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Property Services, LLC

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260-982-0238

WWW.METZGERAUCTION.COM



Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Manuf. Home/Mobile Home Status Active

CDOM 0 DOM 0 Auction Yes

MLS #	202625515	2728 E Evergreen Drive	Warsaw	IN	46582	LP	\$0
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Area Kosciusko County **Parcel ID** 43-07-23-100-032.000-016 **Type** Manuf. **Waterfront** No
Sub The Pines **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0
Township Plain **Style** One Story **REO** No **Short Sale** No
School District Warsaw Community **Elem** Eisenhower
Intermediate **JrH** Lakeview **SrH** Warsaw
Legal Description 29-89-54 LOT 32 THE PINES
Directions to Property Going north on State Road 13, turn left onto E 500 N, then turn left onto N 475 E. Once you get to the intersection of E 450 N, turn right onto 450. The Pines housing edition is located on the right side of the road, on Pine Drive.

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Move-in Ready Home in a Quiet Subdivision just outside of Warsaw, is going to sell via Online Auction, Thurs. July 23rd at 6 pm. This 3 bedroom, 2 bath home is move-in ready and features an Open Kitchen, Dining & Living Area. Set up for entertaining, the open area leads out to the deck with peaceful, country views. Master Bedroom features an ensuite bathroom with garden tub & stand-up shower. 2-Car attached Garage & Garden Shed add additional storage opportunities & convenience. Check it out, Open House: Thursday, July 16, 2026 from 5:30-6 pm

Agent Remarks Online Auction: Thursday, July 23, 2026 at 6 pm Open House: Tuesday, July 16, 2026 from 5:30-6 pm A 5% buyer's premium will be added to the winning invoice. Full terms are in DOCS. RE BROKERS: Must register clients 24 hrs in advance of the auction & be present at all showings they attend. Client Registration form is available on the bidding site.

Sec	Lot	Lot Ac/SF/Dim	0.5100 / 22,216 / 84x262	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,431	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	29	New Const	No	Date Complete	Ext Vinyl
Room Dimensions			Baths	Full	Half
LR	14 x 18	M	B-Main	2	0
DR	x		B-Upper	0	0
FR	x		B-Blw G	0	0
KT	11 x 14	M	Laundry Rm	Main	
BK	x		Laundry L/W	10 x 6	
DN	x		AMENITIES Cable Available, Ceiling Fan(s), Countertops-Laminate, Deck Open, Dryer Hook Up Electric, Garage Door Opener, Tub and Separate Shower, Tub/Shower Combination, Main Floor Laundry,		
1B	12 x 12	M			
2B	12 x 12	M			
3B	10 x 10	M	Garage	2.0 / Attached	24 x 23 / 552.00
4B	x		Outbuilding 1	Shed	18 x 22
5B	x		Outbuilding 2		x
RR	x		Assn Dues		Frequency Not Applicable
LF	x		Other Fees		
EX	x		Restrictions		

Water	Wtr Name	Water Frontage	Channel Frontage
Water	None	Water Type	Lake Type
Auctioneer Name	Chad Metzger and John	Lic	AC31300015
Financing: Existing		Proposed	
Annual	\$631.54	Exemptions	Homestead, Supplemental
Possession	At Closing	Year Taxes Payable	2025 Pay
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
Co-List Office		Co-List Agent	
Showing	Showing Time or Open House		
List Date	6/26/2026	Start Showing Date	
Seller Concessions Offer Y/N	No	Exp Date	9/30/2026
Contract Type	Exclusive Right to Sell	Owner/Seller a Real Estate	No
Virtual		Seller Concession Amount \$	
Pending Date		Lockbox	Mechanical/Combo
Ttl Concessions Paid		Lockbox Location	Front Door
Sell Office		Closing Date	
Co-Sell Office		Selling Price	
Presented by:	Tiffany Reimer - Cell: 260-571-7910	Sold/Concession	
		Conc Paid By	
		Sell Agent	
		Co-Sell Agent	
		Sell Team	

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.



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	029-089-054	Alternate ID	029-702005-50
Sec/Twp/Rng	--	Class	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
Property Address	2728 E EVERGREEN DR WARSAW	Acreage	n/a
District	Plain		
Brief Tax Description	029-089-054 LOT 32 THE PINES		

(Note: Not to be used on legal documents)

Owner Address
Sitts Billy E Sr & Ruthie J
Sitts Rev Liv Tr
Billy E Sitts Sr & Ruthie J
Sitts Trustees
2728 E Evergreen Dr
Warsaw, IN 46582

Date created: 6/16/2026
Last Data Uploaded: 6/16/2026 10:16:43 AM



Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

3-Bedroom, 2-Bath Home in the Pines!

This property will be offered at Online Auction on Thursday, July 23, 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 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 5% buyer's premium will be added to the winning invoice. An earnest money deposit of \$5,000 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 Sellers will provide a Trustee's Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before August 21, 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 \$631.54. 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. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Thursday, July 23, 2026 • Bidding begins closing out at 6pm
Plain Township • Kosciusko County • Warsaw, IN

Auction Manager: John Burnau, call/text 574.376.5340

www.BidMetzger.com



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)

05/29/2026

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

2728 E Evergreen Dr Warsaw IN 46581

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 <i>Bill E Little Jr</i>	Date (mm / dd / yyyy) <i>05/29/2026</i>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Planny Anglin</i>	Date (mm / dd / yyyy) <i>05-29-2026</i>	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)

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
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 .		X	
Do you currently pay flood insurance?		X	
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.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

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

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

Signature of Seller <i>Bill E. Hitt</i>	Date (mm / dd / yyyy) 05/29/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Peggy Hitt</i>	Date (mm / dd / yyyy) 05-29-2026	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)

2728 E Evergreen Dr Warsaw, IN 46582

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal				
Freezer				
Gas Grill	X			
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:	X			
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms	X			
Carbon Monoxide Detectors	X			
Switches and Outlets			X	
Vent Fan(s)	X			
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service			X	
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	X				
Septic Field / Bed			X		
Septic & Holding Tank / Septic Mound			X		
Hot Tub	X				
Plumbing			X		
Aerator System	X				
Sump Pump	X				
Irrigation Systems	X				
Water Heater / Electric	X				
Water Heater / Gas			X		
Water Heater / Solar	X				
Water Purifier	X				
Water Softener			X		
Well			X		
Geothermal and Heat Pump	X				
Other Sewer System (Explain)	X				
Swimming Pool & Pool Equipment	X				
			Yes	No	Unknown
Are the structures connected to a public water system?				X	
Are the structures connected to a public sewer system?				X	
Are there any additions that may require improvements to the sewage disposal system?				X	
If yes, have the improvements been completed on the sewage disposal system?				X	
Are the structure(s) connected to a private / community water system?				X	
Are the structure(s) connected to a private / community sewer system?				X	

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Signature of Seller <i>Bill E. Smith</i>	Date (mm / dd / yyyy) 05/29/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Peggy Analin</i>	Date (mm / dd / yyyy) 05-29-2026	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)

2728 E Evergreen Dr Warsaw, IN 46582

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			
2. ROOF 2009 ?		Yes	No	Unknown
Age, if known: 29 Years. 1997		X		
Does the roof leak?			X	
Is there present damage to the roof?			X	
Is there more than one layer of shingles on the house?			X	
If yes, how many layers? 0			X	
3. WATER HEATER			X	
Age, if known: _____ Years.			X	
4. FURNACE			X	
Age, if known: _____ Years.			X	
5. CENTRAL AIR CONDITIONING			X	
Age, if known: _____ Years.			X	
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?			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 15-19-3.1?			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:	NA			

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Signature of Seller <i>Bill E. H...</i>	Date (mm / dd / yyyy) 05/29/2024	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Peggy Andlin</i>	Date (mm / dd / yyyy) 05-29-2024	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.

43-07-23-100-032.000-016

SITTS BILLY E SR & RUTHIE J R

2728 E EVERGREEN DR

540, Mobile or Manufactured Home - Plat

PINES/2900600-016

1/2

General Information

Parcel Number
43-07-23-100-032.000-016

Local Parcel Number
2970200550

Tax ID:

Routing Number
029-089-054

Ownership

SITTS BILLY E SR & RUTHIE J
REV LIV TRUST
2728 E EVERGREEN DR
WARSAW, IN 46582

Legal

29-89-54
LOT 32 THE PINES

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/23/2009	SITTS BILLY E SR &	2009110973	QC	/		
09/18/2009	SITTS BILLY E & RUT	2009090782	WD	/	\$72,500	
03/18/2009	SECRETARY OF HOU	2009031271	WD	/	\$89,315	
02/13/2009	CHASE HOME FINAN	2009020607	NA	/	\$89,315	
02/05/2007	GARVER MICHELLE	2007001560	WD	/	\$117,500	
08/29/2006	OUSLEY BRANDON J		WD	/	\$120,300	

Notes

3/3/2026 2026: 2026 REMOVED MARKET ADJ FROM AG BUILDINGS

5/19/2020 REA: 2021 CORRECTED DIMENSIONS OF LEANTO PER PICTOMETRY

8/19/2016 REA: 2017 PAY 2018 PRICED WDDK IN WITH HOUSE, REMOVED 8X8 UTL SHED & ADDED LEAN-TO PER PICTOMETRY

6/26/2013 MH: MARKET MODEL: MANUFACTURED HOMES

3/20/2012 MEM: 2009 BELLY E SR & RUTHIE J SITTS TRUSTEES

Property Class 540
Mobile or Manufactured Home - Plat



Res

2/3/2012 MH: 2012 CHANGED MH TO 1SFR PER STATE DIRECTIVE

11/18/2008 AFF: TO TRANSFER MH TO REAL ESTATE 1997 FAIRMONT S/N RAD1009149 & RAD1009150

11/18/2008 MEM: ADDED 12X16 WD DECK PER PHOTO 2007

Year: 2026

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2900600-016
PINES

Section/Plat
23-33-6

Location Address (1)
2728 E EVERGREEN DR
WARSAW, IN 46582

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$31,200	\$31,200	\$19,200	\$19,200	\$19,200
Land Res (1)	\$31,200	\$31,200	\$19,200	\$19,200	\$19,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$137,300	\$119,700	\$122,500	\$108,100	\$94,100
Imp Res (1)	\$137,300	\$119,700	\$121,700	\$104,400	\$90,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$800	\$3,700	\$3,200
Total	\$168,500	\$150,900	\$141,700	\$127,300	\$113,300
Total Res (1)	\$168,500	\$150,900	\$140,900	\$123,600	\$110,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$800	\$3,700	\$3,200

Land Computations

Calculated Acreage	0.51
Actual Frontage	60
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
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$31,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,200

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 102' X 170', CI 102' X 170')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		60	84x262	1.14	\$325	\$371	\$31,164	0%	1.0000	100.00	0.00	0.00	\$31,160

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
The Pines

Lot
32

Market Model
Manufactured Homes Northern

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Gas, Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2025

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
 Description Single-Family
 Story Height 1
 Style N/A
 Finished Area 1431 sqft
 Make

Floor Finish

Earth Tile
 Slab Carpet
 Sub & Joist Unfinished
 Wood Other
 Parquet

Wall Finish

Plaster/Drywall Unfinished
 Paneling Other
 Fiberboard

Roofing

Built-Up Metal Asphalt Slate Tile
 Wood Shingle Other

Exterior Features

Description	Area	Value
Wood Deck	192	\$4,000

Plumbing

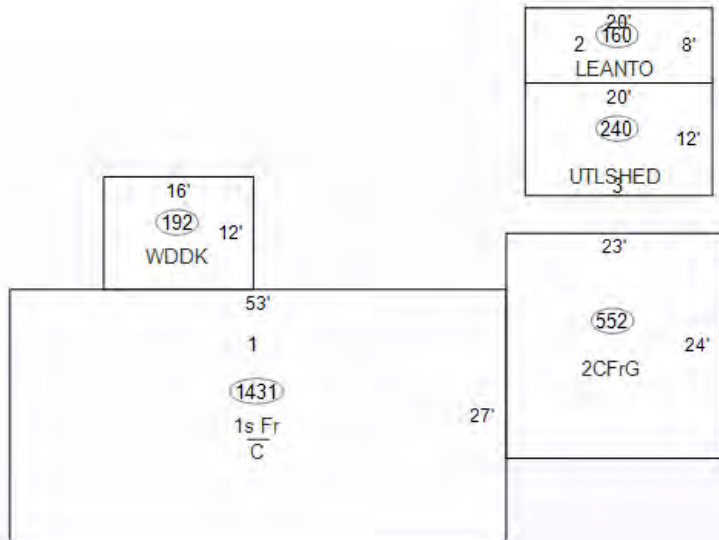
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$2,500

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1431	1431	\$163,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1431	0	\$8,400	
Slab				

Total Base \$171,500

Adjustments 1 Row Type Adj. x 1.00 \$171,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1431	\$4,500
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$1,400	\$5,600
Spec Plumb (+)		\$2,500
Elevator (+)		\$0

Sub-Total, One Unit \$184,100

Sub-Total, 1 Units

Exterior Features (+)	\$4,000	\$188,100
Garages (+) 552 sqft	\$25,000	\$213,100
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92
Replacement Cost		\$156,842

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: Single-Family	1	Wood Fr	D	1997	1997	29 A		0.92		1,431 sqft	\$156,842	28%	\$112,930	0%	100%	1.090	1.080	100.00	0.00	0.00	\$132,900
2: Lean-To	1	Earth Flo	C	2012	2012	14 A	\$10.59	0.92		8'x20' x 7'	\$1,559	30%	\$1,090	0%	100%	1.000	1.080	100.00	0.00	0.00	\$1,200
3: Utility Shed	1		C	2009	2009	17 A	\$24.58	0.92	\$22.61	12'x20'	\$5,427	50%	\$2,710	0%	100%	1.090	1.080	100.00	0.00	0.00	\$3,200



CLIENT REGISTRATION FORM

2

This agreement is entered into and shall initiate on July 23, 2026 by Listing Broker, Metzger Property Services, LLC, on behalf of Listing Licensee, Chad Metzger & John Burnau and Selling Broker, _____ for property in Plain Township, Kosciusko County, State of Indiana, to wit: 43-07-23-100-032.000-016 legal: 029-089-054 LOT 32 THE PINES, commonly known as, 2728 E Evergreen Dr, Warsaw, IN 46582

Client/Buyer's Name(s): _____

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

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

Selling Brokers will be compensated 2 %.

Seller will **Not** be compensating a buyer representative for this transaction.

LISTING BROKER:

Metzger Property Services, LLC

BROKER COMPANY NAME

Chad Metzger or MPS Agent

LISTING BROKER

1582 W. State Road 114

ADDRESS

260-982-0238

PHONE

Chad Metzger

ACCEPTED BY: MANAGING BROKER

North Manchester, IN 46962

CITY, STATE, ZIP

tiff@metzgerauction.com

EMAIL ADDRESS

SELLING BROKER:

BROKER COMPANY NAME

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

SELLING BROKER

ADDRESS

CITY, STATE, ZIP

PHONE

EMAIL ADDRESS

CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

CLIENT SIGNATURE

CLIENT SIGNATURE (if more than one)

This is a legally binding contract, if not understood seek legal advice.

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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