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101 S. RIVER RD.
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Rapp Real Estate AUCTION

Sun., Sept. 13 1 pm

Open Houses: Sept. 1 5:30-6 pm



Tiffany Reimer
Auction Manager
260-571-7910

Home
with 3
Car Garage

3 Unit
Rental
Property



404 S. Main St.,
LaFontaine, IN

3 BR, 2 BA Home with
ensuite master and
large living area. The
property includes 2
kitchens, an attached
garage and a de-
tached 3-car garage.



310 S. Main St.
LaFontaine, IN

3 Unit Rental
Home. All units
are 2 bedrooms
with private laun-
drys.



Metzger
Property Services, LLC AC31300015

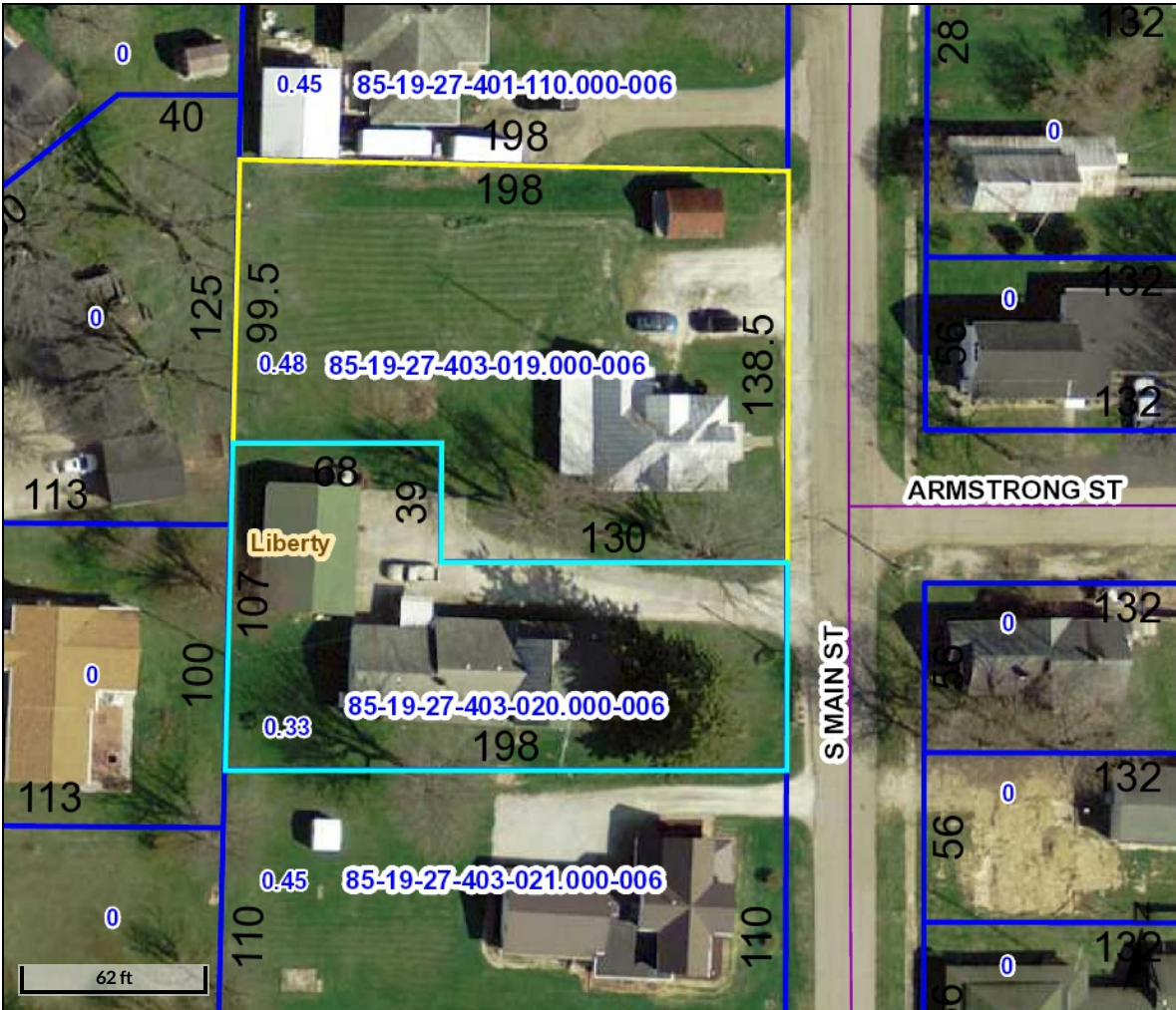
Real Estate • Auctions • Appraisals

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

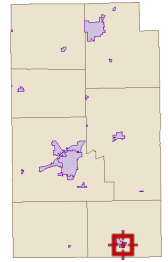
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Overview




Legend

-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-19-27-403-020.000-006	Alternate ID	n/a	Owner Address	RAPP PAUL W ETAL & PAULINE B L / E THEN BEVERLY A HOWARD T / C 404 S MAIN ST LA FONTAINE, IN 46940
Sec/Twp/Rng	27-26-07	Class	Res-3-Family 0 - 9.99 acres		
Property Address	404 S MAIN ST LA FONTAINE	Acreage	0.33		
District	LAFONTAINE CORP				
Brief Tax Description	S PT W1/2 SE 27-26-7 .33AC *ALSO SEE 005-20030-01 <i>(Note: Not to be used on legal documents)</i>				

Date created: 7/23/2020
Last Data Uploaded: 7/22/2020 10:46:19 PM

Developed by  Schneider GEOSPATIAL

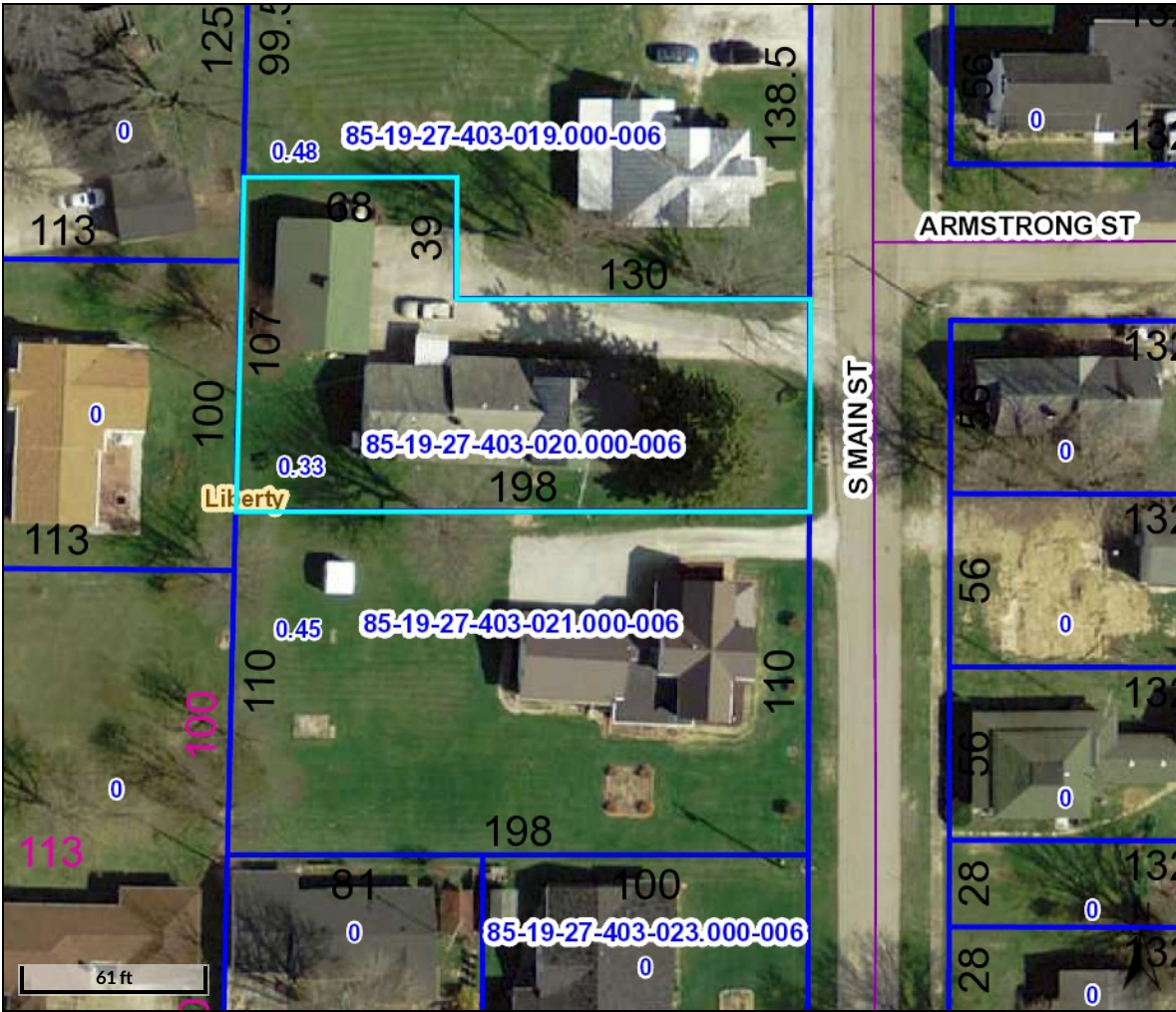
Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202033467	404 S Main Street	LaFontaine	IN 46940	Status Active	LP \$0
	Area Wabash County	Parcel ID 85-19-27-403-019.000-006	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 4	F Baths 2	H Baths 0
	Location City/Town/Suburb	Style One and Half Story	REO No	Short Sale No	
	School District WAC Elem	Southwood	JrH Southwood	SrH Southwood	
	Legal Description S PT W1/2 SE 27-26-7 .33AC *ALSO SEE 005-20030-01				
	Directions From 15, head east on State Road 218, then north on Main Street. Property will be on west side of the road, look for signs.				
	Inside City Limits N	City Zoning	County Zoning R3	Zoning Description	

Remarks This property is going to Auction Sunday, September 13th at 1pm. This home features a master bedroom with ensuite on the main level and 3 additional bedrooms upstairs. There is an eat-in kitchen and large living room. It also has a 2nd Full Bath on the main level for guests. There is a 2nd Kitchen that was utilized as a Bake Shop Business that could be used for your own business! This Kitchen has Multiple Oven Hookups, Commercial Sink Hook Up and plenty of space to work! Additional Breezeway between house & Shop adds Plenty of Storage! An attached garage and 3 car detached garage provides plenty of space for a workshop or just vehicle & equipment storage! There is even more storage in the large attic space -- or this space could be finished out for more living space! Nice Starter Home or possible Flip all with the opportunity for an Income Producing Property Right beside you! Come bid on this house individually or in combination with the 3-Unit Rental Home next door! OPEN HOUSE: Tuesday, September 1, 5:30-6:00 pm.

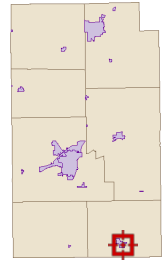
Agent Remarks AUCTION - 9.13.20, 1pm, at the property. Open House 9/1/20, 5:30-6pm. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing 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	0.3300 / 14,375 / 107 x 198	Src N	Lot Des Level, 0-2.9999				
Township Liberty		Abv Gd Fin SqFt 2,279	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,279	Year Built 1949			
Age 71	New No	Date Complete	Ext Vinyl	Fndtn Crawl, Slab		# Rooms 8			
Room Dimensions	Baths	Full	Half	Water CITY	Basement Material				
DIM L	B-Main 2	0	Sewer City	Dryer Hookup Gas No	Fireplace No				
LR 20 x 16 M	B-Upper 0	0	Fuel Oil	Dryer Hookup Elec Yes	Guest Qtrs No				
DR 12 x 12 M	B-Blw G 0	0	Heating	Dryer Hook Up Gas/Elec No	Split FlrPln Yes				
FR x			Cooling Window	Disposal Yes	Ceiling Fan No				
KT 16 x 16 M	Laundry Rm Main	8	x 8	Water Soft-Owned Yes	Skylight No				
BK x	AMENITIES 1st Bdrm En Suite, Attic Storage, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Porch Covered, Range/Oven Hook Up Elec, Split Br			Water Soft-Rented No	ADA Features No				
DN x				Alarm Sys-Sec No	Fence				
MB 15 x 15 M				Alarm Sys-Rent No	Golf Course No				
2B 13 x 12 U	Garage 1.0 / Attached	/ 26	x 28 / 728.00	Garden Tub No	Nr Wlkg Trails No				
3B 12 x 12 U	Outbuilding 2nd Detached	40	x 28	Jet Tub No	Garage Y/N Yes				
4B 10 x 10 U	Outbuilding	x		Pool No	Off Street Pk Yes				
5B x	Assn Dues	Not Applicable			Pool Type				
RR x	Other Fees				SALE INCLUDES Dishwasher, Kitchen Exhaust Hood, Water Heater Electric, Water Softener-Owned				
LF x	Restrictions								
EX 15 x 15 M	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 \$248.58	Exemptions Homestead, Over 65,	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 Tiffany Reimer - Cell: 260-571-7910	List Agent - User Code UP388053396							
Agent E-mail tiff@metzgerauction.com	Co-List Office	Co-List Agent							
Showing Instr Showingtime or Open House									
List Date 8/21/2020	Exp Date 11/30/2020	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. 2.0%	Vari.Rate No	Special List Cond. None					
Virtual Tours:	Lockbox Type MECH	Lockbox Location front 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: Tiffany Reimer / Metzger Property Services, LLC								







Information is deemed reliable but not guaranteed.



Overview



Legend

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Date created: 8/22/2020
Last Data Uploaded: 8/22/2020 12:16:38 AM

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SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
Aug. 4, 2020

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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.

Property address (number and street, city, state, and ZIP code) *404 S. Main St; Lafayette, IN*

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
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	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Intercom	X			
Light Fixtures			X	X
Sauna	X			
Smoke / Fire Alarm(s)	X			X
Switches and Outlets			X	X
Vent Fan(s)			X	
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, 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 <i>Beverly A. Howard, POA</i>	Date (mm/dd/yy) <i>8/4/2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	X
Well	X			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
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 improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning	X			
Hot Water Heat			X	
Furnace Heat / Gas	X			
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	<i>Oil</i>			

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

401 S. Main St., Lafontaine, WI 53140

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>1</u> Years.			
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? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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 13-14-1-15?			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:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			
* Seller is power of attorney and does not live in the home			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
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	
Is the present use a non-conforming use? Explain:			
		b	
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
Are the furnace/woodstove/chimney/flue all in working order?		X	
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
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?		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 agent, 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 <i>Dwain A. Howard, POA</i>	Date (mm/dd/yy) <i>5/4/2020</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER, CAL, CAGA

260-982-0238

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Average Utilities

	<u>Company</u>	<u>Average Amount</u>
Gas	<u>fuel oil through Ceres last year</u>	<u>\$ ≈ 2000 / year</u>
Electric	<u>Duke</u>	<u>\$ ≈ 50.</u>
Water	<u>Town of Lafontaine</u>	<u>\$ ≈ 61.61 = Minimum</u>
Other	<u>→ ≈ Sewage</u>	<u>\$</u>
HOA		<u>\$</u>

General Information

Parcel Number
85-19-27-403-020.000-006

Local Parcel Number
0050031100

Tax ID:

Routing Number
1-0.43

Property Class 531
3 Family Dwell - Unplatted (0 to 9.9

Year: 2019

Location Information

County
Wabash

Township
LIBERTY TOWNSHIP

District 006 (Local 006)
LAFONTAINE TOWN

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8506510-006
LAFONTAINE TOWN

Section/Plat
27

Location Address (1)
404 S MAIN ST
LA FONTAINE, IN 46940

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Water, Sewer, Electricity

Streets or Roads **TIF**

Neighborhood Life Cycle Stage

Static

Printed Sunday, September 08, 2019

Review Group 2017

Ownership

RAPP PAUL W ETAL & PAULINE B L /
404 S MAIN ST
LA FONTAINE, IN 46940

Legal

S PT W1/2 SE 27-26-7 .33AC
*ALSO
SEE 005-20030-01



Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/19/2002	RAPP PAUL W ETAL		QC	/	\$0	I
01/01/1900	RAPP PAUL W & PAU		WD	/	\$0	I

Notes

1/1/1900 INFO:
2014 IF APPEAL - GAVE 20% FOR RENTAL

1/1/1900 RP: Reassessment Packet
2017

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

2019	Assessment Year	2019	2018	2017	2016	2016
WIP	Reason For Change	AA	AA	GenReval	Trending	Trending
07/25/2019	As Of Date	01/01/2019	01/01/2018	01/01/2017	01/01/2016	01/01/2016
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
\$8,900	Land	\$8,900	\$8,900	\$8,900	\$8,900	\$8,900
\$0	Land Res (1)	\$0	\$0	\$0	\$8,900	\$8,900
\$8,900	Land Non Res (2)	\$8,900	\$8,900	\$8,900	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$52,400	Improvement	\$52,400	\$49,600	\$48,200	\$49,300	\$49,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$49,300	\$49,300
\$51,600	Imp Non Res (2)	\$51,600	\$48,800	\$47,400	\$0	\$0
\$800	Imp Non Res (3)	\$800	\$800	\$800	\$0	\$0
\$61,300	Total	\$61,300	\$58,500	\$57,100	\$58,200	\$58,200
\$0	Total Res (1)	\$0	\$0	\$0	\$58,200	\$58,200
\$60,500	Total Non Res (2)	\$60,500	\$57,700	\$56,300	\$0	\$0
\$800	Total Non Res (3)	\$800	\$800	\$800	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	0.3000	1.85	\$16,000	\$29,600	\$8,880	0%	0%	1.0000	\$8,880
82	A	BAB2	0	0.0300	0.85	\$1,560	\$1,326	\$40	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	0.33
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.33
81 Legal Drain NV	0.00
82 Public Roads NV	0.03
83 UT Towers NV	0.00
9 Homesite	0.30
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$8,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$8,900
CAP 3 Value	\$0
Total Value	\$8,900

Data Source N/A

Collector 06/27/2016 JS

Appraiser 01/01/2017 JS

General Information

Occupancy	Triplex
Description	Triplex
Story Height	1 1/2
Style	N/A
Finished Area	2749 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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 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
Porch, Enclosed Frame	54	\$4,500
Stoop, Masonry	25	\$1,400

Plumbing

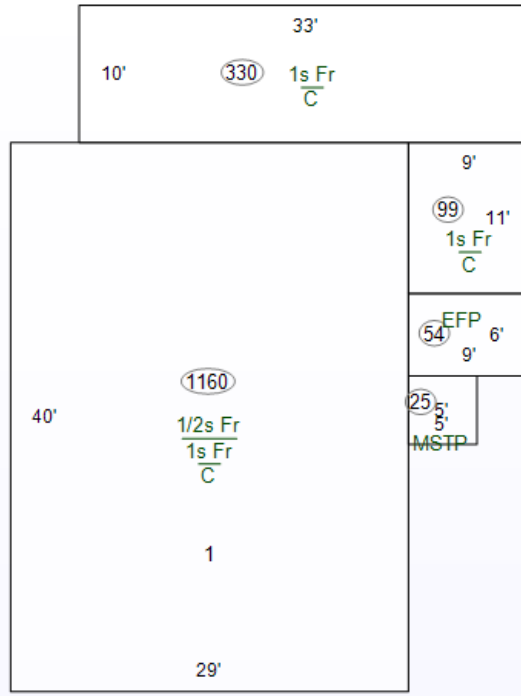
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	3	3
Water Heaters	3	3
Add Fixtures	0	0
Total	9	15

Accommodations

Bedrooms	5
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1589	1589	\$96,800	
2					
3					
4					
1/4					
1/2	1Fr	1160	1160	\$31,200	
3/4					
Attic					
Bsmt					
Crawl		1589	0	\$6,700	
Slab					

Total Base \$134,700

Adjustments 3 Row Type Adj. x 1.00 \$134,700

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 \$150,900


Sub-Total, 1 Units

Exterior Features (+)	\$5,900	\$156,800
Garages (+) 0 sqft	\$0	\$156,800
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.88	

Replacement Cost \$124,186

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	0%	1 1/2	Wood Frame	D+2	1910	1949	70 A		0.88		2,749 sqft	\$124,186	47%	\$65,820	20%	100%	0.980	1.0000	\$51,600
2: Detached Garage R 01	0%	1	Wood Frame	E	1910	1910	109 P	\$46.59	0.88	\$46.59	14'x14'	\$3,214	75%	\$800	0%	100%	1.000	1.0000	\$800

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202033469	310 S Main Street	LaFontaine	IN 46940	Status Active	LP \$0
	Area Wabash County	Parcel ID 85-19-27-403-020.000-006	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 5	F Baths 3	H Baths 0
	Location City/Town/Suburb	Style One and Half Story	REO No	Short Sale No	
	School District WAC Elem	Southwood	JrH Southwood	SrH Southwood	
	Legal Description S PT W1/2 SE 27-26-7 .33AC *ALSO SEE 005-20030-01				
	Directions From 15, head east on State Road 218, then north on Main Street. Property will be on west side of the road, look for signs.				
	Inside City Limits N	City Zoning	County Zoning R3	Zoning Description	

Remarks Great opportunity for an Income Producing Triplex that is going to Auction on Sunday, September 13 at 1:00 pm. This home has all New Vinyl Siding & a New Metal Roof! This home is currently being utilized as 3 apartments. The spacious downstairs apartment features 2 bedrooms, living room with new carpet and built-in shelves for character and a kitchen with laundry. This apartment also has a new front porch with new storm door for added curb appeal! The northwest main level apartment features 1 full bath and 2 bedrooms with large walk-in closets and laundry. 3rd apartment upstairs has 1-2 bedrooms, 1 bath and also has its own laundry. ! Come bid on this house individually or in combination with the single family home next door! Open House: Tuesday, September 1, 5:30-6:00 pm.

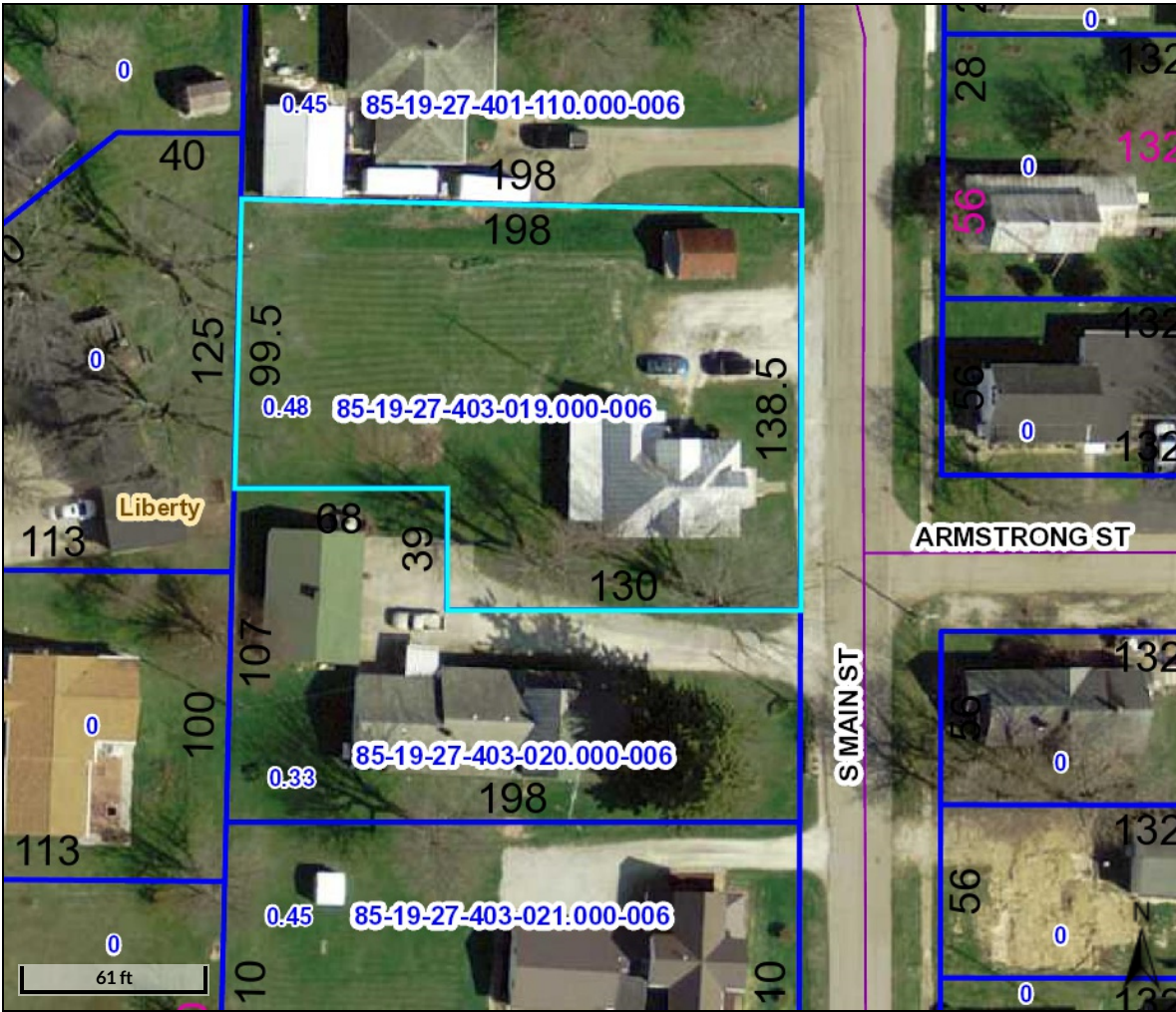
Agent Remarks 24 HR. NOTICE REQUIRED FOR SHOWINGS. Only 1 apartment currently rented. Auction 9/13/20 1:00pm at the property. Open House 9/1/20 5:30-6:00pm. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. RE BROKERS: Must Register Clients 24 hrs. 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	0.3300 / 14,375 / 198 x 138	Src N	Lot Des Level, 0-2.9999
Township Liberty	Abv Gd Fin SqFt 2,749	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 2,749	Year Built 1910
Age 110	New No	Date Complete	Ext Vinyl	Fndtn Crawl	# Rooms 11
Room Dimensions	Baths Full Half	Water CITY	Basement Material Block, Stone	Dryer Hookup Gas No	Fireplace No
DIM L	B-Main 2 0	Sewer City	Dryer Hookup Elec Yes	Guest Qtrs No	
LR 20 x 15 M	B-Upper 1 0	Fuel Electric, Baseboard, Ceiling	Dryer Hook Up Gas/Elec No	Split FlrPln No	
DR x	B-Blw G 0 0	Heating	Disposal No	Ceiling Fan No	
FR 15 x 10 M	Laundry Rm Main	Cooling Wall AC, Window	Water Soft-Owned No	Skylight No	
KT 10 x 8	AMENITIES Built-In Bookcase, Dryer Hook Up Electric, Eat-In Kitchen, Porch Covered, Range/Oven Hook Up Elec, Tub /Shower Combination, Main Level Bedroom Suite, Main Floor	Water Soft-Rented No	Alarm Sys-Sec No	ADA Features No	
BK x	Garage / / x /	Alarm Sys-Rent No	Golf Course No		
DN x	Outbuilding None x	Garden Tub No	Nr Wlkg Trails No		
MB 15 x 15 M	Outbuilding x	Jet Tub No	Garage Y/N No		
2B 12 x 12 M	Assn Dues Not Applicable	Pool No	Off Street Pk No		
3B 12 x 12 M	Other Fees	Pool Type	SALE INCLUDES Water Heater Electric		
4B 12 x 12 M	Restrictions	Wtr Name			
5B 15 x 15 U	Water Access	Channel Frtg			
RR x	Water Access	Channel Frtg			
LF x	Water Access	Channel Frtg			
EX x	Water Access	Channel Frtg			
WtrType	Wtr Frtg	Channel Frtg	Lake Type		
Auction Yes	Auctioneer Name Chad Metzger	Auctioneer License # AC31300015			
Owner Name					
Financing: Existing	Proposed	Excluded Party None			
Annual Taxes \$1,523.40	Exemptions Over 65, Supplemental	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 Tiffany Reimer - Cell: 260-571-7910			
Agent E-mail tiff@metzgerauction.com		List Agent - User Code UP388053396			
Co-List Office		Co-List Agent			
Showing Instr Showingtime or Open house					
List Date 8/21/2020	Exp Date 11/30/2020	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. 2.0%	Vari.Rate No	Special List Cond. None	
Virtual Tours:	Lockbox Type MECH	Lockbox Location Front Door of MAIN	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		

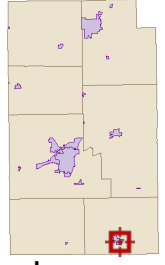
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.







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Overview



Legend

-  City Limits
-  Political Township
-  Parcel Acreage
-  Parcels
-  Tax Sale Parcels
-  Road Centerlines

Parcel ID	85-19-27-403-019.000-006	Alternate ID	n/a	Owner Address	RAPP PAUL W ETAL & PAULINE B L / E THEN BEVERLY A HOWARD T / C 404 S MAIN ST LA FONTAINE, IN 46940
Sec/Twp/Rng	27-26-07	Class	Res-1-Family 0 - 9.99		
Property Address	310 S MAIN ST LA FONTAINE	Acres	0.48		
District	LAFONTAINE CORP				
Brief Tax Description	PT W1/2 SE UNPLATTED 27-26-7 .48AC <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/22/2020
Last Data Uploaded: 8/22/2020 12:16:38 AM

Developed by  Schneider GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

August 4, 2020

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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.

Property address (number and street, city, state, and ZIP code) 310 S. Main St., Lafontaine, IN 46940

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
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:				X

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier				X
Burglar Alarm				X
Ceiling Fan(s)				X
Garage Door Opener / Controls				X
Inside Telephone Wiring and Blocks / Jacks				X
Intercom				X
Light Fixtures				X
Sauna				X
Smoke / Fire Alarm(s)				X
Switches and Outlets				X
Vent Fan(s)				X
60 / 100 / 200 Amp Service (Circle one)				X
Generator				X

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, 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 <u>[Signature]</u>	Date (mm/dd/yy) <u>8/4/2020</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern				X
Septic Field / Bed				X
Hot Tub				X
Plumbing				X
Aerator System				X
Sump Pump				X
Irrigation Systems				X
Water Heater / Electric				X
Water Heater / Gas				X
Water Heater / Solar				X
Water Purifier				X
Water Softener				X
Well				X
Septic & Holding Tank/Septic Mound				X
Geothermal and Heat Pump				X
Other Sewer System (Explain)				X
Swimming Pool & Pool Equipment				X

	Yes	No	Do Not Know
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 improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				X
Central Air Conditioning				X
Hot Water Heat				X
Furnace Heat / Gas				X
Furnace Heat / Electric				X
Solar House-Heating				X
Woodburning Stove				X
Fireplace				X
Fireplace Insert				X
Air Cleaner				X
Humidifier				X
Propane Tank				X
Other Heating Source				X

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

310 S. Main St. Fontana, IN 46940

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>0</u> Years. <u>NEW 2020</u>			
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? _____			

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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 13-14-1-15?			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:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

New siding and Roof in 2020
Sellers never lived in property, has been a rental for approximately 40 years.

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
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
Is the present use a non-conforming use? Explain:			
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	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
Are the furnace/woodstove/chimney/flue all in working order?			X
Is the property in a flood plain?			X
Do you currently pay flood insurance?			X
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate salesperson or broker?			X
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?			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 agent, 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 <u>Brian C. Huan PUA</u>	Date (mm/dd/yy) <u>8/4/2020</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

General Information

Parcel Number 85-19-27-403-019.000-006
Local Parcel Number 0050031200

Tax ID:

Routing Number 1-0.44

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

Year: 2019

Location Information

County Wabash
Township LIBERTY TOWNSHIP
District 006 (Local 006) LAFONTAINE TOWN
School Corp 8050 M.S.D. WABASH COUNTY
Neighborhood 8506510-006 LAFONTAINE TOWN
Section/Plat 27
Location Address (1) 310 S MAIN ST LA FONTAINE, IN 46940

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Water, Sewer, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Sunday, September 08, 2019

Review Group 2017

Ownership

RAPP PAUL W ETAL
PAULINE B L / E THEN BEVERLY A H
404 S MAIN ST
LA FONTAINE, IN 46940

Legal

PT W1/2 SE UNPLATTED 27-26-7 .48AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show transfer dates from 02/19/2002 to 01/01/1900.

Notes

1/1/1900 RP: Reassessment Packet 2017

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2019, 2018, 2017, 2016, 2015.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for a 9 A lot.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.48), Actual Frontage (0), Developer Discount, Parcel Acreage (0.48), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.48), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$11,800), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$11,800), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$11,800).

Data Source N/A

Collector 06/27/2016 JS

Appraiser 01/01/2017 JS

General Information

Occupancy	Single-Family
Description	Single-Family R 02
Story Height	1 1/2
Style	N/A
Finished Area	2279 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Porch, Open Frame	36	\$2,500
Patio, Concrete	96	\$600
Canopy, Shed Type	96	\$700

Plumbing

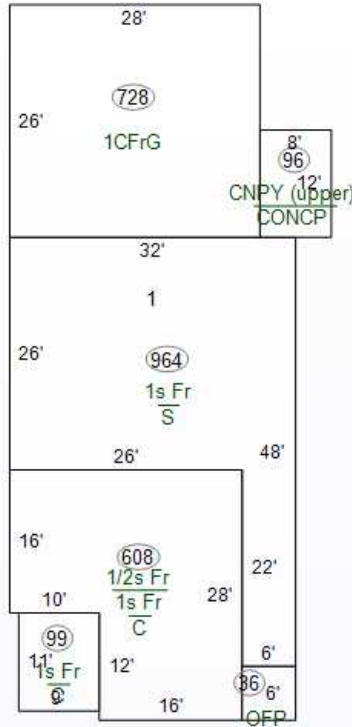
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1671	1671	\$100,300	
2				
3				
4				
1/4				
1/2 1Fr	608	608	\$21,500	
3/4				
Attic				
Bsmt				
Crawl	707	0	\$4,700	
Slab	964	0	\$0	

Total Base			\$126,500
Adjustments	1 Row Type Adj. x 1.00		\$126,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
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	\$128,100
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Sub-Total, 1 Units

Exterior Features (+)	\$3,800	\$131,900
Garages (+) 728 sqft	\$19,400	\$151,300
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.88	

Replacement Cost	\$119,830
-------------------------	-----------

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 R 02	100%	1 1/2	Wood Frame	D+2	1949	1949	70 A		0.88		2,279 sqft	\$119,830	47%	\$63,510	0%	100%	0.980	1.0000	\$62,200
2: Detached Garage R 02	0%	1	Wood Frame	D	1900	1900	119 F	\$22.07	0.88	\$22.07	28'x40'	\$17,402	65%	\$6,090	0%	100%	1.000	1.0000	\$6,100

...Generation after Generation



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