

Thursday,
July 16 6:30 PM

1122 & 1128 W. Wash.,
Fort Wayne, IN

Tract #1: 2 Story
Single Family Hom
on Large Lot!

Tract#2: Large
Income Producing
Tri-plex!

Real Estate AUCTION



2 Homes in West Central Downtown Fort Wayne!

Open House: **July 12** 1-2 pm
www.MetzgerAuction.com




 **Metzger**
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau

260-982-0238



Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202025176	1122 W WASHINGTON	Fort Wayne	IN 46802	Status Active	LP \$0
	Area Allen County	Parcel ID 02-12-03-490-009.000-074	Type Site-Built Home		
	Sub Rock Hill(s) / Rockhill(s)	Cross Street	Bedrms 3	F Baths 1	H Baths 1
	Location City/Town/Suburb	Style Two Story	REO No	Short Sale No	
	School District FWC	Elem Washington	JrH Portage	SrH Wayne	
	Legal Description Rockhills 1st Amend Addition Lot 217				
	Directions Take Washington Blvd. to College St., home is right beside the corner of College & Washington Blvd.				
	Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description	

Remarks Two-Story Charming Home full of Character with Curb Appeal & Off-Street Parking is Going to Auction on Thursday, July 16 at 6:30pm. Home features loads of Character including Built-Ins, Natural Woodwork, Hardwoods & Fireplace! Formal Dining Room off of the Kitchen opens to the Living Room, Perfect for Entertaining! Walk Outside to your Private Patio and Yard with Mature Trees for Privacy! Upstairs features 3-4 bedrooms including Large Master with Walk-In Closet! Home also has an Enclosed Front Porch to Enjoy & a Detached Garage that could also be used for Storage or Studio Area. Great Opportunity to be right near heart of Downtown Fort Wayne close to Restaurants, Shops & Entertainment! Bid on this House individually or in combination with the home next door for Monthly Income Potential! OPEN HOUSE: Sunday, July 12, 1-2pm

Agent Remarks AUCTION: 7.16.20-6:30pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. Estate property, no disclosures. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	0.1700	7,405	50x150	/	N	/	Src	Lot Des	Level, 0-2.9999			
Township	Wayne	Abv Gd Fin SqFt	2,101	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	574	Ttl Fin SqFt	2,101	Year Built	1860			
Age	160	New	No	Date Complete		Ext	Stucco	Fndtn	Crawl, Partial Basement, Unfinished	# Rooms	10			
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Stone							
DIM	L	B-Main	0	1	Sewer	City	Dryer Hookup Gas	No	Fireplace	Yes				
LR	20 x 18	M	B-Upper	1	0	Fuel	Gas, Hot Water	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	15 x 15	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No			
FR	x					Cooling	Window, None	Disposal	No	Ceiling Fan	No			
KT	15 x 15	M	Laundry Rm	Basement	x			Water Soft-Owned	No	Skylight	No			
BK	x		AMENITIES	Built-In Bookcase, Chair Rail, Closet(s) Walk-in, Foyer Entry, Landscaped, Natural Woodwork, Patio Open, Porch Enclosed, Porch Screened, Range/Oven Hook Up Gas,				Water Soft-Rented	No	ADA Features	No			
DN	20 x 11	M						Alarm Sys-Sec	No	Fence	Decorative			
MB	20 x 18	U						Alarm Sys-Rent	No	Golf Course	No			
2B	20 x 15	U	Garage	1.0	/ Detached	/ 20 x 18	/ 360.00	Garden Tub	No	Nr Wlkg Trails	No			
3B	15 x 12	U	Outbuilding	None		x		Jet Tub	No	Garage Y/N	Yes			
4B	x		Outbuilding			x		Pool	No	Off Street Pk	Yes			
5B	x		Assn Dues			Not Applicable		Pool Type						
RR	x		Other Fees					SALE INCLUDES	No Appliances Included					
LF	x		Restrictions					FIREPLACE	Den, Wood Burning					
EX	12 x 10	U	Water Access			Wtr Name								

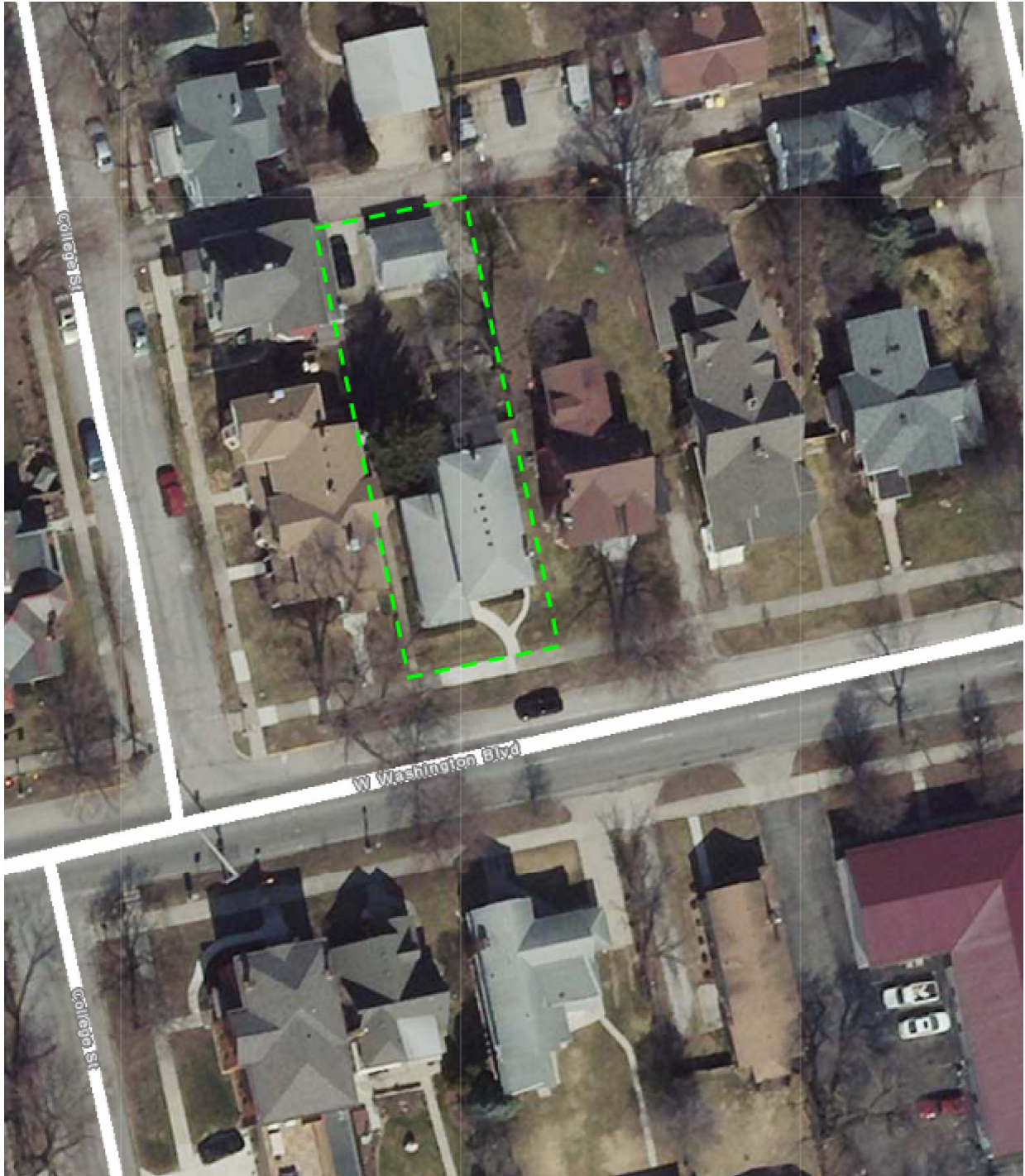
WtrType		Wtr Frtg		Channel Frtg	
Water Features		Lake Type			
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015

Owner Name		Financing: Existing		Proposed		Excluded Party	None
Annual Taxes	\$1,320.20	Exemptions	Homestead, Over 65,	Year Taxes Payable	2019	Assessed Value	
Is Owner/Seller a Real Estate Licensee	No	Possession	AT CLOSING	List Agent	Chad Metzger - Cell: 260-982-9050	List Agent - User Code	UP388053395
List Office	Metzger Property Services, LLC - office: 260-982-0238	Co-List Office		Co-List Agent			

Showing Instr	Showingtime or Open House	List Date	7/1/2020	Exp Date	12/30/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes
IDX Include	Y	Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:		Lockbox Type	MECH	Lockbox Location	back door	Type of Sale							
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1				
Ttl Concessions Paid		Sold/Concession Remarks											
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent							

Presented by: Chad Metzger / Metzger Property Services, LLC
Information is deemed reliable but not guaranteed.

AERIAL
1122 W. Washington Blvd., Fort Wayne, IN 46802



260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS
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- ★ REAL ESTATE SALES

WWW.METZGERAUCTION.COM



General Information

Parcel Number 02-12-03-490-009.000-074

Local Parcel Number 92-3750-0217

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - Platted Lot

Year: 2020

Location Information

County Allen

Township WAYNE TOWNSHIP

District 074 (Local 091) 074 FT WAYNE WAYNE (91-95)

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 271808-074 Rockhills 1st Amended Addition

Section/Plat 0003

Location Address (1) 1122 W WASHINGTON BLVD FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, June 02, 2020

Review Group 2021

Ownership

Harris Dean L 1327 Wall St Fort Wayne, IN 46802

Legal

Rockhills 1st Amend Addition Lot 217

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 01/01/1900 to 08/31/1999.

Notes



Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year (2020-2016), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 41' X 130', CI 41' X 130')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.17), Actual Frontage (50), Parcel Acreage (0.00), etc.

Data Source N/A

Collector

Appraiser

Total Value \$70,500

General Information

Occupancy Single-Family
Description Single-Family (2102 S
Story Height 2
Style 31 Older conv 2 story/
Finished Area 2102 sqft
Make

Floor Finish

- Earth Tile
- Slab Carpet
- Sub & Joint Unfinished
- Wood Other
- Parquet

Wall Finish

- Plaster/Drywall Unfinished
- Paneling Other
- Fiberboard

Roofing

- Built-Up Metal Asphalt Slate Tile
- Wood Shingle Other

Exterior Features

Description	Area	Value
Patio, Brick	180	\$2,300
Porch, Enclosed Frame	176	\$8,900
Porch, Enclosed Frame	108	\$6,600

Plumbing

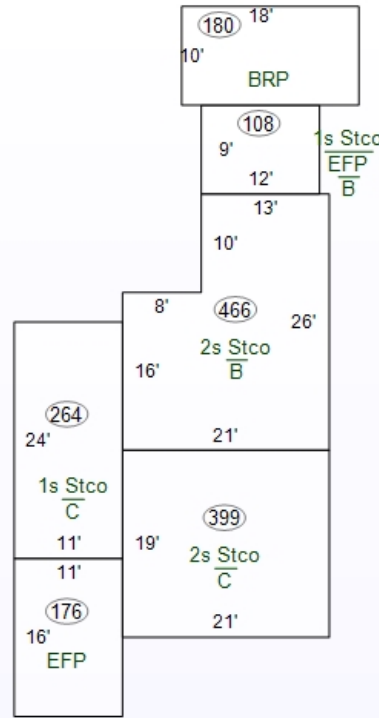
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	10

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	2	1129	1129	\$79,000	
2	2	973	973	\$35,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		574	0	\$18,400	
Crawl		663	0	\$4,700	
Slab					

Adjustments	1 Row Type Adj. x 1.00	\$137,700
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$143,600
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Sub-Total, 1 Units	\$143,600
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Exterior Features (+)	\$17,800	\$161,400
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Garages (+) 0 sqft	\$0	\$161,400
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Quality and Design Factor (Grade)	1.05
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Location Multiplier	0.95
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Replacement Cost	\$160,997
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Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family (2102 Sq	100%	2	Stucco	C+1	1860	1930	90 VP		0.95		2,676 sqft	\$160,997	95%	\$8,050	0%	100%	1.7900	1.0000	\$14,400
2: Detached Garage (18x	100%	1	Wood Frame	D	1910	1910	110 A	\$34.55	0.95	\$34.55	18'x20'	\$9,453	50%	\$4,730	0%	100%	1.0000	1.0000	\$4,700

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202025172	1128 W WASHINGTON	Fort Wayne	IN 46802	Status Active	LP \$0
	Area Allen County	Parcel ID 02-12-03-490-008.000-074	Type Site-Built Home		
	Sub Rock Hill(s) / Rockhill(s)	Cross Street	Bedrms 7	F Baths 3	H Baths 0
	Location City/Town/Suburb	Style Two Story	REO No	Short Sale No	
	School District FWC	Elem Washington	JrH Portage	SrH Wayne	
	Legal Description S 110ft Lot 216 Rockhills 1st Amd Add				
	Directions Home is at the corner of College St. & Washington Blvd., look for signs				
	Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description	

Remarks Great Opportunity for your Charming Two Story Home or an Income Producing Triplex that is Going to Auction on Thursday, July 16 at 6:30 pm. This home is currently being utilized as 3 Apartments but could be Converted back to Your own Corner Lot Home! Each is loaded with Character including Built-Ins, Crown Molding, Stained Glass, Hardwoods & More! The Upstairs Apartment features 2 Bedrooms, 1 bath, Kitchen with Balcony and indoor stairway leading to shared laundry in the basement. The south main level apartment features 2 bedrooms, 1 bath with Clawfoot Tub, Living Room with Large Windows and Private Porch! 3rd Apartment is loaded with Character including Grand Staircase, Fireplace & Built-Ins! This apartment has 3 bedrooms upstairs & a full bath! Live in one apartment and rent the others for monthly income! Great Opportunity to be right near heart of Downtown Fort Wayne close to Restaurants, Shops & Entertainment! Bid on this House individually or in combination with the home next door! OPEN HOUSE: Sunday, July 12, 1-2pm

Agent Remarks 24 HR. NOTICE REQUIRED FOR SHOWINGS. AUCTION: 7.16.20-6:30pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. Estate Property, No Disclosures. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	0.1300	5,663	50x110	/	N	/	Src	Lot Des	Corner, 0-2.9999			
Township	Wayne	Abv Gd Fin SqFt	3,674	Below Gd Fin SqFt	0				Ttl Below Gd SqFt	1,782	Ttl Fin SqFt	3,674	Year Built	1910
Age	110	New	No	Date Complete		Ext	Stucco		Fndtn	Crawl, Partial Basement, Unfinished		# Rooms	12	
Room Dimensions	Baths	Full	Half	Water	CITY	Basement Material	Stone		Dryer Hookup Gas	No	Fireplace	Yes		
DIM	L	B-Main	1	0	Sewer	City		Dryer Hookup Elec	Yes	Guest Qtrs	No			
LR	20 x 18	M	B-Upper	2	0	Fuel	Gas, Forced Air	Dryer Hook Up Gas/Elec	No	Split FlrPln	Yes			
DR	15 x 12	M	B-Blw G	0	0	Heating		Disposal	No	Ceiling Fan	No			
FR	x					Cooling	Window, None	Water Soft-Owned	No	Skylight	No			
KT	12 x 10	M	Laundry Rm	Lower	x			Water Soft-Rented	No	ADA Features	No			
BK	x		AMENITIES	Balcony, Built-In Bookcase, Dryer Hook Up				Alarm Sys-Sec	No	Fence	None			
DN	x			Electric, Foyer Entry, Landscaped, Natural Woodwork, Porch				Alarm Sys-Rent	No	Golf Course	No			
MB	15 x 15	U		Covered, Range/Oven Hk Up Gas/Elec, Split Br Floor Plan, Tub				Garden Tub	No	Nr Wlkg Trails	No			
2B	12 x 12	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No			
3B	12 x 10	U	Outbuilding	None	x			Pool	No	Off Street Pk	No			
4B	10 x 10	U	Outbuilding		x			Pool Type						
5B	12 x 12	U	Assn Dues	Not Applicable				SALE INCLUDES	Water Heater Gas					
RR	x		Other Fees					FIREPLACE	Living/Great Rm, Wood Burning					
LF	x		Restrictions											
EX	x		Water Access	Wtr Name										
WtrType		Wtr Frtg		Channel Frtg										
Water Features				Lake Type										
Auction	Yes	Auctioneer Name	Chad Metzger	Auctioneer License #	AC31300015									

Owner Name

Financing: Existing Proposed Excluded Party None

Annual Taxes \$3,379.64 **Exemptions** No Exemptions **Year Taxes Payable** 2020 **Assessed Value**

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

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

Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395

Co-List Office **Co-List Agent**

Showing Instr 24 hr. notice required. SHOWINGTIME OR OPEN HOUSE

List Date 7/1/2020 **Exp Date** 12/30/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

IDX Include Y **Contract Type** Exclusive Right to Sell **Buyer Broker Comp.** 1.0% **Vari.Rate** No **Special List Cond.** None

Virtual Tours: **Lockbox Type** MECH **Lockbox Location** APT. 921, NW APT. **Type of Sale**

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

Ttl Concessions Paid **Sold/Concession Remarks**

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

Presented by: Chad Metzger / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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Featured properties may not be listed by the office/agent presenting this brochure.

AERIAL

1128 W. Washington Blvd., Fort Wayne, IN 46802



 **Metzger** PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

260-982-0238

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General Information

Parcel Number 02-12-03-490-008.000-074
Local Parcel Number 92-3750-0294

Tax ID:

Routing Number - - -

Property Class 530
3 Family Dwell - Platted Lot

Year: 2020

Location Information

County Allen
Township WAYNE TOWNSHIP
District 074 (Local 091)
School Corp 0235
Neighborhood 271808-074
Section/Plat 0003
Location Address (1)
1128 W WASHINGTON BLVD
FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk
Neighborhood Life Cycle Stage Other

Ownership

Harris Dean L & Albrans Richard
1327 Wall St
Fort Wayne, IN 46802

Legal

S 110FT LOT 216 ROCKHILLS 1ST AMD ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/02/2003 and 01/01/1900.

Notes

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 41' X 130', CI 41' X 130')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

General Information

Occupancy	Triplex
Description	Triplex (3674 SqFt)
Story Height	2
Style	122 Tri-plex
Finished Area	3674 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Stoop, Masonry	80	\$2,000
Porch, Open Frame	112	\$4,400
Porch, Open Frame	80	\$3,700
Porch, Open Frame	90	\$4,400

Plumbing

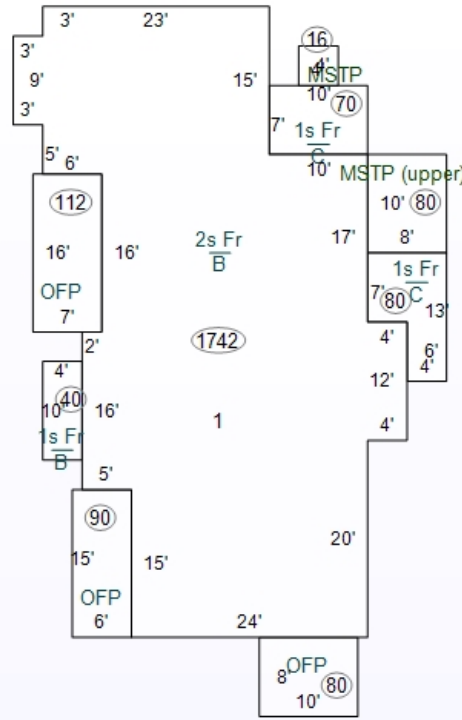
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	3	3
Water Heaters	3	3
Add Fixtures	0	0
Total	9	15

Accommodations

Bedrooms	6
Living Rooms	3
Dining Rooms	1
Family Rooms	1
Total Rooms	12

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1932	1932	\$111,300	
2 1Fr	1742	1742	\$53,100	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1782	0	\$34,800	
Crawl	150	0	\$2,700	
Slab				

Total Base \$201,900

Adjustments 1 Row Type Adj. x 1.00 \$201,900

Unfin Int (-)		\$0
Ex Liv Units (+)	C:2	\$16,200
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	15 - 15 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$218,100

Sub-Total, 1 Units

Exterior Features (+)	\$14,500	\$232,600
Garages (+) 0 sqft	\$0	\$232,600
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.95

Replacement Cost \$243,067

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Triplex (3674 SqFt)	33%	2	Wood Frame	C+2	1910	1960	60 A		0.95		5,456 sqft	\$243,067	40%	\$145,840	0%	100%	1.7900 1.0000	\$261,100