Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Charming 3-Bedroom, 1.5 Bath Ranch Home with Partial Basement and Room to Enjoy the Outdoors on 1.0+/- Acres!

Settle into the appeal of country living with this charming 1-story, 3-bedroom, 1.5-bath



home situated on 1.0+/- acres in a peaceful rural setting just off State Road 16! Blending comfortable living areas, classic character, and appealing outdoor spaces, this property offers a wonderful opportunity for those looking to have a little extra room while maintaining convenient access to nearby communities.

Throughout the home, natural woodwork adds warmth and character, while the spacious rooms create a welcoming place to gather and unwind. Featuring a gas fireplace, beamed ceilings, and crown molding, a family room offers distinctive details and a comfortable atmosphere that make it a standout feature of the home. With three bedrooms and 1.5 bathrooms, the home provides a functional layout with space for everyday living.



The partial basement offers additional possibilities, including a recreation room and separate utility room, with plenty of room for storage, hobbies, or future improvements to suit your needs.





Outside, the landscaped setting and extra room that comes with the 1.0+/- acre property add to its appeal. A covered front porch provides a charming place to relax and take in the surroundings, while the open wooden back deck offers additional space for outdoor gatherings or simply taking in the fresh country air.

Combining timeless character, comfortable living spaces, basement versatility, and a rural setting, this charming property is one to consider for buyers looking for a home with room to make their own!

Open House: Thurs., December 10th from 5:30-6 pm

www.BidMetzger.com

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

ONLINE AUCTION TERMS

3-BEDROOM, 1.5 BATH RANCH HOME ON 1.0+/- ACRES!

This property will be offered at Online Auction on Tuesday, December 15 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 $10,000 on the property 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 $1,093.42. 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: Tuesday, December 15, 2026 • Bidding begins closing out at 6pm

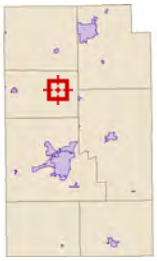
Open House: Thursday, December 10th from 5:30-6 pm

www.BidMetzger.com

Beacon™ Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-10-03-200-006.000-010	**Alternate ID**	n/a	**Owner Address**	SCHNEPP PHILLIP EUGENE & KELLY JOE SCHNEPP & BETH ANN HAUPERT AS T/C 2911 BRANDED BLVD KOKOMO, IN 46901
Sec/Twp/Rng	03-28-06	**Class**	Res-1-Family 0 - 9.99 acres		
Property Address	2153 W STATE ROAD 16 NORTH MANCHESTER	**Acreage**	1.0		
District	PAW-PAW				
Brief Tax Description	PT NE1/4 3-28-6 1AC DITCH 569 & 664 (Note: Not to be used on legal documents)				

Date created: 9/16/2026
Last Data Uploaded: 9/16/2026 2:52:43 AM

Developed by SCHNEIDER GEOSPATIAL

Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202647242 **2153 W State Road 16** **North Manchester** **IN** 46962 **LP** $0



Area Wabash County **Parcel ID** 85-10-03-200-006.000-010 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 1
Township Paw Paw **Style** One Story **REO** No **Short Sale** No
School District MSD of Wabash County Schools **Elem** Metro North/Sharp Creek
Intermediate **JrH** Northfield **SrH** Northfield
Legal Description PT NE1/4 3-28-6 1AC DITCH 569 & 664
Directions to Property State Road 13 South to 114, head West to N Ogden Rd, head South, continue to N Main St and head South to Wayne St., turn East, go to N 200 W and go South to State Road 15 and go West, property is third on South side of the road

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

Remarks Charming 1-story, 3-bedroom, 1.5-bath home situated on 1.0+/- acres in a peaceful rural setting just off State Road 16 Selling via Online Auction on Tuesday, December 15th at 6 pm est! This home offers plenty of character and comfortable living spaces with natural woodwork. Featuring a gas fireplace, beamed ceilings, and crown molding, a family room offers distinctive details and a comfortable atmosphere that make it a standout feature of the home. The partial basement includes a recreation room and utility room, providing additional space and storage possibilities. Outside, a covered front porch, open wooden back deck, and landscaped yard add to the appeal of this country property! Open House: Thursday, December 10th from 5:30-6 pm est.

Agent Remarks Online Auction: Tuesday, December 15th at 6 pm est. Open House: Thursday, December 10th from 5:30-6 pm est. Full terms in DOCS. RE BROKERS: must register clients in advance of the auction & be present at any & all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 1.0000 / 43,560 / 146x300 **Lot Desc** Level, 0-2.9999
Above Gd Fin SqFt 1,664 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 1,222 **Ttl Fin SqFt** 1,664 **Year Built** 1966
Age 60 **New Const** No **Date Complete** **Ext** Aluminum, Shingle **Bsmt** Crawl, Partial Basement, Unfinished **# Rooms** 10
Basement Material

Room Dimensions

	RM	DIM		LVL
LR	19	x	13	M
DR	10	x	11	M
FR	15	x	25	M
KT	13	x	11	M
BK		x		
DN		x		
1B	10	x	13	M
2B	11	x	13	M
3B	11	x	9	M
4B		x		
5B		x		
RR	27	x	24	L
LF		x		
EX		x		

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

Laundry Rm Lower
Laundry L/W x

Water Well
Well Type Private
Sewer Septic
Fuel / Heating Electric, Gas, Forced Air, Heat Pump
Cooling Central Air

AMENITIES Ceiling Fan(s), Ceilings-Beamed, Countertops -Laminate, Crown Molding, Deck Open, Detector-Smoke, Garage Door Opener, Landscaped, Natural Woodwork, Porch Open, Tub

Garage 1.0 / Attached / 14 x25 / 350.00
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**	Yes
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Split-Rail
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**	Yes

Pool Type
SALE INCLUDES Dishwasher, Cooktop-Gas, Kitchen Exhaust Hood, Oven -Built-In, Oven-Double, Oven-Electric, Water Heater Gas, Water Softener-Owned
FIREPLACE Living/Great Rm, Gas Log

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 11/18/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,093.42 **Exemptions** Homestead, Supplemental **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 11/18/2026 **Start Showing Date** **Exp Date** 1/31/2027 **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** Mechanical/Combo **Lockbox Location** Front door **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / 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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Authentisign ID: 5FA2F762-DBB1-F111-A6A7-000D3A4FF82A

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year): 09.15.2026

Property address (number and street, city, state, and ZIP code): 2153 W State Road 16, North Manchester, IN 46962

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is **not** required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
   - A. in the administration of an estate;
   - B. by foreclosure sale;
   - C. by a trustee in bankruptcy;
   - D. by eminent domain;
   - E. from a decree of specific performance;
   - F. from a decree of divorce; or
   - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

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 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*)
Kelly J. Schnepp	9/15/26		
Signature of Seller Authentisign Beth Haupert	Date (*mm / dd / yyyy*) 09/17/26	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.

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

Authentisign ID: 5FA2F762-DBB1-F111-A6A7-000D3A4FF82A

Property address (number and street, city, state, and ZIP code) 2153 W State Road 16, North Manchester, IN 46962

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?		✓	

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Kelly L Schnepp	9/15/26		
Signature of Seller Beth Haupert	Date (*mm / dd / yyyy*) 09/17/26	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.

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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 LP			✓	
Air Cleaner	✓			
Humidifier	✓			
Propane Tank				
Other Heating Source	✓			

	Yes	No	Unknown
2. ROOF			
Age, if known: 5ish 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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Kelly J Schnupp	9/15/26		
Signature of Seller Authentisign Beth Haupert	Date (mm / dd / yyyy) 09/17/26	Signature of Buyer	Date (mm / dd / yyyy)

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Authentisign ID: 5FA2F762-DBB1-F111-A6A7-000D3A4FF82A

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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?		✓	

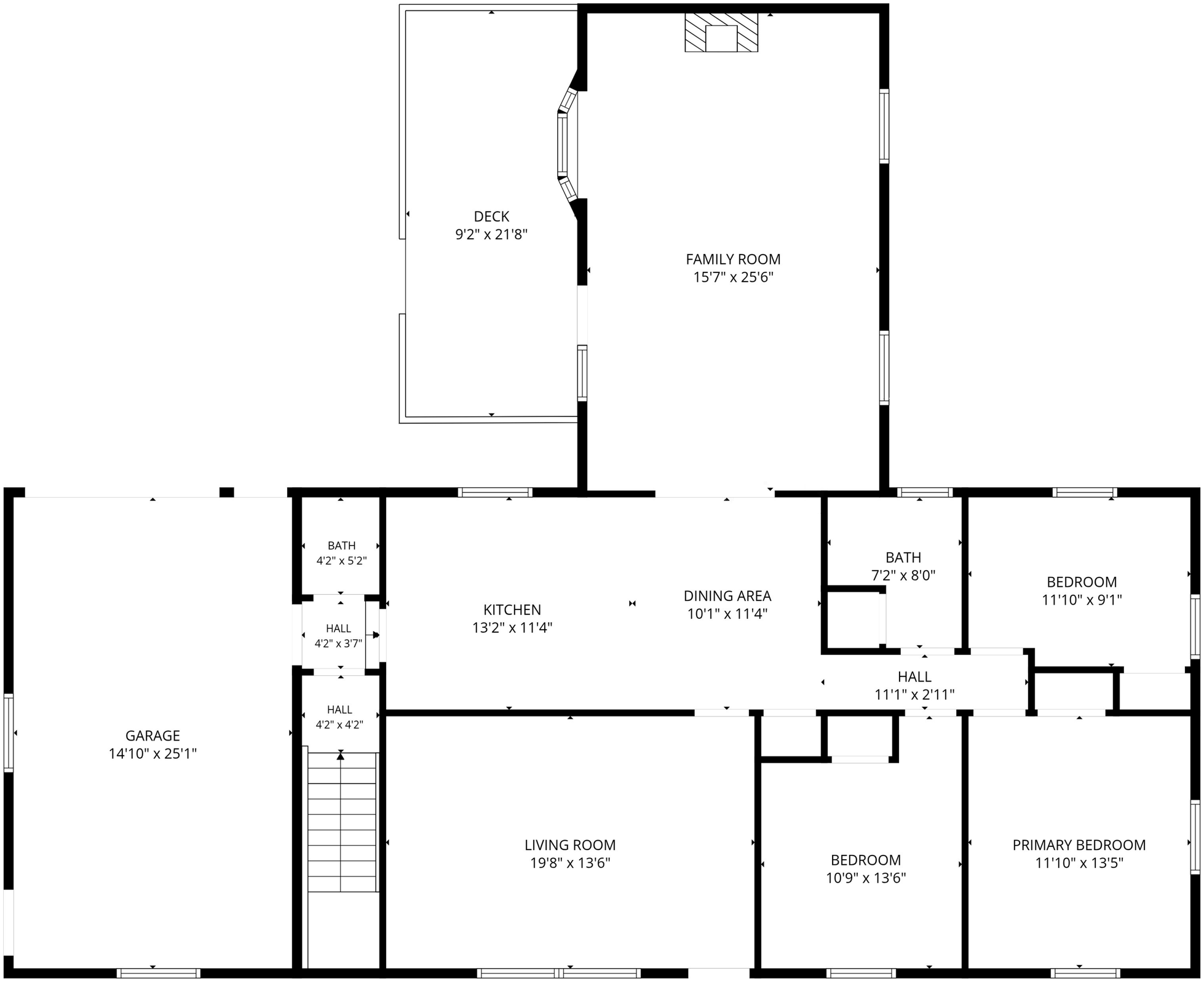
8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(*Use additional pages and attach, if necessary*)

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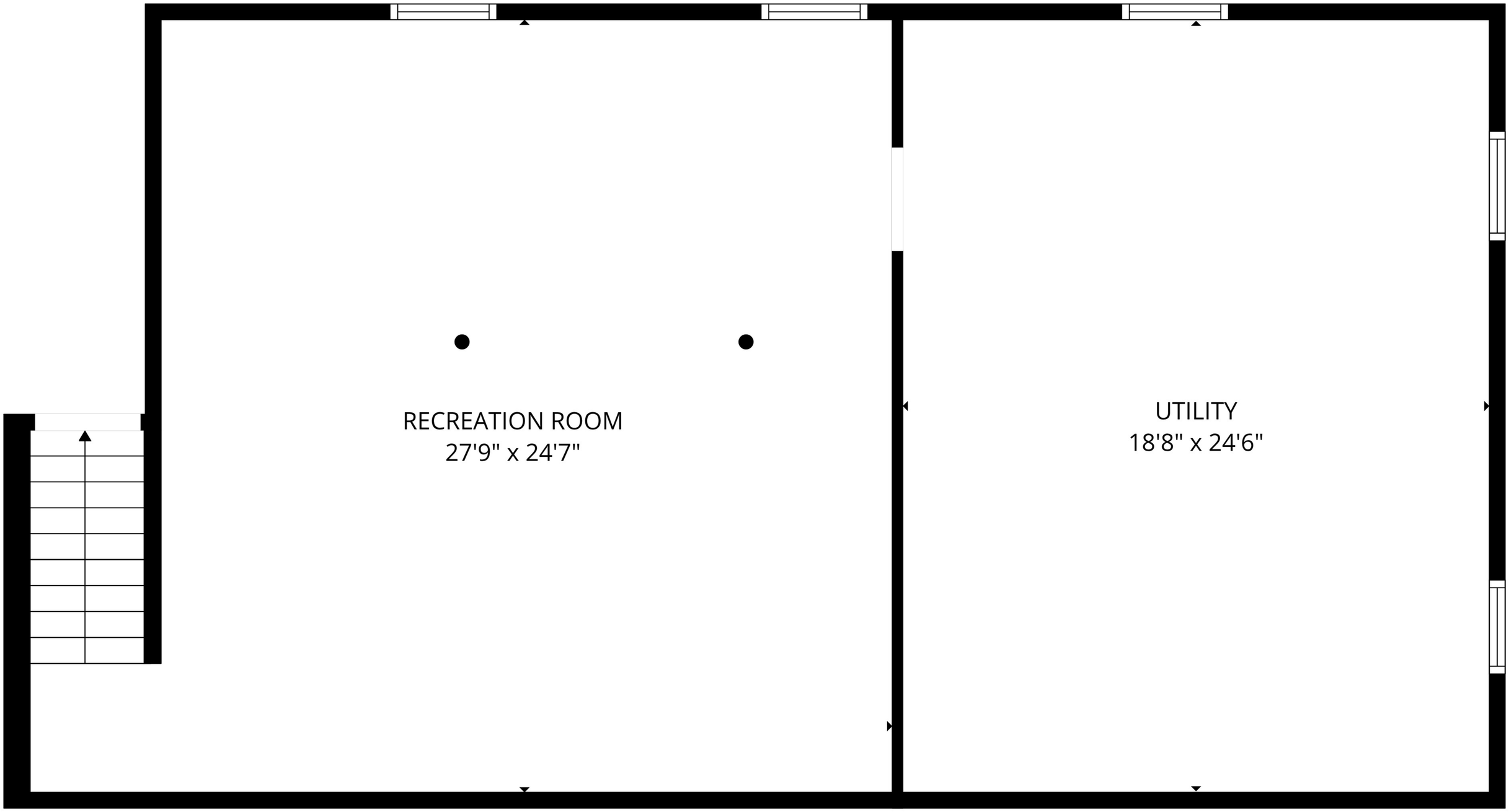
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Kelly J. Schnepp (via DocuSign)	9/15/26		
Signature of Seller Beth Haupert	Date (*mm / dd / yyyy*) 09/17/26	Signature of Buyer	Date (*mm / dd / yyyy*)

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.

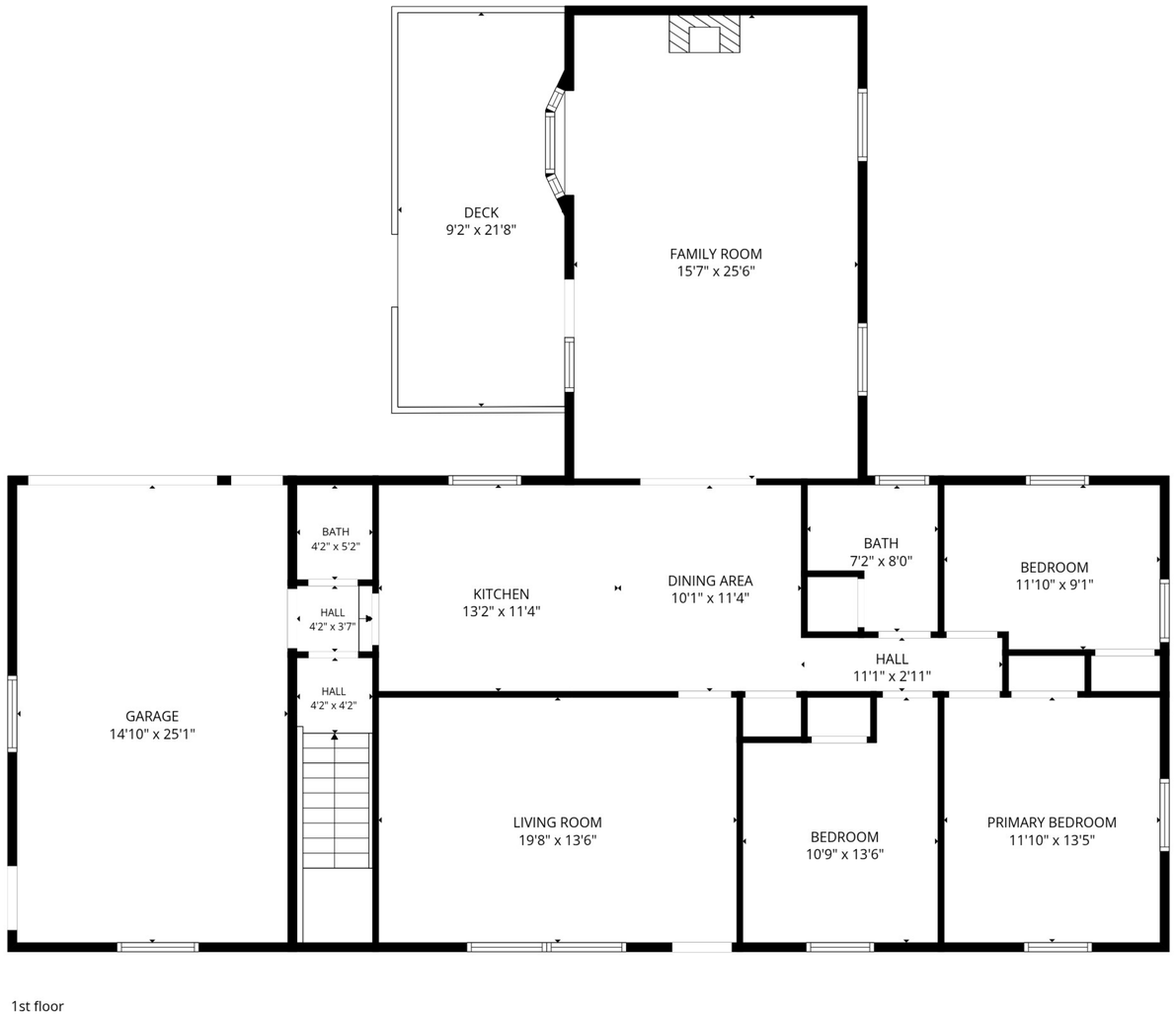
Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)



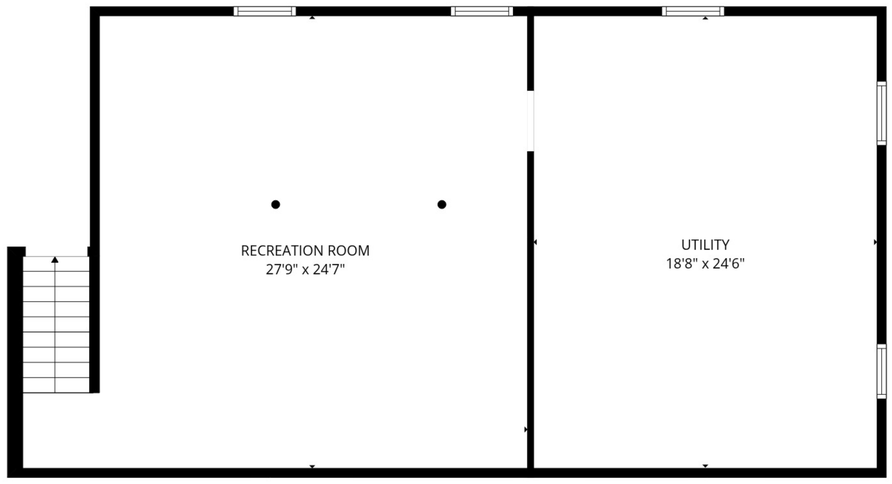
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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



1st floor



Basement

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



Average Utilities

Utility	Company	Average Amount
Gas	JM Reynold Oil - LP (owned-stays with house)	$ 90.00
Electric	REMC	$ 130.00
Water	Well	$
Septic/Sewer	Septic	$
HOA		$
Other		$

Additional Notes

General Information

Parcel Number
85-10-03-200-006.000-010

Local Parcel Number
0070043300

Tax ID:

Routing Number
27.3

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

Year: 2026

Location Information

County
Wabash

Township
PAW PAW TOWNSHIP

District 010 (Local 010)
PAW PAW TOWNSHIP

School Corp 8050
M.S.D. WABASH COUNTY

Neighborhood 8510510-010
PAW PAW HOMESITE & RURAL R

Section/Plat
03

Location Address (1)
2153 W STATE ROAD 16
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Monday, April 13, 2026

Review Group 2024

Ownership

SCHNEPP STANLEY E & BEVERLY
2153 W STATE RD 16
NORTH MANCHESTER, IN 46962

Legal

PT NE1/4 3-28-6 1AC DITCH 569 & 664

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	SCHNEPP STANLEY		WD	/		I

Notes

9/26/2025 NOTE: 09/22/2025 RECORDED TOD DEED

8/11/2023 RP: Reassessment Packet 2024

12/22/2020 NC: 2021 PICK UP NEW SHED/DET GARAGE. MEASURE OTHER OUTBUILDINGS. 2021 ADDED SHED. RAZED TWO OUTBLDGS

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$17,500**	**$17,500**	**$17,500**	**$17,500**	**$17,500**
Land Res (1)	$17,500	$17,500	$17,500	$17,500	$17,500
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$212,100**	**$182,000**	**$144,600**	**$136,300**	**$123,200**
Imp Res (1)	$212,100	$182,000	$144,600	$131,800	$118,400
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$4,500	$4,800
Total	**$229,600**	**$199,500**	**$162,100**	**$153,800**	**$140,700**
Total Res (1)	$229,600	$199,500	$162,100	$149,300	$135,900
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$4,500	$4,800

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	0.8900	1.09	$18,000	$19,620	$17,462	0%	1.0000	100.00	0.00	0.00	$17,460
82	A	CRA	0	0.1100	1.02	$2,120	$2,162	$238	-100%	1.0000	0.00	100.00	0.00	$00

Data Source Estimated **Collector** 05/22/2023 JS **Appraiser** 05/22/2023 JS

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.11
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.89
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	$17,500
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$17,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$17,500**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1664 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

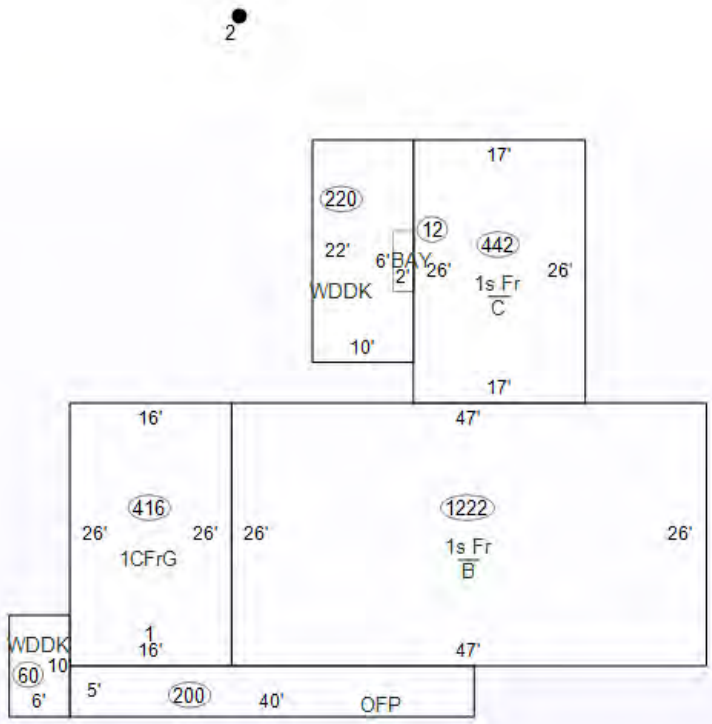
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	200	$9,400
Bay	12	$5,100
Wood Deck	220	$4,500
Wood Deck	60	$1,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1664	1664	$184,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1222	0	$62,600	
Crawl		442	0	$4,900	
Slab					
			Total Base		$251,800
Adjustments			**1 Row Type Adj. x 1.00**		$251,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1664	$4,700
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $1,400	$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$259,300
				Sub-Total, 1 Units	
Exterior Features (+)				$20,400	$279,700
Garages (+) 416 sqft				$19,600	$299,300
				Quality and Design Factor (Grade)	0.95
				Location Multiplier	0.91
				Replacement Cost	$258,745

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	Wood Fr	C-1	1966	1966	60	A		0.91		2,886 sqft	$258,745	40%	$155,250	0%	100%	1.330	1.000	100.00	0.00	0.00	$206,500
2: Utility Shed	1		C	2020	2020	6	A	$22.83	0.91	$20.78	14'x24'	$6,981	20%	$5,580	0%	100%	1.000	1.000	100.00	0.00	0.00	$5,600

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!

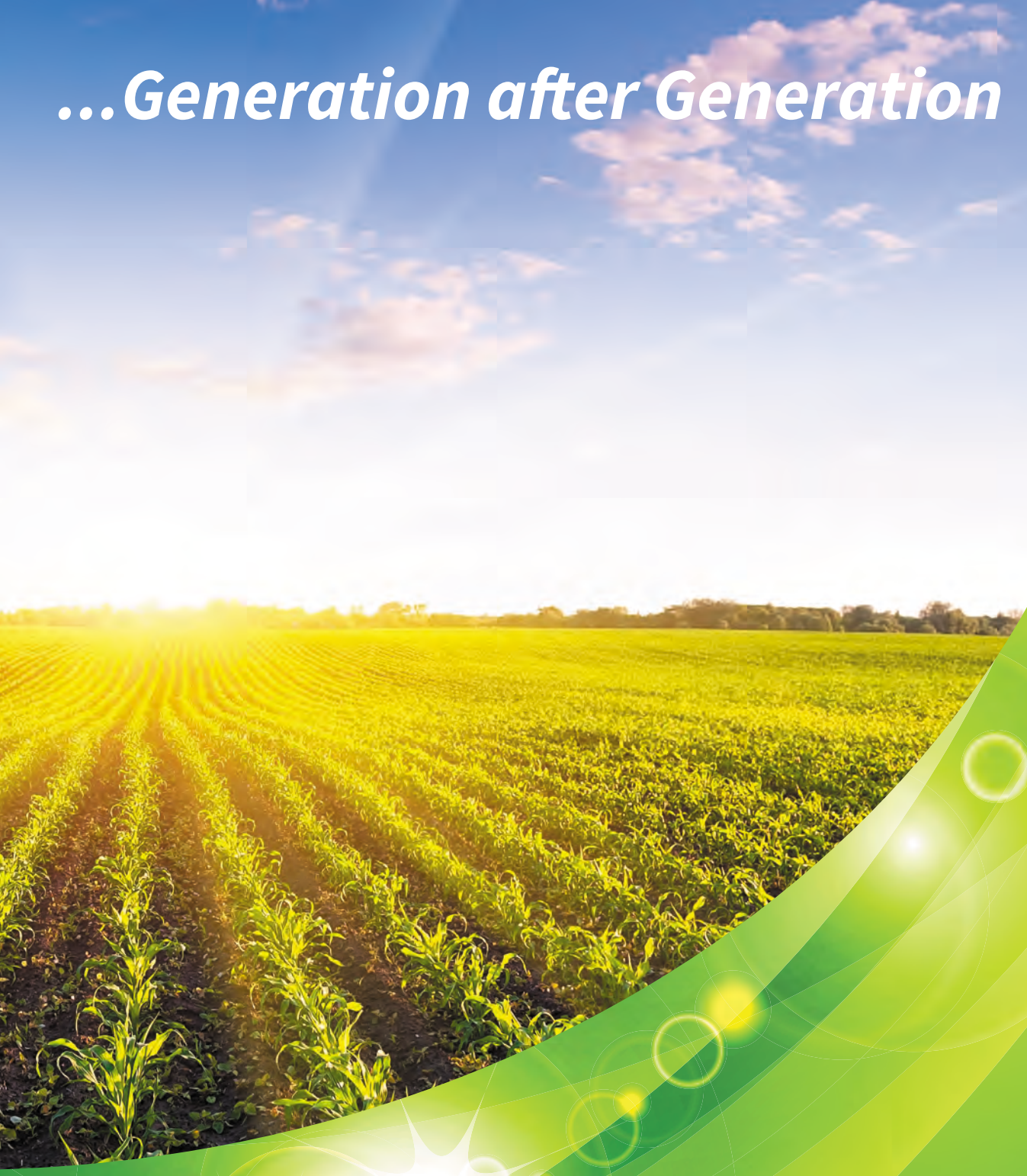
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

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

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