Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

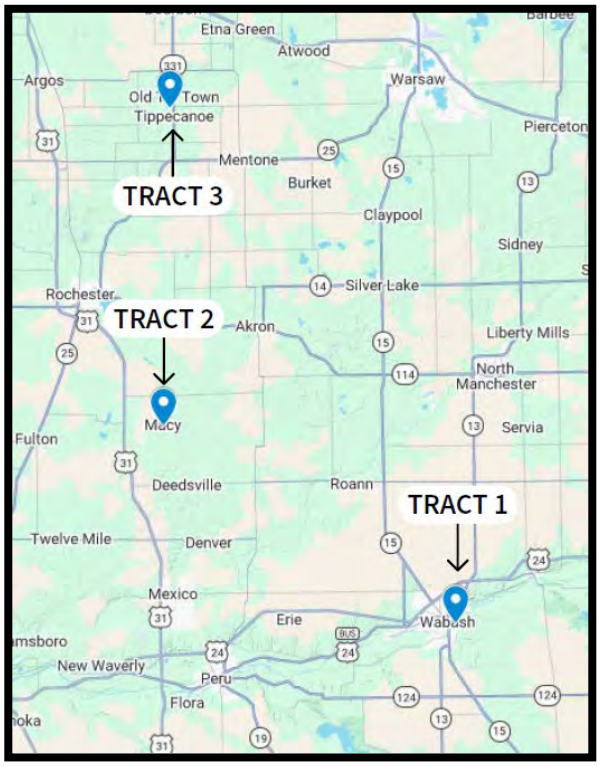
www.MetzgerAuction.com

Auction Details

Three Residential Investment Properties Offered Across Different Communities!

Located in Wabash, Miami, and Marshall Counties

OFFERED IN 3 TRACTS



Featuring three residential properties located in three different communities, this real estate offering presents an opportunity to explore a variety of homes, layouts, and possibilities! Each property offers its own combination of bedrooms, living spaces, renovations, and additional amenities. Whether you're searching for a place to call home, looking for another property to add to your rental portfolio, or considering an additional real estate investment, these three tracts offer opportunities worth exploring. With each property offering something different, buyers have the flexibility to find the one that best fits their needs, plans, and future goals.

This unique opportunity is being offered in 3 tracts via Online Auction in the multi-parcel format so that buyers will have the flexibility to purchase individual tracts, a combination of tracts, or bring a new vision to the entire offering. Bid on Each Tract Individually, Any Combination or the Entirety!

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION: Thursday, December 10, 2026 • 6 pm

www.BidMetzger.com

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

THREE HOMES – OFFERED IN 3 TRACTS

This property will be offered at Online Auction on Thursday, December 10, 2026 - Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer.

A 4% buyer's premium will be added to the winning invoice. An earnest money deposit of $5,000 per tract will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before January 15, 2027. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $2,734.56. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Thursday, December 10, 2026 ● Bidding begins closing out at 6 pm

TRACT 1 ● Open House: Monday, Dec. 7th from 7-7:30 pm est ● Wabash, IN

TRACT 2 ● Open House: Monday, Dec. 7th from 5:30-6 pm est ● Macy, IN

TRACT 3 ● Open House: Thursday, Dec. 3rd from 5:30-6 pm est ● Tippecanoe, IN

www.BidMetzger.com

TRACT 1

380 E Main St., Wabash, IN 46992



Tract 1 offers plenty of room and versatility. This renovated 1½-story home features 5 bedrooms and 2 full baths. With two bedrooms conveniently located on the main level and three additional bedrooms upstairs, the home provides a spacious layout with flexibility for a variety of living arrangements.



Additional features include a partial unfinished basement, providing extra storage space, along with a covered front porch and open back deck for enjoying the outdoors.

With renovations already completed and five bedrooms to accommodate a variety of needs, this property offers an appealing opportunity for those seeking a spacious home or looking to add another property to their real estate portfolio. Whether for personal use or continued rental possibilities, there is plenty to appreciate with this tract.





ONLINE AUCTION: Thursday, December 10, 2026 • 6 pm

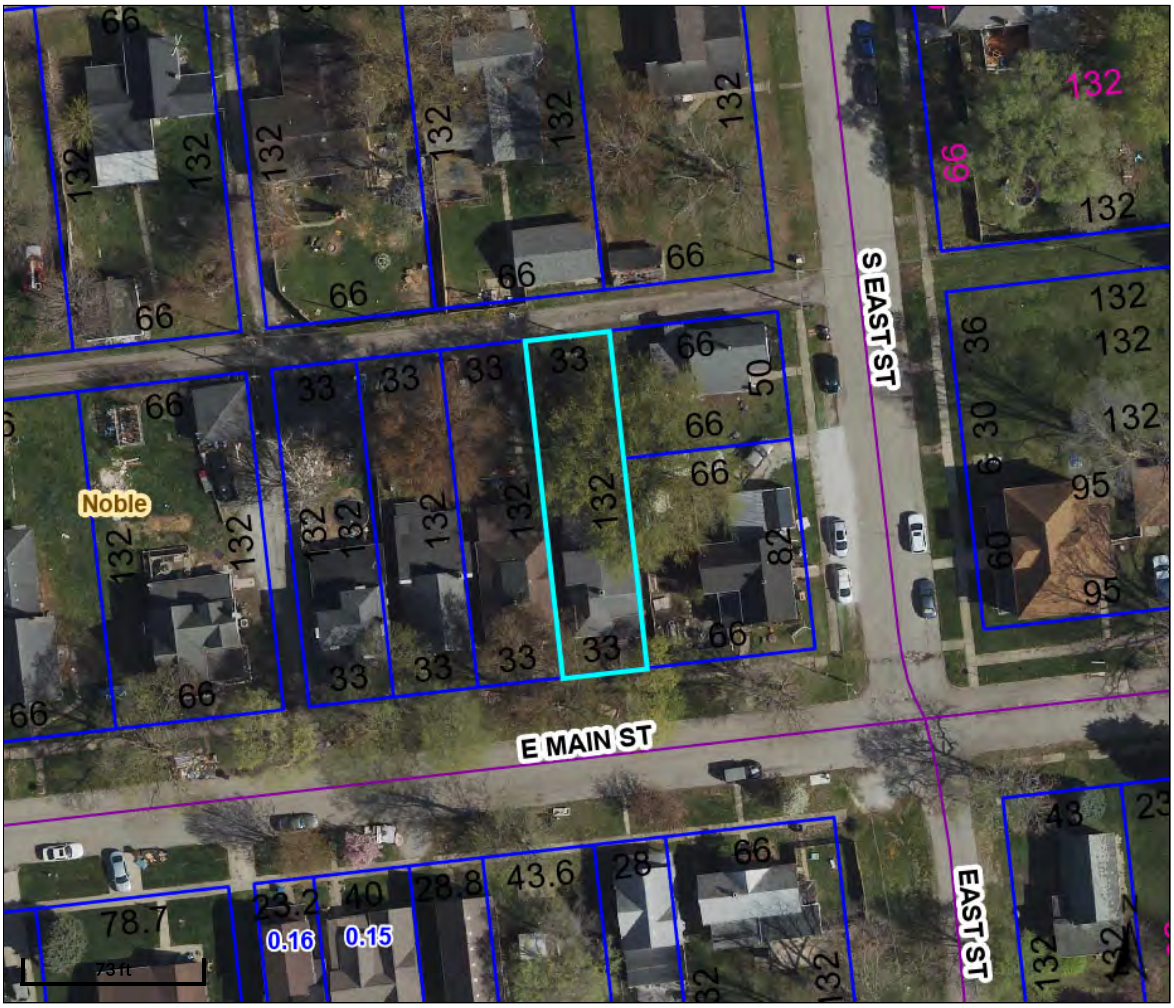
Noble Township • Wabash County • Wabash, IN

Open House: Monday, December 7th from 7-7:30 pm

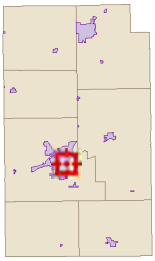
Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Beacon™ Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-14-11-404-010.000-009	**Alternate ID**	n/a	**Owner Address**	MCBRIER BRANSON C
Sec/Twp/Rng	11-27-06	**Class**	One Family Dwelling Platted		8731 S 600 W
Property Address	380 E MAIN ST WABASH	**Acreage**	n/a		CLAYPOOL, IN 46510
District	WABASH CORP				
Brief Tax Description	EASTERN E1/2 LOT 10 (Note: Not to be used on legal documents)				

Date created: 10/21/2026
Last Data Uploaded: 10/21/2026 3:31:57 AM

Developed by SCHNEIDER GEOSPATIAL

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202647172 **380 E Main Street** **Wabash** **IN** 46992 **LP** $0



Area Wabash County **Parcel ID** 85-14-11-404-010.000-009 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 5 **F Baths** 2 **H Baths** 0
Township Noble **Style** One and Half Story **REO** No **Short Sale** No
School District Wabash City Schools **Elem** OJ Neighbors
Intermediate **JrH** Wabash **SrH** Wabash
Legal Description EASTERN E1/2 LOT 10
Directions to Property State Road 13 South, slight left onto N Allen St., turn left onto E Main Street, property is on North side of street

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

Remarks Offering generous living space and plenty of versatility, this renovated 1½-story home features 5 bedrooms and 2 full baths Selling via Online Auction on Thursday, December 10th at 6 pm est. With two bedrooms conveniently located on the main level and three additional bedrooms upstairs, the spacious layout offers flexibility for a variety of living arrangements. Enjoy the outdoors from the covered front porch or open back deck, while a partial unfinished basement provides additional storage space. With renovations already completed and room to accommodate a variety of needs, this property offers an appealing opportunity for comfortable living, a larger household, or continued rental use! Open House: Monday, December 7th from 7-7:30 pm est.

Agent Remarks Online Auction: Thursday, December 10th at 6 pm est. Open House: Monday, December 7th from 7-7:30 pm est. Full terms available in DOCS. RE BROKERS: must register clients 24 hours in advance of the auction, & be present with them at any showings they attend. Client Registration available on the bidding site. Property has operated as a rental. Utilities are unknown to seller.

Sec **Lot** **Lot Ac/SF/Dim** 0.1000 / 4,356 / 33x132 **Lot Desc** 0-2.9999
Above Gd Fin SqFt 1,977 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 294 **Ttl Fin SqFt** 1,977 **Year Built** 1910
Age 116 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl, Partial Basement, Unfinished **# Rooms** 8
Basement Material

Room Dimensions

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

Baths	**Full**	**Half**	
B-Main	2	0	
B-Upper	0	0	
B-Blw G	0	0	
Laundry Rm	Main		
Laundry L/W	x		

Water City
Well Type
Sewer City
Fuel / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES Ceiling Fan(s), Deck Open, Porch Covered, Range /Oven Hook Up Gas, Stand Up Shower, Tub/Shower Combination

Garage / / x /
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	Yes
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	No
Pool	No	**Off Street Pk**	
Pool Type			

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 11/17/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $469.16 **Exemptions** **Year Taxes Payable** 2026 **Assessed Value**
Possession Closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 11/17/2026 **Start Showing Date** **Exp Date** 3/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Property address (number and street, city, state, and ZIP code) 380 E Main St., Wabash, IN 46992

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Freezer				
Gas Grill				
Hood				
Microwave Oven				
Oven				
Range				
Refrigerator				
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)				
Ceiling Fan(s)				
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks				
Light Fixtures				
Sauna				
Smoke / Fire Alarms				
Carbon Monoxide Detectors				
Switches and Outlets				
Vent Fan(s)				
☐ 60 ☐ 100 ☐ 200 Amp Service				
Generator				

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				
Septic Field / Bed				
Septic & Holding Tank / Septic Mound				
Hot Tub				
Plumbing				
Aerator System				
Sump Pump				
Irrigation Systems				
Water Heater / Electric				
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener				
Well				
Geothermal and Heat Pump				
Other Sewer System *(Explain)*				
Swimming Pool & Pool Equipment				

	Yes	No	Unknown
Are the structures connected to a public water system?			
Are the structures connected to a public sewer system?			
Are there any additions that may require improvements to the sewage disposal system?			
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?			
Are the structure(s) connected to a private / community sewer system?			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		

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

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

Property address (number and street, city, state, and ZIP code)	380 E Main St., Wabash, IN 46992

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				
Boiler / Radiator				
Central Air Conditioning				
Electric Heat Pump				
Furnace Heat / Gas				
Furnace Heat / Electric				
Geothermal				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			
Does the roof leak?			
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?			
If yes, how many layers? _____			
3. WATER HEATER			
Age, if known: _____ Years.			
4. FURNACE			
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: _____ Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			
Explain:			

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy) 11/02/26	Signature of Buyer	Date (mm / dd / yyyy)

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

Property address (number and street, city, state, and ZIP code)	380 E Main St., Wabash, IN 46992

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			
Are there any foundation problems with the structures?			
Are there any encroachments?			
Are there any violations of zoning, building codes, or restrictive covenants?			
Does the property have a shared driveway with another property?			
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____			
Is this property located within a locally designated historic district under IC 36-7-11?			
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?			
Is the access to your property via a public road?			
Is the access to your property via an easement?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Are there any structural problems with the building?			
Have any substantial additions or alterations been made without a required building permit?			
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Is there any damage due to wind, flood, termites or rodents?			
Have any structures been treated for wood destroying insects?			
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.			
Do you currently pay flood insurance?			
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.			
Does the property contain underground storage tank(s)?			
Is the homeowner a licensed real estate broker?			
Is there any threatened or existing litigation regarding the property?			
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.			
Is the property located within one (1) mile of an airport?			
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			

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

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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

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

General Information

Parcel Number
85-14-11-404-010.000-009

Local Parcel Number
0120345600

Tax ID:

Routing Number
3P.24BK2

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Wabash

Township
NOBLE TOWNSHIP

District 009 (Local 009)
WABASH CITY-WABASH CITY SC

School Corp 8060
WABASH CITY

Neighborhood 8509520-009
NEGHBORHOOD 11

Section/Plat
11

Location Address (1)
380 E MAIN ST
WABASH, IN 46992

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026
Review Group 2026

Ownership

MCBRIER BRANSON C
8731 S 600 W
CLAYPOOL, IN 46510

Legal

EASTERN E1/2 LOT 10

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/10/2025	MCBRIER BRANSON		CW	/	$12,500	I
11/07/2025	LTD PG MANAGEME		WD	/	$5,000	I
10/20/2017	PENIX TRACY A		QC	/		I
01/02/2003	COLLINS NANCY A		WD	/	$41,000	I
08/20/2001	RUDIG ALVIN L/E TH		QC	/		I
01/01/1900	RUDIG ALVIN & JEAN		WD	/		I

Notes

4/7/2026 NC: 2027 PERMIT FOR REMOVE PORCH/ADD DECK

9/30/2025 RP: Reassessment Packet 2026

1/19/2017 L/C: LAND CONTRACT 10/09/2008 FROM COLLINS NANCY A TO PENIX TRACY

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$5,800**	**$5,800**	**$5,800**	**$5,800**	**$5,000**
Land Res (1)	$5,800	$5,800	$5,800	$5,800	$5,000
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$82,000**	**$70,600**	**$55,500**	**$54,000**	**$48,300**
Imp Res (1)	$82,000	$70,600	$55,500	$54,000	$48,300
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$87,800**	**$76,400**	**$61,300**	**$59,800**	**$53,300**
Total Res (1)	$87,800	$76,400	$61,300	$59,800	$53,300
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		33	33x132	1.00	$175	$175	$5,775	0%	1.0000	100.00	0.00	0.00	$5,780

Data Source Estimated **Collector** 08/28/2025 JS **Appraiser** 08/28/2025 JS

Land Computations

Calculated Acreage	0.10
Actual Frontage	33
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
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	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$5,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$5,800**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1977 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

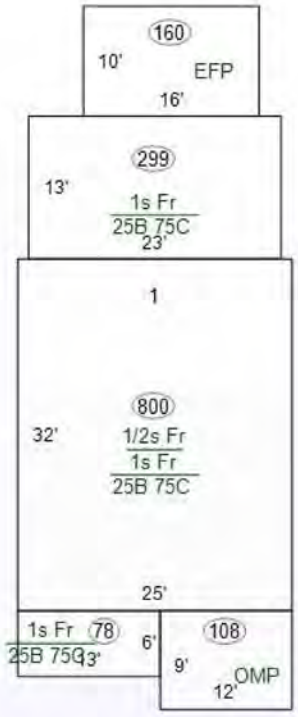
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Masonry	108	$6,600
Porch, Enclosed Frame	160	$12,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1177	1177	$142,600	
2					
3					
4					
1/4					
1/2	1Fr	800	800	$57,000	
3/4					
Attic					
Bsmt		294	0	$29,000	
Crawl		883	0	$6,400	
Slab					
			Total Base		$235,000
Adjustments			**1 Row Type Adj. x 1.00**		$235,000
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1177 1/2:800	$5,700
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$240,700
				Sub-Total, 1 Units	
Exterior Features (+)				$19,200	$259,900
Garages (+) 0 sqft				$0	$259,900
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.91
				Replacement Cost	$212,858

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	Wood Fr	D+2	1910	1949	77	F		0.91		2,271 sqft	$212,858	65%	$74,500	0%	100%	1.100	1.000	100.00	0.00	0.00	$82,000

TRACT 2

295 E Walnut St., Macy, IN 46951





Tract 2 features a classic brick exterior and distinctive interior details inside a 1½-story home with 3 bedrooms and 1 full bath. The layout includes a living room with a wood-burning stove, a separate den providing additional living space, and a dining room with convenient access from the entry foyer.



The small entry foyer features a built-in wood storage area incorporated into the wall, while a wooden sliding door leads into the dining room. Additional features include an enclosed front porch and an enclosed back room that opens to a small concrete pad, offering extra space to enjoy or utilize.



A partial unfinished basement provides additional storage potential. With its brick exterior, multiple living areas, and enclosed porch spaces, this property offers character and versatility for a new owner, whether seeking a personal residence or another rental property opportunity.

ONLINE AUCTION: Thursday, December 10, 2026 • 6 pm

Allen Township • Miami County • Macy, IN

Open House: Monday, December 7th from 5:30-6 pm

Beacon™ Miami County, IN



Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202647173 **295 E Walnut Street** **Macy** **IN** 46951 **LP** $0



Area Miami County **Parcel ID** 52-02-18-301-063.000-002 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Allen **Style** One and Half Story **REO** No **Short Sale** No
School District North Miami Community Schools **Elem** North Miami
Intermediate **JrH** North Miami Jr/Sr **SrH** North Miami Jr/Sr
Legal Description WILKINSON & POWELL 00-00-00 .00 AD N1/2 LOT 54 & N1/2 LOT 45 DA 58 5/593 03 064 00600
Directions to Property SR 13 South to SR 114 West, take SR 114 W to SR 19 south, follow SR 19 to E 1500 N and turn left onto N. Macy Millmark Rd, take a right onto W 1350 N and then a quick left onto N McKee St., take a right onto Walnut St. property is on South side of rd

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

Remarks Full of character and offering comfortable living spaces, this 1½-story brick home features 3 bedrooms and 1 full bath Selling via Online Auction on Thursday, December 10th at 6 pm est. The living room provides a cozy gathering space with a wood-burning stove, while a separate den offers added flexibility for a home office, hobby room, or additional sitting area. A charming entry foyer features a built-in wood storage area and sliding door access to the dining room, adding a distinctive touch to the home's layout. An enclosed front porch and enclosed back room leading to a small concrete pad provide additional spaces to relax or enjoy throughout the year. A partial unfinished basement offers extra storage, making this property a great opportunity for personal ownership or continued rental use. Open House: Monday, December 7th from 5:30-6 pm est.

Agent Remarks Online Auction: Thursday, December 10th at 6 pm est. Open House: Monday, December 7th from 5:30-6 pm est. Full terms available in DOCS. RE BROKERS: must register clients 24 hours in advance of auction and be present with them at all showings they attend. Client Registration form available on bidding site. Property has operated as a rental. Utilities are unknown to seller.

Sec **Lot** **Lot Ac/SF/Dim** 0.1800 / 7,841 / 132x60
Above Gd Fin SqFt 1,376 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 188 **New Const** No **Date Complete** **Ext** Brick, Metal

Lot Desc Corner, Level, 0-2.9999
Ttl Below Gd SqFt 260 **Ttl Fin SqFt** 1,376 **Year Built** 1838
Bsmt Crawl, Partial Basement, Unfinished **# Rooms** 3
Basement Material

Room Dimensions	RM	DIM		LVL
LR	12	x	13	M
DR	15	x	13	M
FR		x		
KT	10	x	13	M
BK		x		
DN	9	x	9	M
1B	9	x	9	M
2B	12	x	10	U
3B	14	x	13	U
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W & 13

Water Well
Well Type Private
Sewer City
Fuel / Gas, Forced Air
Heating
Cooling Central Air

AMENITIES Patio Open, Porch Enclosed, Range/Oven Hook Up Gas, Tub/Shower Combination

Garage / / x /
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	No
Pool	No	**Off Street Pk**	
Pool Type			

FIREPLACE Living/Great Rm

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 11/17/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $931.78 **Exemptions** **Year Taxes Payable** 2026 **Assessed Value**
Possession Closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 11/17/2026 **Start Showing Date** **Exp Date** 3/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

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

295 E Walnut St, Macy, IN 46951

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Freezer				
Gas Grill				
Hood				
Microwave Oven				
Oven				
Range				
Refrigerator				
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)				
Ceiling Fan(s)				
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks				
Light Fixtures				
Sauna				
Smoke / Fire Alarms				
Carbon Monoxide Detectors				
Switches and Outlets				
Vent Fan(s)				
☐ 60 ☐ 100 ☐ 200 Amp Service				
Generator				

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				
Septic Field / Bed				
Septic & Holding Tank / Septic Mound				
Hot Tub				
Plumbing				
Aerator System				
Sump Pump				
Irrigation Systems				
Water Heater / Electric				
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener				
Well				
Geothermal and Heat Pump				
Other Sewer System *(Explain)*				
Swimming Pool & Pool Equipment				

	Yes	No	Unknown
Are the structures connected to a public water system?			
Are the structures connected to a public sewer system?			
Are there any additions that may require improvements to the sewage disposal system?			
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?			
Are the structure(s) connected to a private / community sewer system?			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		

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

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

Property address (number and street, city, state, and ZIP code) 295 E Walnut St, Macy, IN 46951

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				
Boiler / Radiator				
Central Air Conditioning				
Electric Heat Pump				
Furnace Heat / Gas				
Furnace Heat / Electric				
Geothermal				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: _____Years.			
Does the roof leak?			
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?			
If yes, how many layers? _____			
3. WATER HEATER			
Age, if known: _____Years.			
4. FURNACE			
Age, if known: _____Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: _____Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			
Explain:			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		

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

Property address (number and street, city, state, and ZIP code)	295 E Walnut St, Macy, IN 46951

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			
Are there any foundation problems with the structures?			
Are there any encroachments?			
Are there any violations of zoning, building codes, or restrictive covenants?			
Does the property have a shared driveway with another property?			
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____			
Is this property located within a locally designated historic district under IC 36-7-11?			
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?			
Is the access to your property via a public road?			
Is the access to your property via an easement?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Are there any structural problems with the building?			
Have any substantial additions or alterations been made without a required building permit?			
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Is there any damage due to wind, flood, termites or rodents?			
Have any structures been treated for wood destroying insects?			
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.			
Do you currently pay flood insurance?			
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.			
Does the property contain underground storage tank(s)?			
Is the homeowner a licensed real estate broker?			
Is there any threatened or existing litigation regarding the property?			
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.			
Is the property located within one (1) mile of an airport?			
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			

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

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		

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

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

General Information

Parcel Number
52-02-18-301-063.000-002

Local Parcel Number
0020640600

Tax ID:

Routing Number
02-18-202-061

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Miami

Township
ALLEN TOWNSHIP

District 002 (Local 002)
MACY TOWN

School Corp 5620
NORTH MIAMI CONSOLIDATED

Neighborhood 1103-002
Macy

Section/Plat
00

Location Address (1)
295 E WALNUT STREET
MACY, IN 46951

Zoning

Subdivision

Lot

Market Model
1103-002

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Gas, Electricity	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 15, 2026
Review Group 2025

Ownership

Deeds, Mary
PO Box 7
MACY, IN 46951-0007

Legal

WILKINSON & POWELL 00-00-00 .00 AD N1/2
LOT 54 & N1/2 LOT 45 DA 58
5/593 03 064 00600

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/02/2022	Deeds, Mary		Qu	22/3547		I
09/30/2011	Koons, David W		Fo	/		I
04/18/1990	Koons, David W.		WD	/		I
01/01/1900	ROBBINS, RUTH		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	04/15/2026	04/11/2025	04/12/2024	04/11/2023	04/06/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$5,500**	**$5,500**	**$5,500**	**$5,500**	**$5,500**
Land Res (1)	$5,500	$5,500	$5,500	$5,500	$5,500
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$57,200**	**$45,500**	**$34,100**	**$34,500**	**$34,500**
Imp Res (1)	$57,200	$45,500	$33,200	$33,600	$33,600
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$900	$900	$900
Total	**$62,700**	**$51,000**	**$39,600**	**$40,000**	**$40,000**
Total Res (1)	$62,700	$51,000	$38,700	$39,100	$39,100
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$900	$900	$900

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 66' X 120', CI 66' X 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		132	132x60	0.70	$78	$55	$7,260	-25%	1.0000	100.00	0.00	0.00	$5,450

Data Source External Only **Collector** **Appraiser** 08/06/2024 Brian

Notes

Land Computations

Calculated Acreage	0.18
Actual Frontage	132
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
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	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$5,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$5,500**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1376 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☐ Sub & Joist
- ☑ Unfinished
- ☑ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Roofing

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

Plumbing

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

Accommodations

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

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	96	$10,000
Porch, Enclosed Frame	184	$14,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	95	928	928	$131,200	
2					
3					
4					
1/4					
1/2	7	448	448	$40,000	
3/4					
Attic					
Bsmt		260	0	$27,200	
Crawl		668	0	$5,800	
Slab					
			Total Base		$204,200
Adjustments			**1 Row Type Adj. x 1.00**		$204,200
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 x $0		$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$204,200
				Sub-Total, 1 Units	
Exterior Features (+)				$24,000	$228,200
Garages (+) 0 sqft				$0	$228,200
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.91
				Replacement Cost	$197,279

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family R 01	1 1/2	5/6 Maso	C-1	1838	1947	79	F		0.91		1,636 sqft	$197,279	50%	$98,640	0%	100%	1.000	0.580	100.00	0.00	0.00	$57,200

TRACT 3

3303 Blackford Dr., Tippecanoe, IN 46570

Tract 3 offers a freshly 1-story home featuring 3 bedrooms and 1 full bath, situated on 1.22+/- acres and includes two parcels! With a landscaped setting, gravel driveway, and additional outdoor space, this property offers a combination of comfortable living and room to spread out.





Inside, the home features an eat-in kitchen with a kitchen island, creating a functional space for everyday meals and gathering. An enclosed back area provides convenient access to the attached 4-car garage, offering impressive additional space for vehicles, storage, hobbies, or a workshop.

The garage features two overhead doors and concrete floors, adding to the property's versatility. With renovations already completed, two parcels included, and a spacious garage, this property offers plenty of possibilities for personal ownership or as an addition to a real estate investment.



Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION: Thursday, December 10, 2026 • 6 pm

Tippecanoe Township • Marshall County

Open House: Thursday, December 3rd from 5:30-6 pm

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Manuf. Home/Mobile Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202647171 **3303 Blackford Drive** **Tippecanoe** **IN** 46570 **LP** $0



Area Marshall County **Parcel ID** 50-23-24-000-032.000-012 **Type** Manuf. **Waterfront** No
Sub No Name Park **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Tippecanoe **Style** One Story **REO** No **Short Sale** No
School District Triton School Corporation **Elem** Triton
Intermediate **JrH** Triton **SrH** Triton
Legal Description ACREAGE: .74 AUDITOR DESC: PAR 16 1844.3' N & 1476.34' W SE COR LEGAL DESC: LC BRIGHT,
Directions to Property US 30 E to State Road 19 South, follow that to State Road 10 and head West, at State Road 331 head South, turn right onto Blackford Dr., property is on your left

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

Remarks Enjoy the combination of comfortable living, outdoor space, and impressive garage accommodations with this renovated 1-story home Selling via Online Auction on Thursday, December 10th at 6 pm est. offering 3 bedrooms and 1 full bath on 1.22+/- acres. Situated on two parcels, the property features a landscaped setting and gravel driveway, creating an appealing setting with room to spread out. Inside, the eat-in kitchen offers a kitchen island, providing a functional gathering space for everyday meals and entertaining. An enclosed back area leads to the attached 4-car garage, complete with two overhead doors and concrete floors, offering plenty of room for vehicles, storage, hobbies, or workshop space. Whether you're looking for a home with extra room for your interests or another property to add to your investment portfolio, this tract offers plenty of possibilities. Open House: Thursday, December 3rd from 5:30-6 pm est.

Agent Remarks Online Auction: Thursday, December 10th at 6 pm est. Open House: Thursday, December 3rd from 5:30-6 pm est. Full terms available in DOCS. RE BROKERS: must register clients 24 hours in advance of the auction & be present with them at any showings they attend. Client Registration form available on bidding site. Two parcels included in sale. Property has operated as a rental. Utilities are unknown to seller.

Sec **Lot** **Lot Ac/SF/Dim** 1.2200 / 53,143 / Irregular
Above Gd Fin SqFt 1,248 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 27 **New Const** No **Date Complete** **Ext** Vinyl

Room Dimensions

	RM	DIM		LVL
LR	22	x	13	M
DR	9	x	10	M
FR		x		
KT	14	x	10	M
BK		x		
DN		x		
1B	11	x	10	M
2B	11	x	9	M
3B	11	x	9	M
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 6x 10

Water Well
Well Type Private
Sewer Septic
Fuel / Heating Gas, Propane, Forced Air
Cooling None

AMENITIES Eat-In Kitchen, Kitchen Island, Landscaped, Porch Enclosed, Range/Oven Hook Up Elec, Tub/Shower Combination

Garage 4.0 / Attached / 48 x28 / 1,344.
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Corner, Irregular, Level, 0-2.9999
Ttl Below Gd SqFt 0 **Ttl Fin SqFt** 1,248 **Year Built** 1999
Bsmt Crawl **# Rooms** 5
Basement Material

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	
Pool Type			

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 11/17/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,314.48 **Exemptions** **Year Taxes Payable** 2026 **Assessed Value**
Possession At closing

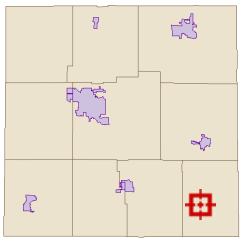
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime or Open House
List Date 11/17/2026 **Start Showing Date** **Exp Date** 3/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Type Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data.
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Beacon™ Marshall County, IN





Legend

- Corp Line
- Parcel Search
- Parcel Lines
- Township Boundaries
- Road Centerlines
- Road RoW

Parcel ID	502324000032000012	**Alternate ID**	0070111200	**Owner Address**	MCBRIER BRANSON
Sec/Twp/Rng	24/32/3	**Class**	1 Family Dwell - Unplatted (0 to 9.99 Acres)		303 SOUTH WALNUT ST
Property Address	3303 BLACKFORD DR	**Acreage**	0.74		APT C
	TIPPECANOE				MENTONE, IN 46539

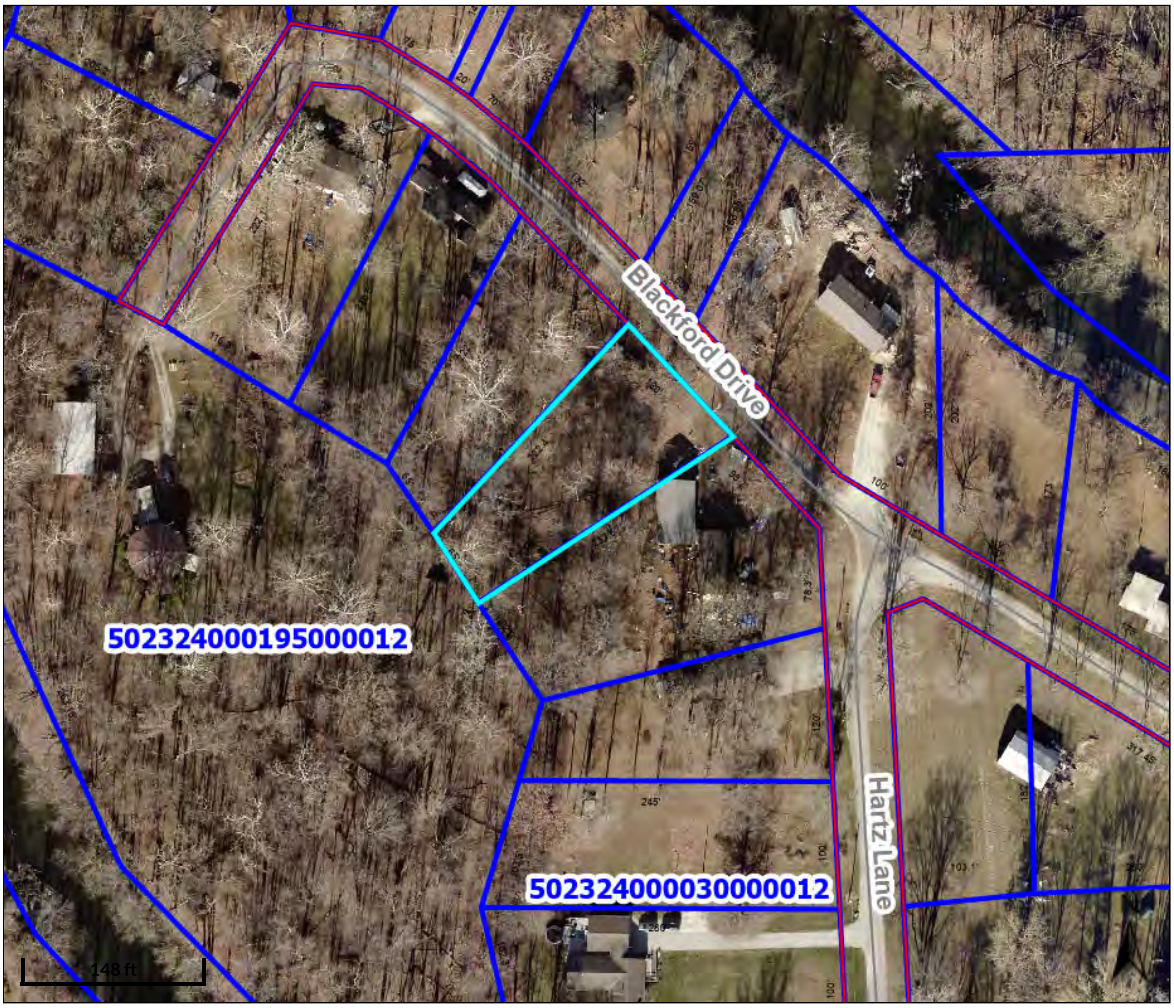
District TIPPECANOE TOWNSHIP

Brief Tax Description ACREAGE: .74 AUDITOR DESC: PAR 16 1844.3' N & 1476.34' W SE COR LEGAL DESC: LC BRIGHT
(Note: Not to be used on legal documents)

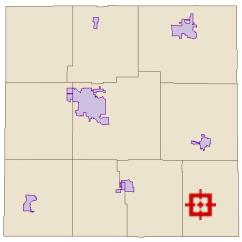
Date created: 10/21/2026
Last Data Uploaded: 10/21/2026 4:45:55 AM

Developed by SCHNEIDER GEOSPATIAL

Beacon™ Marshall County, IN



Overview



Legend

- Corp Line
- Parcel Search
- Parcel Lines
- Township Boundaries
- Road Centerlines
- Road RoW

Parcel ID	502324000033000012	**Alternate ID**	0070111400	**Owner Address**	MCBRIER BRANSON 303 SOUTH WALNUT ST APT C MENTONE, IN 46539
Sec/Twp/Rng	24/32/3				
Property Address	BLACKFORD DR TIPPECANOE	**Class**	Residential Parcel Classified as Vacant but is Part of the Support Land for Another Parcel		
		Acreage	0.48		

District	TIPPECANOE TOWNSHIP
Brief Tax Description	ACREAGE: .48 AUDITOR DESC: 1844.3' N & 1476.34' W SE COR NE N LEGAL DESC: (Note: Not to be used on legal documents)

Date created: 11/3/2026
Last Data Uploaded: 11/3/2026 4:32:50 AM

Developed by SCHNEIDER GEOSPATIAL

Property address (number and street, city, state, and ZIP code) 3303 Blackford Dr., Tippecanoe, IN 46570

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Freezer				
Gas Grill				
Hood				
Microwave Oven				
Oven				
Range				
Refrigerator				
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)				
Ceiling Fan(s)				
Garage Door Opener / Controls				
Inside Telephone Wiring and Blocks / Jacks				
Light Fixtures				
Sauna				
Smoke / Fire Alarms				
Carbon Monoxide Detectors				
Switches and Outlets				
Vent Fan(s)				
☐ 60 ☐ 100 ☐ 200 Amp Service				
Generator				

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				
Septic Field / Bed				
Septic & Holding Tank / Septic Mound				
Hot Tub				
Plumbing				
Aerator System				
Sump Pump				
Irrigation Systems				
Water Heater / Electric				
Water Heater / Gas				
Water Heater / Solar				
Water Purifier				
Water Softener				
Well				
Geothermal and Heat Pump				
Other Sewer System *(Explain)*				
Swimming Pool & Pool Equipment				

	Yes	No	Unknown
Are the structures connected to a public water system?			
Are the structures connected to a public sewer system?			
Are there any additions that may require improvements to the sewage disposal system?			
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?			
Are the structure(s) connected to a private / community sewer system?			

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
	11/02/26		

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

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

Property address (number and street, city, state, and ZIP code)	3303 Blackford Dr., Tippecanoe, IN 46570

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				
Boiler / Radiator				
Central Air Conditioning				
Electric Heat Pump				
Furnace Heat / Gas				
Furnace Heat / Electric				
Geothermal				
Solar House-Heating				
Woodburning Stove				
Fireplace				
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			
Does the roof leak?			
Is there present damage to the roof?			
Is there more than one layer of shingles on the house?			
If yes, how many layers? _____			
3. WATER HEATER			
Age, if known: _____ Years.			
4. FURNACE			
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: _____ Years.			
6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			
Explain:			

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy) 11/02/26	Signature of Buyer	Date (mm / dd / yyyy)

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

Property address (number and street, city, state, and ZIP code) 3303 Blackford Dr., Tippecanoe, IN 46570

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			
Are there any foundation problems with the structures?			
Are there any encroachments?			
Are there any violations of zoning, building codes, or restrictive covenants?			
Does the property have a shared driveway with another property?			
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____			
Is this property located within a locally designated historic district under IC 36-7-11?			
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?			
Is the access to your property via a public road?			
Is the access to your property via an easement?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			
Are there any structural problems with the building?			
Have any substantial additions or alterations been made without a required building permit?			
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			
Is there any damage due to wind, flood, termites or rodents?			
Have any structures been treated for wood destroying insects?			
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home.			
Do you currently pay flood insurance?			
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.			
Does the property contain underground storage tank(s)?			
Is the homeowner a licensed real estate broker?			
Is there any threatened or existing litigation regarding the property?			
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.			
Is the property located within one (1) mile of an airport?			
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			

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

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	11/02/26		
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	11/02/26		

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

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

General Information

Parcel Number
50-23-24-000-032.000-012

Local Parcel Number
502324000032000012

Tax ID:
0070111200

Routing Number
23-24-201-129

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

Year: 2026

Location Information

County
Marshall

Township
TIPPECANOE TOWNSHIP

District 012 (Local 012)
TIPPECANOE TOWNSHIP

School Corp 5495
TRITON

Neighborhood 700502-012
TIPPECANOE & OLD TIP TOWN

Section/Plat
24

Location Address (1)
3303 BLACKFORD DR
TIPPECANOE, IN 46570

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities
Gas, Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 27, 2026

Review Group 2024

Ownership

RDK PROPERTY GROUP LLC
58192 WINDSONG DRIVE
ELKHART, IN 46517

Legal

ACREAGE: .74 AUDITOR DESC: PAR 16 1844.3' N & 1476.34' W SE COR LEGAL DESC: LC BRIGHT

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2026	RDK PROPERTY GR	$23,000	WAR	2026/01050		I
05/23/2017	HARTBARGER RICKE	$40,000.	Qu	/	$40,000	I
11/01/2010	HARTBARGER CURTI	LAND CONTRACT	LC	2010/06185	$68,000	I
06/30/2006	HARTBARGER CURTI	WARR DEED	WD	2006/04776	$25,000	I
03/02/1995	HARTBARGER RICKE		WD	91/8376		I
03/03/1979	ROWE KERNIE & CH		WD	/		I

Res Master Parcel of 1

Valuation Records

Assessment Year	2026	2025	2024	2023	2023
Reason For Change	Annual Value	Annual Value	Annual Value	Alloc Chg	Annual Value
As Of Date	01/01/2026	01/01/2025	01/01/2024	07/05/2023	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☑	☐
Land	**$11,300**	**$13,200**	**$13,200**	**$12,900**	**$12,900**
Land Res (1)	$11,300	$13,200	$13,200	$12,900	$12,900
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$81,600**	**$97,300**	**$81,100**	**$76,600**	**$76,600**
Imp Res (1)	$81,600	$97,300	$81,100	$61,300	$61,300
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$15,300	$15,300
Total	**$92,900**	**$110,500**	**$94,300**	**$89,500**	**$89,500**
Total Res (1)	$92,900	$110,500	$94,300	$74,200	$74,200
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$15,300	$15,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 80' X 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	S		0	32234	1.00	$.35	$.35	$11,282	0%	1.0000	100.00	0.00	0.00	$11,280

Data Source Aerial **Collector** 09/11/2023 EL **Appraiser** 09/11/2023 EL

Notes

3/18/2026 26GI: REVISED STATS FOR 1/1/26.

9/11/2023 24CR: T3AW IS NOW ATTACHED TO DWLG BY AN EFP; ADDED EFP FOR 1/1/24.

1/9/2020 20GI: CORRECTED TRENDING FACTOR, CHANGED LAND PRICING TO SF. MOVED FROM NEI 7005025 & COMBINED WITH 700502.

12/18/2017 18GI: UPDATED ALLOCATIONS BASED ON CONTIG PARCEL.

3/20/2012 06INH: DWELLING 100% COMPLETE.

Land Computations

Calculated Acreage	0.74
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.74
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.74
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	$11,300
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$11,300
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$11,300**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	Modular
Finished Area	1248 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Roofing

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

Plumbing

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

Accommodations

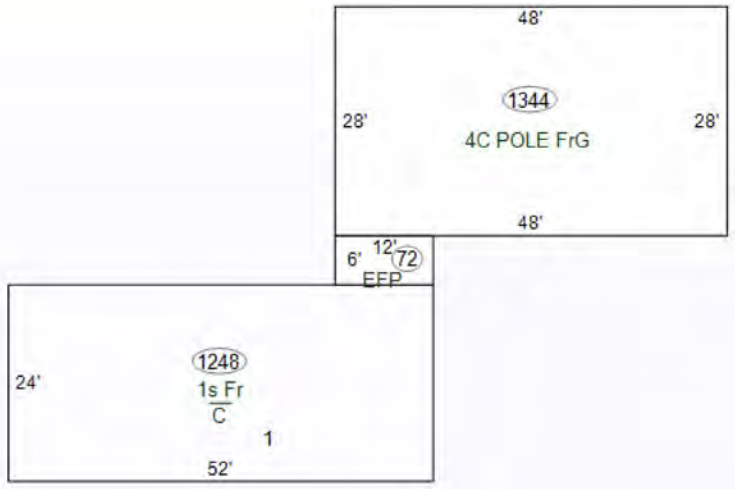
Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	5

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	72	$8,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1248	1248	$149,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1248	0	$7,900	
Slab					
			Total Base		$157,100
Adjustments			**1 Row Type Adj. x 1.00**		$157,100
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1248	$4,500
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$161,600
				Sub-Total, 1 Units	
Exterior Features (+)				$8,200	$169,800
Garages (+) 1344 sqft				$53,200	$223,000
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.92
				Replacement Cost	$184,644

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D+2	1999	2004	22	P		0.92		1,248 sqft	$184,644	48%	$96,010	0%	100%	0.850	1.000	100.00	0.00	0.00	$81,600

General Information

Parcel Number
50-23-24-000-033.000-012

Local Parcel Number
502324000033000012

Tax ID:
0070111400

Routing Number
23-24-201-130

Property Class 509
Residential Parcel Classified as Vac

Year: 2026

Location Information

County
Marshall

Township
TIPPECANOE TOWNSHIP

District 012 (Local 012)
TIPPECANOE TOWNSHIP

School Corp 5495
TRITON

Neighborhood 700502-012
TIPPECANOE & OLD TIP TOWN

Section/Plat
24

Location Address (1)
BLACKFORD DR
TIPPECANOE, IN 46570

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Low, Rolling

Flood Hazard ☐

Public Utilities
Gas, Electricity

ERA ☐

Streets or Roads
Unpaved

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Monday, April 27, 2026

Review Group 2024

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ACREAGE: .48 AUDITOR DESC: 1844.3' N & 1476.34' W SE COR NE N LEGAL DESC:

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/27/2026	RDK PROPERTY GR	$23,000	WAR	2026/01050		I
05/23/2017	HARTBARGER RICKE	$40,000.	Qu	/		I
11/01/2010	HARTBARGER CURTI	LAND CONTRACT	LC	2010/06185	$68,000	I
12/29/2006	HARTBARGER CURTI	WARR DEED	WD	2006/09236	$900	V
03/04/1992	BLACKFORD DALE E		WD	/		I
03/03/1992	MARSHA KAY MILLE		WD	/		I

Notes

9/11/2023 24CR: NO CHANGES NOTED.

1/9/2020 20GI: CORRECTED TRENDING FACTOR, CHANGED LAND PRICING TO SF. MOVED FROM NEI 7005025 & COMBINED WITH 700502.

12/18/2017 18GI: UPDATED ALLOCATIONS BASED ON CONTIG PARCEL.

Res Master Parcel of 1

Valuation Records

Assessment Year	2026	2025	2024	2023	2023
Reason For Change	Annual Value	Annual Value	Annual Value	Alloc Chg	Annual Value
As Of Date	01/01/2026	01/01/2025	01/01/2024	07/05/2023	01/01/2023
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☑	☐
Land	**$4,800**	**$5,600**	**$5,600**	**$5,500**	**$5,500**
Land Res (1)	$4,000	$4,600	$4,600	$4,500	$4,500
Land Non Res (2)	$800	$1,000	$0	$0	$0
Land Non Res (3)	$0	$0	$1,000	$1,000	$1,000
Improvement	**$0**	**$0**	**$0**	**$0**	**$0**
Imp Res (1)	$0	$0	$0	$0	$0
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$4,800**	**$5,600**	**$5,600**	**$5,500**	**$5,500**
Total Res (1)	$4,000	$4,600	$4,600	$4,500	$4,500
Total Non Res (2)	$800	$1,000	$0	$0	$0
Total Non Res (3)	$0	$0	$1,000	$1,000	$1,000

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 80' X 120')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	S		0	11326	1.00	$.35	$.35	$3,964	0%	1.0000	100.00	0.00	0.00	$3,960
91	S		0	9583	1.00	$.09	$.09	$862	0%	1.0000	0.00	100.00	0.00	$860

Data Source Permit **Collector** 09/11/2023 EL **Appraiser** 09/11/2023 EL

Land Computations

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
84 Solar Energy Land	0.00
9 Homesite	0.26
91/92 Acres	0.22
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	$4,000
91/92 Value	$900
Supp. Page Land Value	
CAP 1 Value	$4,000
CAP 2 Value	$800
CAP 3 Value	$0
Total Value	**$4,800**

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
    - Click the green "Register" button
    - Choose username
    - Enter your password
    - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
    - Click on Next Step
    - Click the empty box to Agree to the Auction Terms and Conditions
    - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
    - **This card will be charged $1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
    - **We WILL NOT charge your card if you are the winning bidder**
    - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

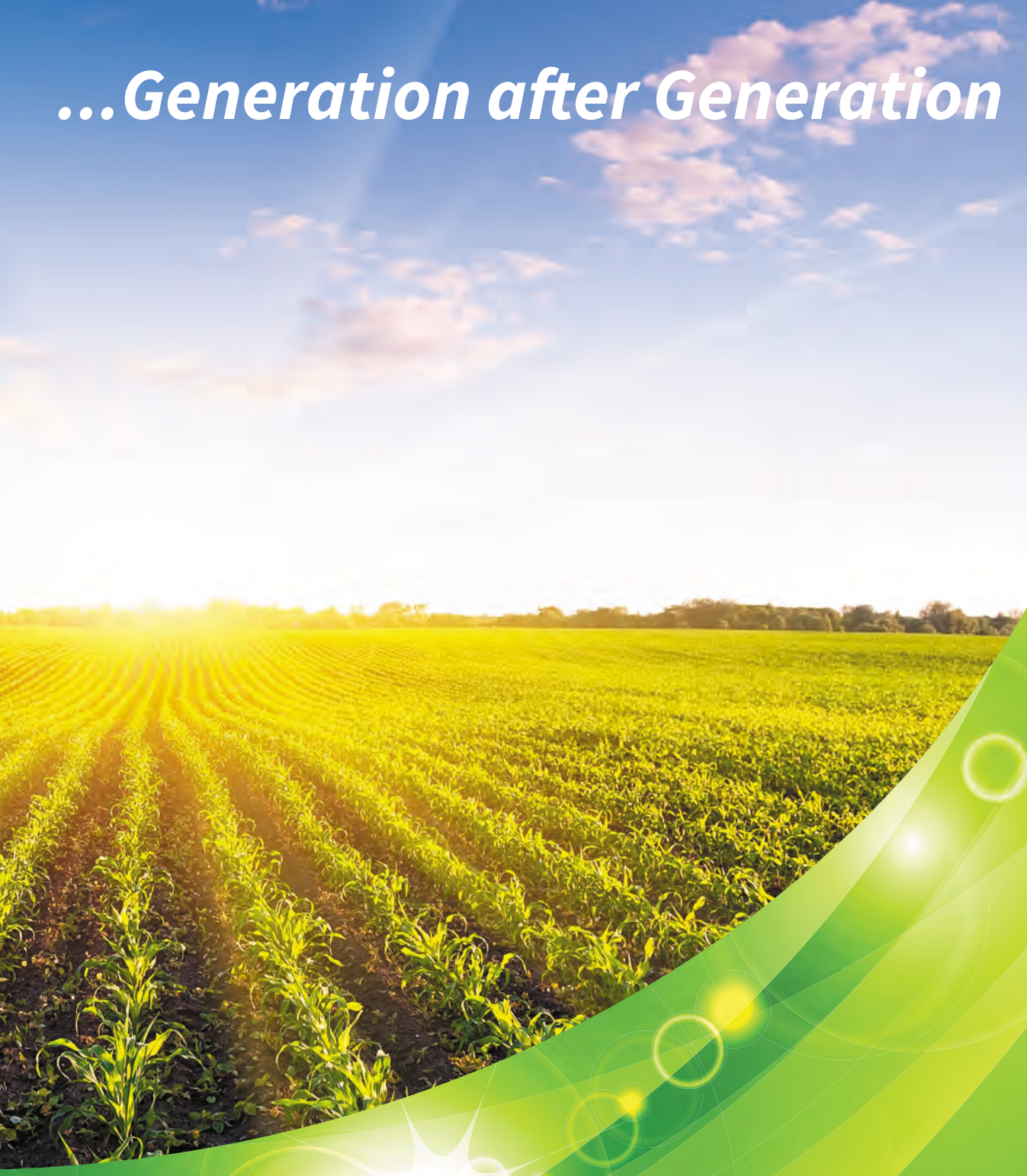
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

Please let us know if you have any questions that we can help with 260.982.0238 or info@metzgerauction.com

...Generation after Generation



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