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Providing professional auction, appraisal and real estate solutions for buyers and sellers throughout Indiana, Ohio, Michigan, Illinois and Kentucky.

With specialists in real estate, farm equipment, antiques, household and business valuations and liquidations, we conduct 150+ auctions and 100+ appraisals every year... making us big enough to guarantee professional service and small enough to value your business!

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101 S. River Rd.
N. Manchester, IN 46962

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Real Estate & Personal Property LIVE AUCTION

JUNE 10 10 AM

95 N. Marion Rd., Huntington, IN

Auction Manager:

Neal Snyder 260-358-7923

- **Country Home & Barn on 4 Acres**
- **Offered in 2 Tracts**
- **Great Location off SR 9**

2 BR, 2 BA Ranch Home with Full Basement on 2+/- Acres! Large Kitchen is open to the Dining Room & Living Room. Living Room opens to a 3-Season Room!

INDIANA AUCTIONEERS ASSOCIATION

NAA Auctioneer

REALTOR®

Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Dodie Hart • John Bumau • Austin Metzger
• Neil Snyder • Justin Nicodemus • Toni Derry

260-982-0238

MetzgerAuction.com

REAL ESTATE AUCTION TERMS

Ranch Home & Building Site offered in 2 Tracts!

This property will be offered at Auction on Saturday, June 10, 2023 at 10 am at the property. Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his 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 Sellers and the Buyer(s). An earnest money deposit of $5,000 down the day 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. Buyer(s) 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) agree to pay an additional $25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before July 28, 2023. Tract 1: Possession will be at closing; Tract 2: Possession will be after the 2023 Fall Crop Harvest. Sellers retain the 2023 farm income. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately $2,599.54. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Saturday, June 10, 2023 at 10 am

95 N. Marion Rd., Huntington, IN 46750

Huntington Township • Huntington County

Bid Live In-Person or Online!

https://bidmetzger.com/auctions/

TRACT MAP

Beacon™ Huntington County, IN

Overview

Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-32-400-098.900-004	**Alternate ID**	350532400098900004	**Owner Address**	Chenoweth, Rebecca A, for and during the term of her natural life, and upon her death, and subject to her life estate reserved to: Brian P Chenoweth, Stephen L Chenoweth, Denise K Thieme & Tracy L Grimes, equal shares as TIC 95 N Marion Rd Huntington, IN 46750
Sec/Twp/Rng	32-28N-9E	**Class**	Res-1-Family 0 - 9.99 acres		
Property Address	95 N Marion Rd HUNTINGTON	**Acreage**	4.08		
District		HUNT TWP R E			
Brief Tax Description		003-00989-00 PT E SE SEC 32 4.08A (Note: Not to be used on legal documents)			

Date created: 4/7/2023
Last Data Uploaded: 4/7/2023 12:22:21 AM

Developed by Schneider GEOSPATIAL

Residential Agent Full Detail Report

Schedule a Showing

Property Type RESIDENTIAL **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202314408 **95 N Marion Road** **Huntington** **IN** 46750 **LP $0**

Area Huntington County **Parcel ID** 35-05-32-400-098.900-004 **Type** Site-Built Home **Waterfront** No

Sub None **Cross Street** **Bedrm** 2 **F** 2 **H** 0

Township Huntington **Style** One Story **REO** No **Short Sale** No

School District HCS **Elem** Horace Mann **Jr** Riverview **SrH** Huntington North

Legal Description Approximately 2+/- Acres part of: 003-00989-00 PT E SE SEC 32 4.08A

Directions Property is on the northeast corner of SR 9 (Marion Rd.) & Division Rd. Just south of Huntington.

Inside City Limits N **City** **County Zoning** A1 **Zoning Description** A1 & SR

Remarks Ranch Home with 2-Car Attached Garage, 3-Season Porch & Barn Going to Auction on Saturday, June 10 at 10 am. This is Tract 1 of the auction and features a 2 bedroom, 2 bath Ranch Home with Full Basement on 2+/- Acres! Large Kitchen is open to the Dining Room & Living Room. Living Room opens to a 3-Season Room and to the formal living room. Master Bath has an ensuite and the full basement provides large spaces for entertaining & for storage! Beautiful, Large Yard is well-maintained and the large barn is ready for all of your next projects! Bid on this tract individually or in combination with the adjoining land for more acreage! Open House: Monday, June 5th 5:30-6pm

Agent Remarks Auction: Sat. 6.10.23 10am Open House: Mon. 6.5.23 5:30-6pm TERMS: $5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Buyer Brokers will be compensated via a 3% buyer's premium to by paid by buyer in addition to the purchase price. Seller has the right to accept bids

Se **Lot** **Lot Ac/SF/Dim** 2.0000 / 87,120 / 385x315 **Lot Desc** Level, 0-2.9999

Above Gd Fin SqFt 1,542 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 1,542 **Ttl Fin SqFt** 1,542 **Year Built** 1982

Age 41 **New Const** No **Date** **Ext** Brick, Vinyl **Bsmt** Full Basement, Partially Finished **# Rooms** 6

Room Dimensions			Baths	Full	Half	Water	WELL
RM	DIM	LVL	B-Main	2	0	Sewer	Septic
LR	15 x 15	M	B-Upper	0	0	Fuel /	Baseboard
D	10 x 10	M	B-Blw G	0	0	Heating	
FR	38 x 19	B				Cooling	Central Air
KT	15 x 15	M					
B	x						
D	x						
M	15 x 15	M					
2B	12 x 12	M					
3B	x						
4B	x						
5B	x						
R	x						
LF	x						
EX	x						

Laundry Rm Main x

AMENITIES 1st Bdrm En Suite, Breakfast Bar, Countertops -Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Landscaped, Open Floor Plan, Patio Covered, Porch Covered, Porch Enclosed, Range/Oven Hook

Garage 2.0 / Attached / 24 x 22 / 528.00

Outbuilding 1 Barn 60 x 48

Outbuilding 2 x

Assn Dues **Frequency** Not Applicable

Other Fees

Restrictions

Basement Material	Block		
Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	Yes	**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**	Yes
Pool Type			

SALE INCLUDES Dishwasher, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned

FIREPLACE Family Rm, Basement

Water **Wtr Name** **Water Frontage** **Channel**

Water Features **Water Type** **Lake Type**

Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 6/10/2023 **Time** 10 AM **Location** at the property

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

Annual $2,599.54 **Exemptions** Homestead, Supplemental **Year Taxes Payable** 2023 **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**

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

Showing Instr Showingtime or Open House

List Date 5/5/2023 **Start Showing Date** **Exp Date** 8/10/2023 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No

Contract Type Exclusive Right to Sell **Buyer Broker Comp.** 3.0% **Variable Rate** No **Special List Cond.** None

Virtual **Lockbox Type** None **Lockbox Location** walk-in garage door **Type of Sale**

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

Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**

Sell Office **Sell Agent** **Sell**

Co-Sell Office **Co-Sell**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (*month, day, year*) 4/11/23

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

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

Property address (*number and street, city, state, and ZIP code*) 95 N Marion Rd Huntington, IN 46750

1. The following are in the conditions indicated:

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

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.

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

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

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

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

Signature of Seller	Date (*mm/dd/yy*)	Signature of Buyer	Date (*mm/dd/yy*)
Brian Chenoweth	4-11-23		
Signature of Seller	Date (*mm/dd/yy*)	Signature of Buyer	Date (*mm/dd/yy*)
Rebecca Chenoweth estate	4-11-23		

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

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

Property address (*number and street, city, state, and ZIP code*) 95 N Marion Rd Huntington, IN 46750

2. ROOF	YES	NO	DO NOT KNOW
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. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			X
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			X
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X

Explain:

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

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
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?			✓
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?		✓	
Are the furnace/woodstove/chimney/flue all in working order?	✓		
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	

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Signature of Seller	Date (*mm/dd/yy*)	Signature of Buyer	Date (*mm/dd/yy*)
Brian Chenoweth	4-11-23		
Signature of Seller Rebecca Chenoweth estate	Date (*mm/dd/yy*) 4-11-23	Signature of Buyer	Date (*mm/dd/yy*)

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

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

Average Utilities

	Company	Average Amount
Gas		$
Electric	REMC	$ 297
Water		$
Other		$
HOA		$

Lots & Land Agent Full Detail

Schedule a Showing

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202314412 **** N Marion Road** **Huntington** **IN 46750** **Status Active** **LP $0**

Area Huntington County **Parcel ID** 35-05-32-400-098.900-00 **Type** Agricultural Land
Sub None **Cross Street** **Lot #**
School District HCS **Elem** Horace Mann **JrH** Riverview **SrH** Huntington North
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description Approximately 2+/- Acres part of: 003-00989-00 PT E SE SEC 32 4.08A
Directions Property is on the northeast corner of SR 9 (Marion Rd.) & Division Rd. Just south of Huntington.
Inside City Limits N **City Zoning** **County Zoning** A1 **Zoning Description** A1 & SR

Remarks Quality Cropland & Ranch Home offered in 2 Tracts Going to Auction on Saturday, June 10 at 10 am. This is Tract 2 of the auction and features 2+/- Acres of Cropland with a Soil Index of 150.9. Nice Potential Building Site! Bid on this tract individually or in combination with the home!

Agent Remarks Auction: Sat. 6.10.23 10am TERMS: $5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC.

Sec **Lot** **Lot Ac/SF/Dim** 2.0000 / 87,120 / 385x240
Parcel Desc Tillable, 0-2.9999 **Platted Development** No **Platted Y/N** Yes
Township Huntington **Date Lots Available** **Price per Acre** $$0.00
Type Use Agriculture, Residential **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Easements** Yes
SEWER TYPE None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo, Soil Map

Strctr/Bldg Imprv No
Can Property Be Divided? No
Water Access
Water Name **Lake Type**
Water Features
Water Frontage **Channel Frontage** **Water Access**
Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Auction Location at the property **Auction Start Date** 6/10/2023
Financing: **Existing** **Proposed** **Excluded Party** None
Annual Taxes $2,599.5 **Exemption** Homestead, Supplemental **Year Taxes Payable** 2023 **Assessed Value**
Is Owner/Seller a Real Estate Licensee No **Possession** At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent E-mail** chad@metzgerauction.com
Co-List Office **Co-List Agent**
Showing Instr
List Date 5/5/2023 **Exp Date** 8/10/2023
Contract Type Exclusive Right to Sell **BBC** 3.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions Paid **Sold/Concession Remarks**
Sell Office **Sell Agent** **Sell Team**
Co-Sell Office **Co-Sell Agent**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

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Soils Map

Soils data provided by USDA and NRCS.

State: **Indiana**
County: **Huntington**
Location: **32-28N-9E**
Township: **Huntington**
Acres: **1.51**
Date: **5/1/2023**

Metzger Auctioneers & Appraisers
Property Services, LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING
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N W E S

Area Symbol: IN069, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Corn Bu	Soybeans Bu	*n NCCPI Soybeans
Pg	Pewamo silty clay loam, 0 to 1 percent slopes	1.05	69.5%		IIw	157	47	66
BgmB2	Blount silt loam, ground moraine, 1 to 4 percent slopes, eroded	0.46	30.5%		IIe	137	44	38
				Weighted Average	**2.00**	**150.9**	**46.1**	***n 57.5**

*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Aerial Map

Metzger Auctioneers & Appraisers
Property Services, LLC

Maps Provided By:
surety CUSTOMIZED ONLINE MAPPING

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Field borders provided by Farm Service Agency as of 5/21/2008.

Map Center: 40° 49' 45.99, -85° 32' 1.18

32-28N-9E
Huntington County
Indiana

0ft 131ft 262ft

N W E S

5/1/2023

Tax ID 0030098900 Printed 03/18/2022 Card No. 1 of 1

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
35-05-32-400-098.900-004

Parent Parcel Number

Property Address
95 N MARION RD

Neighborhood
3504523 HUNTINGTON TWP 1980 & NEWER

Property Class
511 Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction	35	Huntington
Area	003	Huntington
Corporation	N	
District	004	Huntington Twp
Section & Plat	32	
Routing Number	HT32-21	

Site Description

Topography:
Level

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:

Legal Acres:
4.0800

Admin Legal
4.0800

OWNERSHIP

Chenoweth, Rebecca A, for and during the term of her natural
life, and upon her death, and subject to her life estate reserve
95 N Marion Rd
Huntington, IN 46750 USA

003-00989-00 PT E SE SEC 32 4.08A

TRANSFER OF OWNERSHIP

Date		
11/30/2016	Chenoweth, Paul T & Rebecca A	$0

RESIDENTIAL

VALUATION RECORD

Assessment Year		01/01/2018	01/01/2019	01/01/2020	01/01/2021	01/01/2022	Homestead Allocations Residential	Homestead Allocations Non-Residential
Reason for Change		4Y Reval	ANNUAL ADJ	ANNUAL ADJ	ANNUAL ADJ	4Y Reval		
VALUATION	L	33100	33100	66100	66100	55800	32500	23300
Appraised Value	B	144000	148600	165600	173500	199400	185900	13500
	T	177100	181700	231700	239600	255200	218400	36800
VALUATION	L	33100	33100	66100	66100	55800	32500	23300
True Tax Value	B	144000	148600	165600	173500	199400	185900	13500
	T	177100	181700	231700	239600	255200	218400	36800

LAND DATA AND CALCULATIONS

	Land Type	Rating Soil ID -or- Actual Frontage	Measured Acreage -or- Effective Frontage	Table 120 Effective Depth	Prod. Factor -or- Depth Factor -or- Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value
1	RESIDENTIAL EXCESS ACREAGE		2.9100		1.00	8000.00	8000.00	23280		23280
2	HOMESITE		1.0000		1.00	32500.00	32500.00	32500		32500
3	PUBLIC ROAD/ROW	BCB2	0.1700		1.00	1500.00	1500.00	260	0 -100%	0

001: 3-1-15, REMOVED ELECTRIC FIREPLACE PER OWNER
CY18: CYCLICAL REASSESSMENT 2018
added efp
CY22: CYCLICAL REASSESSMENT 2022
CHANGED EFF YEAR OF DWELL; CHANGED GRADE OF POLE BARN
REAS: REASSESSMENT 2012
changed grade of dwelling, resketched att gar w/ dwelling,
changed mstp to ofp , made changes to t3aw

Supplemental Cards

MEASURED ACREAGE 4.0800

FARMLAND COMPUTATIONS

Parcel Acreage		4.0800
81 Legal Drain NV	[-]	
82 Public Roads NV	[-]	0.1700
83 UT Towers NV	[-]	
9 Homesite(s)	[-]	1.0000
91/92 Excess Acreage	[-]	2.9100
TOTAL ACRES FARMLAND		
TRUE TAX VALUE		

Supplemental Cards

TRUE TAX VALUE 55780

Measured Acreage
Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND

Classified Land Total

Homesite(s) Value	(+)	32500
Excess Acreage Value	(+)	23280

Supplemental Cards
TOTAL LAND VALUE 55800

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family

Story Height:	1.0
Finished Area:	1542
Attic:	None
Basement:	Full

ROOFING
Material: Asphalt shingles

FLOORING

Slab B	
Sub and joists	1.0
Carpet	1.0

EXTERIOR COVER

1/6 Masonry	1.0
Masonry	B

INTERIOR FINISH

Drywall	1.0

ACCOMMODATIONS

Finished Rooms	6
Bedrooms	2
Formal Dining Rooms	1

HEATING AND AIR CONDITIONING
Primary Heat: Central Warm Air

	Lower /Bsmt	1	Full Upper	Part Upper
Central War	0	1542	0	0
Air Cond	0	1542	0	0

PLUMBING

	#	
3 Fixt. Baths	2	6
Kit Sink	1	1
Water Heat	1	1
TOTAL		8

REMODELING AND MODERNIZATION
Amount Date

	Construction	Base Area	Floor	Finished Area Sq Ft	Value
1	WOOD FRAME	1542	1.0	1542	103700
4	CONCRETE BLOCK	1542	Bsmt	0	34760
		0	Crawl	----	0

TOTAL BASE	138460
Row Type Adjustment	1.00%
SUB-TOTAL	138460
0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	3690
Frame/Siding/Roof	1740
Plumbing Fixt: 8	2400
SUB-TOTAL ONE UNIT	146290
SUB-TOTAL 0 UNITS	146290
Garages	
0 Integral	0
528 Att Garage	16140
0 Att Carports	0
0 Bsmt Garage	0
Ext Features	19950
SUB-TOTAL	182380
Quality Class/Grade	C
GRADE ADJUSTED VALUE	173260

Exterior Features

Description	Value
OFP	7180
EFP	11810
CONCP	960

(LCM: 95.00)

SPECIAL FEATURES

Description	Value

SUMMARY OF IMPROVEMENTS

ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D	DWELL	1.00		C	1982	1990	AV	0.00	N	0.00	3084	173260	26	0	145	100	185900
G01	ATTGAR	0.00	1				AV	30.57	N	30.57	22x 24	16140	0	0	0	100	0
01	T3AW	12.00		C	1930	1930	AV	14.44	N	13.42	48x 60	38650	65	0	100	100	13500

Data Collector/Date	Appraiser/Date	Neighborhood	Supplemental Cards
RA 06/23/1994	03/01/1995	Neigh 3504523 AV	

TOTAL IMPROVEMENT VALUE 199400

This is a Live, In-Person Auction!

However, if you prefer, you are welcome to bid online. Below are the instructions for online bidding

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

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