** 110

**Property Class 511** 1 Family Dwell - Unplatted (0 to 9.9

Year: 2020

Location Information
County
Whitley

Township SMITH TOWNSHIP

District 009 (Local 060) SMITH TOWNSHIP

School Corp 8625 SMITH-GREEN COMMUNITY

Neighborhood 920932-009 Blue Lake Waterfront Mob Home

Section/Plat 10

Location Address (1) 5447 N Blue Lake Rd Churubusco, IN 46723

Zoning

Subdivision

Lot

#### **Market Model** N/A

<b>Topography</b> Level	Flood Hazard
Public Utilities Electricity	ERA
Streets or Roads Paved	TIF
Naimbharbaad Lifa (	Cycle Stees

Characteristics

**Neighborhood Life Cycle Stage** 

Static

Printed Friday, May 1, 2020

Review Group 2020 Data Source N/A

Wilkins, Kenneth III & Toni S **Ownership** 

Wilkins, Kenneth III & Toni S 5525 N 700 E Churubusco, IN 46723

Le	gal
PT N2 SE4 S10 T32 R10	2.966A

		,		p.:	(									
Transfer of Ownership														
Date	Owner	Doc ID	Code	Book/Page A	dj Sale Price	V/I								
09/16/2015	Wilkins, Kenneth III &	2015090268	WD	1	\$56,000	V								
04/24/2015	Benson Pantello Morri	2015040373	WD	1	\$27,380	- 1								
08/03/2010	Prashanthi, Inc	2010080069	QC	1	\$58,500	V								
07/27/2010	Baker, John R & Sandr	2010070417	QC	1	\$6,000	- 1								
06/30/2003	Baker, John R & Baker	2003060921	WD	/	\$57,500	- 1								
01/09/1998	STRITE ROBERT H &		WD	9801/138	\$0	- 1								

### 

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

BS

Va	Valuation Records (Work In Progress values are not certified values and are subject to change)													
2020	Assessment Year	2020	2019	2019	2018	2017								
WIP	Reason For Change	AA	AA	AA	Annual Trend	Annual Trend								
03/31/2020	As Of Date	01/01/2020	06/27/2019	04/16/2019	01/01/2018	01/01/2017								
Indiana Cost Mod	Valuation Method	Indiana Cost Mod												
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000								
	Notice Required		~											
\$22,900	Land	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900								
\$15,000	Land Res (1)	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000								
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0								
\$7,900	Land Non Res (3)	\$7,900	\$7,900	\$7,900	\$7,900	\$7,900								
\$18,400	Improvement	\$18,400	\$18,400	\$18,400	\$18,300	\$18,100								
\$18,100	Imp Res (1)	\$18,100	\$18,100	\$18,100	\$18,000	\$17,800								
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0								
\$300	Imp Non Res (3)	\$300	\$300	\$300	\$300	\$300								
\$41,300	Total	\$41,300	\$41,300	\$41,300	\$41,200	\$41,000								
\$33,100	Total Res (1)	\$33,100	\$33,100	\$33,100	\$33,000	\$32,800								
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0								
\$8,200	Total Non Res (3)	\$8,200	\$8,200	\$8,200	\$8,200	\$8,200								

		Land Data (	Standard I	Depth: Re	s 120', CI 120'	Base L	ot: Res 0' 2	K 0', CI 0	' X 0')		
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	Α	0	1.0000	1.00	\$15,000	\$15,000	\$15,000	0%	100%	1.0000	\$15,000
91	Α	0	1.9660	1.00	\$4,000	\$4,000	\$7,864	0%	0%	1.0000	\$7,860

Land Computa	itions
Calculated Acreage	2.97
Actual Frontage	0
Developer Discount	
Parcel Acreage	2.97
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.97
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	\$15,000
91/92 Value	\$7,900
Supp. Page Land Value	
CAP 1 Value	\$15,000
CAP 2 Value	\$0
CAP 3 Value	\$7,900
Total Value	\$22,900

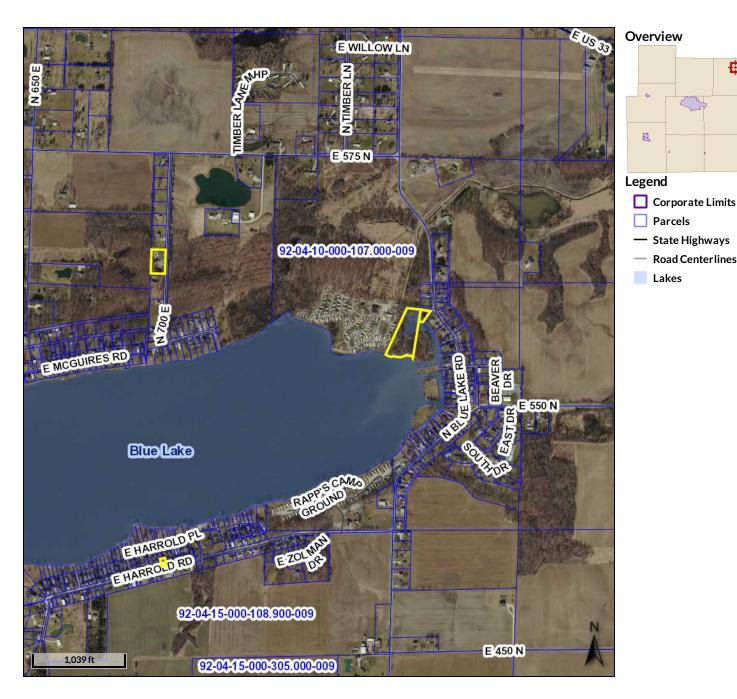
**Collector** 06/19/2019 JS **Appraiser** 09/07/1995

	(	Cost Lac	lder	
Floor Constr	Base	Finish	Value	Totals
1 1Fr	942	942	\$71,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	942	0	\$0	
			<b>Total Base</b>	\$71,000
Adjustments	1 R	ow Type	Adj. x 1.00	\$71,000
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				\$0
No Elec (-)				\$0
Plumbing (+ / -)		5	$-5 = 0 \times $0$	\$0
Spec Plumb (+)				\$0
Elevator (+)				\$0
		Sub-Tota	al, One Unit	\$71,000
		Sub-To	otal, 1 Units	
Exterior Features	s (+)		\$9,100	\$80,100
Garages (+) 0 sq	ft		\$0	\$80,100
Quality	and D	esign Fa	ctor (Grade)	0.60
		Locati	on Multiplier	0.95
		Replac	ement Cost	\$45,657

					5	Summary	of Impr	ovements								
Description	Res Stor Eligibl Heigl	y nt Construction	Grade Bu		Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	1 Wood Frame	E+2 196	1961	59 A		0.95		942 sqft	\$45,657	45%	\$25,110	15%	100% 0.850	1.0000	\$18,100
2: Utility Shed (16x16)	0%	1 sv	D 190	0 1900	120 P		0.95		16'x16'		80%		50%	100% 1.000	1.0000	\$300

Total all pages \$18,400 Total this page \$18,400

# **Beacon** Whitley County, IN



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**Road Centerlines** 

Date created: 5/4/2020 Last Data Uploaded: 5/4/2020 2:39:56 PM

