

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Property Aerials





Residential Agent Full Detail Report

Class RESIDENTIAL

Property Type Site-Built Home

CDOM

DOM

Auction Yes

58730 Ash Road	Three Rivers	MI	49093	LP	\$0
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Area St. Joseph County **Parcel ID** 009-040-021-00 **Type** Site-Built Home **Waterfront** Yes
Sub **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Township White Pigeon **Style** One Story **REO** No **Short Sale** No
School District Three Rivers **Elem** Park Elementary School
Intermediate **JrH** Three Rivers Middle School **SrH** Three Rivers High School
Legal Description LOT 21 EXC E 80 FT. ALSO COM AT NE COR LOT 20 ASH SUB TH N 58 DEG 44' 30" W 60 FT TH SLY TO S
Directions to Property Heading east on 6th Avenue Rd from Three Rivers, turn right onto Ash Rd. Continue on that road until you get to the 3rd curve, the house will be on your right.

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Escape to this peaceful beauty on the St. Joseph River. This charming 2-bedroom, 1-bath is selling via Online Auction Thursday, August 6th at 6:30 pm. Featuring approximately 215 feet of river frontage. Step right outside to enjoy the river from your own backyard—perfect for kayaking, fishing, or simply relaxing by the water. Whether you're looking for a vacation cabin, weekend retreat, or potential rental investment, this unique waterfront property offers endless possibilities in a serene natural setting. Come see for yourself Thursday, July 30th, 2026 from 5:30-6 pm!

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

Sec	Lot	Lot Ac/SF/Dim 0.7600 / / 145 X 215	Lot Desc Rolling, Waterfront, Flood Plain, 0-2.9999, Water View
Above Gd Fin SqFt 1,242	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 0 Ttl Fin SqFt 1,242 Year Built 1958
Age 68	New Const No	Date Complete	Ext Vinyl Bsmt None # Rooms 5
Room Dimensions		Baths	Full
RM DIM	LVL	B-Main	1 0
LR 12 x 18	M	B-Upper	0 0
DR 11 x 14	M	B-Blw G	0 0
FR x		Laundry Rm	Main
KT 12 x 14	M	Laundry L/W	x
BK x		AMENITIES	Dryer Hook Up Electric, Stand Up Shower
DN x			
1B 10 x 12	M		
2B 9 x 14	M		
3B x		Garage	/ / x /
4B x		Outbuilding 1	None x
5B x		Outbuilding 2	x
RR x		Assn Dues	Frequency Not Applicable
LF x		Other Fees	
EX x		Restrictions	

Water	Frontage Lot	Wtr Name	Saint Joseph River	Water Frontage	215.00	Channel Frontage	
Water				Water Type	River	Lake Type	
Auctioneer Name	Chad Metzger	Lic	AC31300015	Auction Date	7/9/2026	Time	6:30
Financing:	Existing	Proposed		Location	Online: BidMetzger.com	Excluded Party	None
Annual	\$1,396.48	Exemptions		Year Taxes Payable	2025	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	Mossy Oak Properties/Indiana Land and Lifestyle
Co-List Office	Mossy Oak Properties/Indiana Land and Lifestyle	Co-List Agent	Brecken Kennedy - Cell: 260-578-7661	Showing	ShowingTime or Open House	List Date	7/9/2026
Start Showing Date		Exp Date	12/31/2026	Owner/Seller a Real Estate	No	Agent/Owner Related	No
Seller Concessions Offer Y/N	No	Seller Concession Amount	\$	Special List Cond.	None	Virtual	
Contract Type	Exclusive Right to Sell	Lockbox	Mechanical/Combo	Lockbox Location	front door	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession		Conc Paid By		Sell Office	
Sell Office		Sell Agent		Sell Team		Co-Sell Office	
Co-Sell Office		Co-Sell Agent					

Presented by: Chad Metzger - Cell: 260-982-9050

/ Metzger Property Services, LLC - Off: 260-982-0238

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



ONLINE AUCTION TERMS

Riverside Retreat with 215± ft of Frontage on St. Joseph River

This property will be offered at Online Auction on Thursday, August 6, 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 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 Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 11, 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 \$1,396.48. 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: Thurs., August 6, 2026 • Bidding begins closing out at 6:30 pm
White Pigeon Township • St. Joseph County • Three Rivers, MI

Open House: Thursday, July 30th, 2026 from 5:30-6 pm

www.BidMetzger.com

This listing is a Joint Venture partnership with Brecken Kennedy, Mossy Oak Properties



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
 State Form 46234 (R8 / 8-25)

Date (month, day, year)

7/2/26

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

58730 Ash Rd. Three Rivers, Michigan 49093

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is not required for:

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

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

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

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

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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

Signature of Seller 	Date (mm / dd / yyyy) 7/2/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 7/2/26	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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

58730 Ash Rd. Three Rivers, MI 49093

1. The following are in the conditions indicated:

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

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

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58730 Ash Rd, Three Rivers, MI 49093

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: <u>1</u> Years. <i>New 8 months ago</i>				
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? <u>1</u>				
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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Property address (number and street, city, state, and ZIP code)

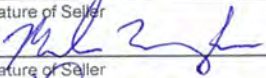
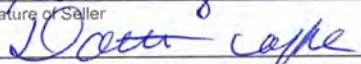
58730 Ash Rd, Three Rivers, MS 39093

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



CLIENT REGISTRATION FORM

This agreement is entered into and shall initiate on **August 6, 2026** by Listing Broker, **Metzger Property Services, LLC**, on behalf of Listing Licensee, **Chad Metzger** and Selling Broker, [redacted] for property **in White Pigeon Township, St. Joseph County, State of Michigan, commonly known as, 58730 Ash Rd., Three Rivers, MI 49093.**

Client/Buyer's Name(s): [redacted]

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 3 %.

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

SELLING BROKER

ADDRESS

PHONE

ACCEPTED BY: MANAGING BROKER

SELLING BROKER

CITY, STATE, ZIP

EMAIL ADDRESS

CLIENT/ BUYER'S ACKNOWLEDGEMENT & AGREEMENT:

CLIENT SIGNATURE

CLIENT SIGNATURE *(if more than one)*

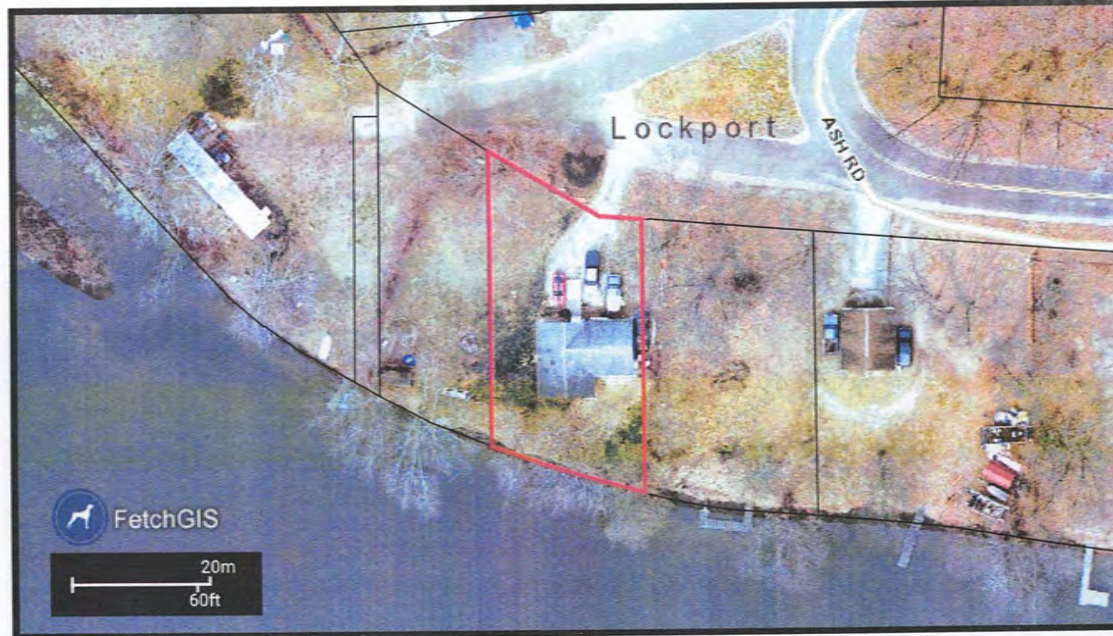


St. Joseph GIS

Parcel Report: 009 040 021 00

7/1/2026

3:20:44 PM



Property Address

58730 ASH RD
THREE RIVERS, MI, 49093

Owner Address

WYKLE MARK & DOTTIE

Unit: 009

-

Unit Name: LOCKPORT

69839 BURKE RD
WHITE PIGEON, MI 49099

General Information for 2026 Tax Year

Parcel Number:	009 040 021 00	Assessed Value:	\$56,600
Property Class:	401	Taxable Value:	\$31,430
Class Name:	RESIDENTIAL	State Equalized Value:	\$56,600
School Dist Code:	75080		

School Dist Name: THREE RIVERS

PRE 2025: 0%

PRE 2026: 0%

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2025	\$55,600	\$55,600	\$30,604
2024	\$47,100	\$47,100	\$29,684

Land Information

Acreage: 0.29

Tax Description

LOT 21 EXC E 80 FT. ALSO COM AT NE COR LOT 20 ASH SUB TH N 58 DEG 44' 30" W 60 FT TH SLY TO S LN OF LOT 20 58 FT WLY OF SE COR TH S 76 DEG 32' E 58 FT TO SE COR LOT 20 TH N 0 DEG 12' E 96.69 FT TO POB SEC 16 T6S R11W.

Sales Information

Sale Date: 01-12-2026

Sale Price: 0

Instrument: QC

Grantor: WYKLE MARK L & BROWN DOTTIE K

Grantee: WYKLE MARK & DOTTIE

Terms of Sale: 21-NOT USED/OTHER

Liber/Page: 2026000310

Sale Date: 06-17-1999

Sale Price: 0

Instrument: WD

Grantor:

Grantee:

Terms of Sale: 03-ARM'S LENGTH

Liber/Page: 0894/067

Sale Date: 07-07-1997

Sale Price: 0

Instrument: WD

Grantor:

Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 0798/312

Sale Date: 06-13-1997

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 0798/309

Sale Date: 01-01-1901

Sale Price: 0
Instrument: WD
Grantor:
Grantee:
Terms of Sale: 03-ARM'S LENGTH
Liber/Page: 0479/689

Delinquent Tax Information as of 6/30/2026

*DOES NOT include unpaid taxes on PERSONAL PROPERTY

Tax Year: 1997

Base Tax: 618.19
Base Tax Due: 0
Base Tax Paid: 618.19
Total Due: 0
Last Paid: 02/04/1999

Tax History *Total Due as of settlement date

Tax Details 2025 Winter

School Dist. Code:	75080	Assessed Value:	\$55,600
School Dist. Name:	THREE RIVERS	Taxable Value:	\$30,604
Property Class:	401	State Equalized Value:	\$55,600
Class Name:	RESIDENTIAL	Exemption Percent:	0%
Last Payment Date:	January 14, 2026		
Base Tax:	\$1,072.37	Base Paid:	\$1,072.37
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,072.37	Total Paid:	\$1,072.37

Tax Items 2025 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.8329	25.49	\$25.49
AMBULANCE	0.4713	14.42	\$14.42
FIRE OPERATING	0.9429	28.85	\$28.85
COUNTY COA	0.745	22.79	\$22.79
COUNTY 911	0.9864	30.18	\$30.18
COUNTY ROAD	0.9934	30.40	\$30.40
COUNTY TRANSPORT	0.3274	10.01	\$10.01
COUNTY PARKS	0.2472	7.56	\$7.56
LOCAL SCHOOL OP	18	550.87	\$550.87
LOCAL SCH DEBT	4.9	149.95	\$149.95
ST JOE ISD OP	0.224	6.85	\$6.85
ST JOE ISD SP ED	2.4099	73.75	\$73.75
ST JOE ISD SP EV	0.2891	8.84	\$8.84
ST JOE ISD CTE	0.9817	30.04	\$30.04
GLEN OAKS CC	2.6915	82.37	\$82.37
SCHOOL OPER FC	18	0.00	\$0.00

Tax Details 2025 Summer

School Dist. Code:	75080	Assessed Value:	\$55,600
School Dist. Name:	THREE RIVERS	Taxable Value:	\$30,604
Property Class:	401	State Equalized Value:	\$55,600
Class Name:	RESIDENTIAL	Exemption Percent:	0%

Last Payment Date: September 10, 2025

Base Tax:	\$320.91	Base Paid:	\$320.91
Admin Fees:	\$3.20	Admin Fees Paid:	\$3.20
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$324.11	Total Paid:	\$324.11

Tax Items 2025 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	183.62	\$183.62
COUNTY OPERATING	4.4863	137.29	\$137.29

Tax Details 2024 Winter

School Dist. Code:	75080	Assessed Value:	\$47,100
School Dist. Name:	THREE RIVERS	Taxable Value:	\$29,684
Property Class:	401	State Equalized Value:	\$47,100
Class Name:	RESIDENTIAL	Exemption Percent:	0%

Last Payment Date: December 30, 2024

Base Tax:	\$1,043.10	Base Paid:	\$1,043.10
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$1,043.10	Total Paid:	\$1,043.10

Tax Items 2024 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.8415	24.97	\$24.97
AMBULANCE	0.4762	14.13	\$14.13
FIRE OPERATING	0.9527	28.27	\$28.27
COUNTY COA	0.75	22.26	\$22.26
COUNTY 911	0.993	29.47	\$29.47
COUNTY ROAD	1	29.68	\$29.68
COUNTY TRANSPORT	0.3296	9.78	\$9.78
COUNTY PARKS	0.2489	7.38	\$7.38
LOCAL SCHOOL OP	18	534.31	\$534.31
LOCAL SCH DEBT	4.9	145.45	\$145.45
ST JOE ISD OP	0.2262	6.71	\$6.71
ST JOE ISD SP ED	2.4333	72.23	\$72.23
ST JOE ISD SP EV	0.2919	8.66	\$8.66
ST JOE ISD CTE	0.9912	29.42	\$29.42
GLEN OAKS CC	2.7081	80.38	\$80.38
SCHOOL OPER FC	18	0.00	\$0.00

Tax Details 2024 Summer

School Dist. Code:	75080	Assessed Value:	\$47,100
School Dist. Name:	THREE RIVERS	Taxable Value:	\$29,684
Property Class:	401	State Equalized Value:	\$47,100
Class Name:	RESIDENTIAL	Exemption Percent:	0%

Last Payment Date: September 12, 2024

Base Tax:	\$312.15	Base Paid:	\$312.15
Admin Fees:	\$3.12	Admin Fees Paid:	\$3.12
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$315.27	Total Paid:	\$315.27

Tax Items 2024 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	178.10	\$178.10
COUNTY OPERATING	4.5162	134.05	\$134.05

Tax Details 2023 Winter

School Dist. Code:	75080	Assessed Value:	\$41,000
School Dist. Name:	THREE RIVERS	Taxable Value:	\$28,271
Property Class:	401	State Equalized Value:	\$41,000
Class Name:	RESIDENTIAL	Exemption Percent:	0%

Last Payment Date: January 2, 2024

Base Tax:	\$994.03	Base Paid:	\$994.03
Admin Fees:	\$0.00	Admin Fees Paid:	\$0.00
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$994.03	Total Paid:	\$994.03

Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.8487	23.99	\$23.99
AMBULANCE	0.4803	13.57	\$13.57
FIRE OPERATING	0.9608	27.16	\$27.16
COUNTY COA	0.7456	21.07	\$21.07
COUNTY 911	0.9942	28.10	\$28.10
COUNTY ROAD	0.9942	28.10	\$28.10
COUNTY TRANSPORT	0.33	9.32	\$9.32
COUNTY PARKS	0.2492	7.04	\$7.04
LOCAL SCHOOL OP	18	508.87	\$508.87

LOCAL SCH DEBT	4.9	138.52	\$138.52
ST JOE ISD OP	0.2267	6.40	\$6.40
ST JOE ISD SP ED	2.4383	68.93	\$68.93
ST JOE ISD SP EV	0.2925	8.26	\$8.26
ST JOE ISD CTE	0.9932	28.07	\$28.07
GLEN OAKS CC	2.7109	76.63	\$76.63
SCHOOL OPER FC	18	0.00	\$0.00

Tax Details 2023 Summer

School Dist. Code:	75080	Assessed Value:	\$41,000
School Dist. Name:	THREE RIVERS	Taxable Value:	\$28,271
Property Class:	401	State Equalized Value:	\$41,000
Class Name:	RESIDENTIAL	Exemption Percent:	0%

Last Payment Date:	September 13, 2023
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Base Tax:	\$297.45	Base Paid:	\$297.45
Admin Fees:	\$2.97	Admin Fees Paid:	\$2.97
Interest Fees:	\$0.00	Interest Fees Paid:	\$0
Total Tax & Fees:	\$300.42	Total Paid:	\$300.42

Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	169.62	\$169.62
COUNTY OPERATING	4.5217	127.83	\$127.83

Application Use:

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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.

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