

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM



Completely Updated & Move-In Ready Condo in Tall Oaks Estates

Enjoy easy, low-maintenance living in this bright and inviting condo featuring soaring vaulted ceilings and an open, airy layout! This great condo is going to sell via online auction on *May 28th at 6:30 pm*.

The spacious living room is filled with natural light and anchored by a cozy gas log fireplace, flowing seamlessly into the dining area and updated flooring throughout. The sunroom offers the perfect spot to relax year-round, surrounded by windows and peaceful views. Generous bedroom sizes—including a large primary—provide comfort and flexibility, while the clean, neutral finishes make this home truly move-in ready.

Enjoy the peaceful outdoors on the front porch, or on the patio or deck in the backyard. Complete with a 2-car garage and a welcoming exterior, this condo *combines convenience, space, and style—all in one!*

Check it out, Open House:

May 21 from 5:30-6 pm

www.BidMetzger.com





Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Condo/Villa

Status Active

CDOM 1

DOM 1

Auction Yes

MLS #	202615961	14704 Candie Lane	Plymouth	IN	46563	LP	\$0
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Area	Marshall County	Parcel ID	50-32-06-000-214.002-018	Type	Condo/Villa	Waterfront	No
Sub	Tall Oaks Estates	Cross Street		Bedrms	3	F Baths	2
Township	Center	Style	One Story	REO	No	Short Sale	No
School District	Plymouth Community School Corp.			Elem	Washington		
Intermediate		JrH	Lincoln	SrH	Plymouth		
Legal Description	DWEL UNT 14704 TALL OAKS EST CNDMN CM LEGAL DESC						
Directions to Property	St Rd 17 to Hillcrest Ave., head N to Candie Lane, third on N side of road						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Enjoy easy, low-maintenance living in this bright and inviting condo featuring soaring vaulted ceilings and an open, airy layout – it's going to auction on May 28th at 6:30 pm. The spacious living room is filled with natural light and anchored by a cozy gas log fireplace, flowing seamlessly into the dining area and updated flooring throughout. The sunroom offers the perfect spot to relax year-round, surrounded by windows and peaceful views. Generous bedroom sizes—including a large primary—provide comfort and flexibility, while the clean, neutral finishes make this home truly move-in ready. Enjoy the peaceful outdoors on the front porch, or on the patio or deck in the backyard. Complete with a 2-car garage and a welcoming exterior, this condo combines convenience, space, and style—all in one. Check it out, Open House: May 19 from 5:30-6 pm

Agent Remarks Online Auction: Thursday, May 28, 2026 at 6:30 p.m. Open House: Tuesday, May 19, 2026, 5:30-6:00 p.m. This home has many upgrades, see full list in docs! A 5 % buyer's premium will be added to the winning bid, full terms in DOCS. RE BROKERS: You must register clients 24 hrs in advance of the auction & be present with them at all showings they attend. Client Registration form is available on the bidding site.

Sec	Lot	Lot Ac/SF/Dim	0.2000 / 8,712 / 130x66	Lot Desc	Level
Above Gd Fin SqFt	1,724	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	508
Age	39	New Const	No	Date Complete	Ext
					Brick, Vinyl
				Bsmnt	Crawl, Partially Finished
				Basement Material	Poured Concrete
				Dryer Hookup Gas	No
				Dryer Hookup Elec	No
				Dryer Hookup G/E	No
				Disposal	No
				Water Soft-Owned	Yes
				Water Soft-Rented	No
				Alarm Sys-Sec	No
				Alarm Sys-Rent	No
				Garden Tub	No
				Jet Tub	No
				Pool	No
				Pool Type	
				SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Dryer-Electric, Oven-Gas, Range-Gas, Sump Pump, Sump Pump+Battery Backup, Water Heater Gas, Water Softener-Owned
				FIREPLACE	Living/Great Rm, Gas Log
Room Dimensions	Baths	Full	Half	Water	Well
RM DIM	LVL	B-Main	2	Well	Shared
LR	14 x 24	M	0	Sewer	Septic
DR	12 x 16	M	0	Fuel /	Gas, Forced Air
FR	x			Heating	
KT	22 x 16	M	6 x 6	Cooling	Central Air
BK	x			AMENITIES	1st Bdrm En Suite, Ceiling-9+, Ceilings-Vaulted, Closet(s) Walk-in, Deck Open, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Irrigation System, Landscaped, Open Floor Plan, Patio
DN	x				
1B	16 x 16	M			
2B	14 x 16	M			
3B	10 x 14	M	Garage	2.0 / Attached	/ 22 x 20 / 440.00
4B	x		Outbuilding 1	None	x
5B	x		Outbuilding 2		x
RR	x		Assn Dues	\$435.00	Frequency Quarterly
LF	x		Other Fees		
EX	10 x 12	M	Restrictions		
Water			Wtr Name		
Water				Water Frontage	Channel Frontage
				Water Type	Lake Type
Auctioneer Name	Chad Metzger	Lic	AC31300015	Auction Date	5/1/2026
Financing:	Existing	Proposed		Time	6:30
Annual	\$1,197.40	Exemptions		Location	BidMetzger.com
Possession	At closing	Year Taxes Payable	2026	Excluded Party	None
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050	Assessed Value	
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	List Team	
Co-List Office		Co-List Agent			
Showing	Showingtime or Open House				
List Date	4/30/2026	Start Showing Date		Exp Date	10/30/2026
Seller Concessions Offer Y/N		Seller Concession Amount \$		Owner/Seller a Real Estate	No
Contract Type	Exclusive Right to Sell			Agent/Owner Related	No
Virtual	Unbranded Virtual Tour	Lockbox	Mechanical/Combo	Lockbox Location	Front Door
Pending Date		Closing Date		Selling Price	
Ttl Concessions Paid		Sold/Concession		How Sold	
Sell Office		Sell Agent		Conc Paid By	
Co-Sell Office		Co-Sell Agent			
Presented by:	Tiffany Reimer - Cell: 260-571-7910				

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.

Upgrades & Amenities for Condo

11704 Candie Lane, Plymouth, Indiana

All the dates are for when things were installed/upgraded

Features

Fresh paint throughout (2022)
New laminate flooring throughout (2022)
Upgraded lighting throughout (2026)
Upgraded window coverings throughout (2026)

Bathrooms 2 full

Upgraded bathroom fixtures (2026)
Walk-in shower in the master (2019)
Shower/soaker tub guest bath

Appliances that stay

Gas stove (2020)
Refrigerator (2018)
Dish washer (2019)
Washer & dryer (2018)

Mechanical systems features

Hot water heater (2018)
Sump pump with battery back up (2018)
Own water softener (no monthly contract!)
New furnace (2021)
New air conditioner (2021)
Humidifier & water panel (2020)

Electrical

Updated light switches & outlets throughout (2022)

Exterior Features

New roof (2021)
New gutter covers (2025)
Back cement patio & sidewalk (2021)
Wood deck with River rock landscaping



Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

Updated & Move-In Ready, 3 Bedroom, 2 Bath Condo

This property will be offered at Online Auction on Thursday, May 28, 2026 - Bidding begins closing out at 6:30 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and 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 Seller and the Buyer.

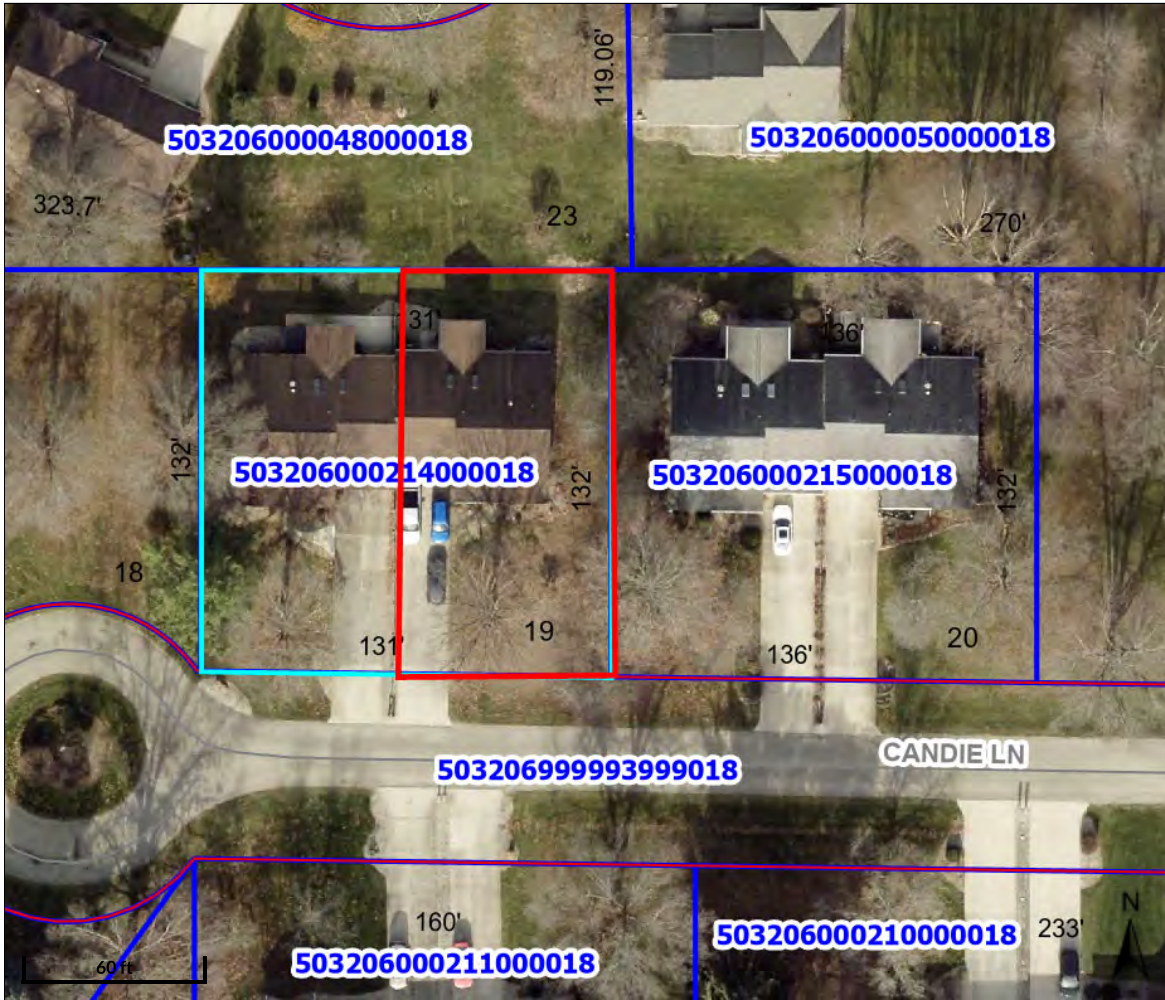
A 5 % buyer's premium will be added to the winning invoice. An earnest money deposit of \$10,000 will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON 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 Seller will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before July 1, 2026. 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 \$1,197.40. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. 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. The seller has the right to accept bids prior to auction. 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.

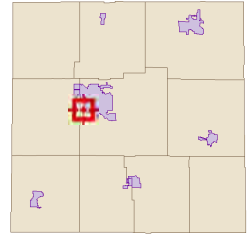
Online Auction: Thurs., May 28, 2026 • Bidding begins closing out at 6:30pm
Center Township • Marshall County • Plymouth, IN

Open House: Tuesday, May 19, 2026, 5:30-6:00 pm

www.BidMetzger.com



Overview



Legend

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

Parcel ID	50320600021400018	Alternate ID	n/a	Owner Address	n/a
Sec/Twp/Rng	n/a	Class	n/a		
Property Address		Acreage	n/a		
District	n/a				
Brief Tax Description	n/a				

(Note: Not to be used on legal documents)

Date created: 4/21/2026
 Last Data Uploaded: 4/21/2026 3:12:22 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 7-25)

Date (month, day, year)

04 / 22 / 26

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

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:

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 transferees.
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 <i>Chris McFarlane</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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)
----------------------------------	-----------------------	----------------------------------	-----------------------

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

1. The following are in the conditions indicated:					C. WATER & SEWER SYSTEM				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System					Cistern				
Clothes Dryer					Septic Field / Bed				
Clothes Washer					Septic & Holding Tank / Septic Mound				
Dishwasher					Hot Tub				
Disposal					Plumbing				
Freezer					Aerator System				
Gas Grill					Sump Pump				
Hood					Irrigation Systems				
Microwave Oven					Water Heater / Electric				
Oven					Water Heater / Gas				
Range					Water Heater / Solar				
Refrigerator					Water Purifier				
Room Air Conditioner(s)					Water Softener				
Trash Compactor					Well				
TV Antenna / Dish					Geothermal and Heat Pump				
Other:					Other Sewer System (Explain)				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment				
Security Systems(s)									
Ceiling Fan(s)									
Garage Door Opener / Controls									Yes No Unknown
Inside Telephone Wiring and Blocks / Jacks					Are the structures connected to a public water system?				
Light Fixtures					Are the structures connected to a public sewer system?				
Sauna					Are there any additions that may require improvements to the sewage disposal system?				
Smoke / Fire Alarms					If yes, have the improvements been completed on the sewage disposal system?				
Carbon Monoxide Detectors					Are the structure(s) connected to a private / community water system?				
Switches and Outlets					Are the structure(s) connected to a private / community sewer system?				
Vent Fan(s)									
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input type="checkbox"/> 200 Amp Service									
Generator									

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.

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----------------------------------	-----------------------	----------------------------------	-----------------------

Property address (number and street, city, state, and ZIP code) 14704 Candie Lane, Plymouth, IN 46563

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)

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Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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Property address (number and street, city, state, and ZIP code)

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)

50-32-06-000-214.002-018

MCFARLANE CHRISTIANNE

14704 CANDIE LN

550, Condominium Unit - Platted Lot

TALL OAKS ESTATES CO

General Information

Parcel Number
50-32-06-000-214.002-018

Local Parcel Number
503206000214002018

Tax ID:
0028902500

Routing Number
32-06-304-021

Property Class 550
Condominium Unit - Platted Lot

Ownership

MCFARLANE MARYLEE
14704 CANDIE LANE
PLYMOUTH, IN 46563

Legal

ACREAGE: AUDITOR DESC: DWEL UNT 14704
TALL OAKS EST CNDMN CM LEGAL DESC:

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/03/2021	MCFARLANE MARYL		TD	2023/00394		
05/10/2019	MCFARLANE CHRIST	0	Tr	/		
05/10/2011	MCFARLANE MARYL	\$145,500.	WD	2011/02284	\$145,500	V
10/10/2001	MCCARTHY MARY L	W/D	WD	2001/08345		
07/30/1997	HAYES, RENEE M.		WD	97/5035		
01/18/1989	CAMMCO INC		WD	/		

Notes

8/22/2022 23CR: NO CHANGES NOTED

8/21/2020 21CR: ADJUSTED DWLG EFF YR TO 1991.



Res

Year: 2025

Location Information

County
Marshall

Township
CENTER TOWNSHIP

District 018 (Local 018)
CENTER TOWNSHIP

School Corp 5485
PLYMOUTH COMMUNITY

Neighborhood 200522-018
TALL OAKS ESTATES CONDOS

Section/Plat
06

Location Address (1)
14704 CANDIE LN
PLYMOUTH, IN 46563

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

2025	Assessment Year	2025	2024	2023	2023	2022
WIP	Reason For Change	Annual Value	Annual Value	Alloc Chg	Annual Value	Annual Value
03/14/2025	As Of Date	01/01/2025	01/01/2024	07/05/2023	01/01/2023	01/01/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$27,500	Land	\$27,500	\$31,700	\$30,400	\$30,400	\$30,400
\$27,500	Land Res (1)	\$27,500	\$31,700	\$30,400	\$30,400	\$30,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$169,400	Improvement	\$169,400	\$152,300	\$146,200	\$146,200	\$146,200
\$169,400	Imp Res (1)	\$169,400	\$152,300	\$146,200	\$146,200	\$146,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$196,900	Total	\$196,900	\$184,000	\$176,600	\$176,600	\$176,600
\$196,900	Total Res (1)	\$196,900	\$184,000	\$176,600	\$176,600	\$176,600
\$0	Total Non Res (2)	\$0	\$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 0' X 0', CI 0' X 0')

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	SI		66	66x137	1.00	\$27,532	\$27,532	\$27,532	0%	1.0000	100.00	0.00	0.00	\$27,530

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
High

Public Utilities **ERA**
Gas, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Improving

Land Computations

Calculated Acreage	0.21
Actual Frontage	66
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	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 / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$27,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,500

General Information

Occupancy	Row Type
Description	Row Type R 01
Story Height	1
Style	N/A
Finished Area	1724 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Stoop, Masonry	90	\$3,200
Canopy, Roof Extension	90	\$1,600
Wood Deck	80	\$2,300

Plumbing

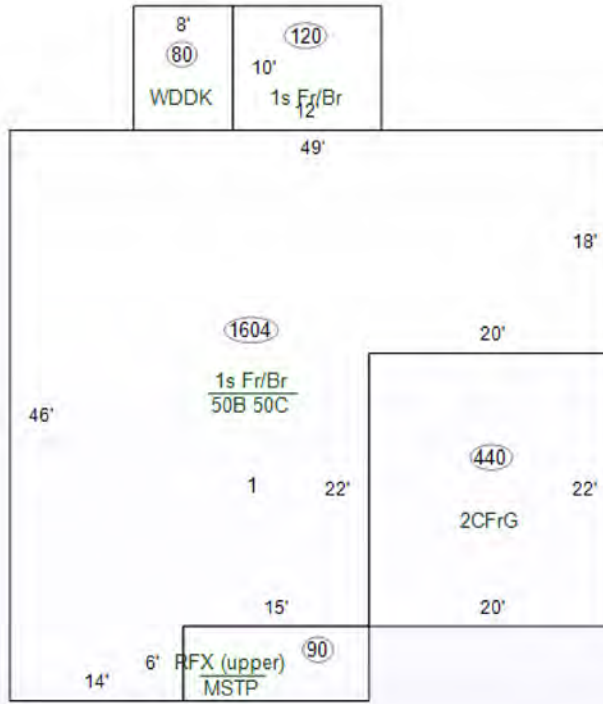
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 92	1724	1724	\$154,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	802	0	\$30,600	
Crawl	802	0	\$6,800	
Slab				

Total Base \$191,500

Adjustments 2 Row Type Adj. x 0.92 \$176,180

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:401	\$7,800
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1724	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$196,280

Sub-Total, 1 Units

Exterior Features (+)	\$7,100	\$203,380
Garages (+) 440 sqft	\$18,900	\$222,280
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.90

Replacement Cost \$210,055

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Row Type R 01	1	2/6 Maso	C+1	1987	1991	34	A		0.90		2,526 sqft	\$210,055	26%	\$155,440	0%	100%	1.090	1.000	100.00	0.00	0.00	\$169,400

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**



CLIENT REGISTRATION FORM

2

3 This agreement is entered into and shall initiate on **May 28, 2026** by Listing Broker, **Metzger Property Services, LLC**, on
4 behalf of Listing Licensee, **Chad Metzger** and Selling Broker, _____
5 for property **in Center Township, _ Fulton County, State of Indiana, to wit: legal: DWEL UNT 14704 TALL OAKS EST CNDMN**
6 **CM LEGAL DESC:, commonly known as, 14704 Candie Ln., Plymouth, IN 46563.**

7 **Client/Buyer's Name(s):** _____

8 To receive a commission, a buyer representative must be present at the open house, all showings prior to the auction,
9 and if the auction is conducted live, the buyer rep must be present the day of the auction. **Buyer representative must**
10 **turn in this form, 24 hours in advance of the auction to tiff@metzgerauction.com**

11 **Buyer Representative shall or shall not be compensated for the above property as follows: (check one)**

12
13 Selling Brokers will be compensated **2** %.

14
15 **LISTING BROKER:**

16 Metzger Property Services, LLC
17 **BROKER COMPANY NAME**

18 Chad Metzger or MPS Agent
19 **LISTING BROKER**
20 1582 W. State Road 114
21 **ADDRESS**
22 260-982-0238
23 **PHONE**

Chad Metzger
ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962
CITY, STATE, ZIP
tiff@metzgerauction.com
EMAIL ADDRESS

24
25
26 **SELLING BROKER:**

27
28
29 _____
BROKER COMPANY NAME

30
31 _____
SELLING BROKER

32
33 _____
ADDRESS

34
35 _____
PHONE

36
37 _____
ACCEPTED BY: MANAGING BROKER

38
39 _____
SELLING BROKER

40
41 _____
CITY, STATE, ZIP

42
43 _____
EMAIL ADDRESS

44
45 **CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:**

46
47 _____
CLIENT SIGNATURE

_____ **CLIENT SIGNATURE (if more than one)**

...Generation after Generation



Metzger
Property Services, LLC

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260-982-0238

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