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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 Condo/Villa

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202627912	371 Baythorne Drive	Warsaw	IN	46580	LP	\$0
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Area Kosciusko County **Parcel ID** 43-11-05-300-636.000-032 **Type** Condo/Villa **Waterfront** No
Sub Lakewood Hills **Cross Street** **Bedrms** 3 **F Baths** 4 **H Baths** 0
Township Wayne **Style** Two Story **REO** No **Short Sale** No
School District Warsaw Community **Elem** Washington
Intermediate **JrH** Edgewood **SrH** Warsaw
Legal Description 004-019-129.C11 Lakewood Hills Condo Phase Iii Unit 11 & 2.777% Und Int Common Area
Directions to Property SR 15 to E Main St., head West to N Lake Street, head North, to Osborn St., Osborn St. turns into Miner Dr., slight Left onto Lakewood Hills Dr., first Right onto Baythorne Dr., Condo is third on South side of road

Inside City Limits	City Zoning	County	Zoning
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Remarks This well-maintained 3-bedroom, 3-bath brick condo with a 2-car attached garage offers comfortable, low-maintenance living in the desirable Lakewood Hills housing addition. The inviting open-concept floor plan features a spacious living room that flows seamlessly into the dining area and kitchen, creating an ideal space for everyday living and entertaining. The main-level primary suite includes a walk-in closet and a private ensuite bathroom, while a second main-floor bedroom is conveniently located next to a full hall bath, making it perfect for guests or family. Upstairs, you'll find a third bedroom with large closets and its own private ensuite bathroom, providing additional comfort and privacy. Residents of Lakewood Hills also enjoy shared common areas with Center Lake and pier access. This well-designed condo combines a functional layout, desirable amenities, and an excellent location, making it a wonderful place to call home. Come see for yourself Wednesday, August 5th from 5:30-6 pm! Owners have access to the common areas including Center Lake shared access!!

Agent Remarks Online Auction: Tuesday, August 11, 2026 at 6 pm Open House: Wednesday, August 5, 2026 from 5:30-6 pm A 4% buyer's premium will be added to the winning invoice. Full terms available 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 bidding site.

Sec	Lot	Lot Ac/SF/Dim	/	/	45 x 75	Lot Desc	Level, 0-2.9999
Above Gd	Fin SqFt	1,934	Above Gd	Unfin SqFt	0	Below Gd	Fin SqFt 0
Age	29	New Const	No	Date Complete	Ext	Brick, Vinyl	
Room Dimensions		Baths	Full	Hal	Water	Well	
LR	20 x 22	M	B-Main	1	0	Well	Private
DR	x		B-Upper	3	0	Sewer	City
FR	x		B-Blw G	0	0	Fuel /	Forced Air
KT	11 x 14	M	Laundry Rm	Main		Heating	
BK	x		Laundry	x		Cooling	Central Air
DN	x		AMENITIES Balcony, Ceiling-9+, Ceiling Fan(s), Closet(s) Walk-in, Garage Door Opener, Generator-Whole House, Landscaped, Open Floor Plan, Pantry-Walk In, Porch Enclosed, Utility Sink, Stand Up				
1B	11 x 12	M					
2B	15 x 13	M					
3B	12 x 13	U	Garage	2.0	/ Attached	/	23 x 22 / 506.0
4B	x		Outbuilding 1	None		x	
5B	x		Outbuilding 2			x	
RR	x		Assn Dues	\$260.00		Frequenc	Monthly
LF	x		Other Fees				
EX	x		Restrictions	Yes			
Water		Easement/Other		Wtr Name		Center Lake	
Water		Deeded					
Auctioneer		Chad Metzger		Lic		AC31300015	
Financing		Existing		Proposed			
Annual		\$2,720.52		Exemptions		Homestead, Other, Supplemental	
Possessio		At closing		Year Taxes Payable		2026	
List Office		Metzger Property Services, LLC - Off: 260-982-0238		List Agent		Chad Metzger - Cell: 260-982-9050	
Agent		chad@metzgerauction.com		List Agent - User Code		UP388053395	
Co-List Office				Co-List Agent			
Showing		Showingtime or Open House					
List Date		7/13/2026		Start Showing		Exp Date 12/31/2026	
Seller Concessions		Offer Y/N		No		Owner/Seller a Real Estate	
Contract Type		Exclusive Right to Sell		Seller Concession Amount		\$	
Virtual				Lockbox		Mechanical/Combo	
Pending Date				Closing Date		Selling Price	
Ttl Concessions				Sold/Concession		front door	
Sell Office				Sell Agent			
Co-Sell				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.

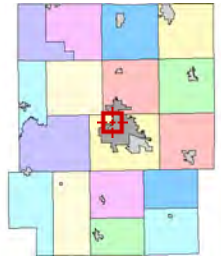


Beacon™

Kosciusko County, IN



Overview



Legend

- Lakes
- Cities and Towns
- State Roads and US Highways
- Road Centerlines

Parcel ID	004-019-129.C11	Alternate ID	004-726005-73	Owner Address	Cartwright Stephen E & Dian T
Sec/Twp/Rng	--	Class	RESIDENTIAL CONDOMINIUM UNIT FAMILY DWELLING ON A PLATTED LOT		1630 Chapman Lake Dr
Property Address	371 BAYTHORNE DR WARSAW	Acreage	n/a		Warsaw, IN 46582
District	Warsaw				
Brief Tax Description	004-019-129.C11 Lakewood Hills Condo Phase Iii Unit 11 & 2.777% Und Int Common Area (Note: Not to be used on legal documents)				

Date created: 7/9/2026

Last Data Uploaded: 7/9/2026 2:55:25 PM

Developed by SCHNEIDER
GEOSPATIAL



ONLINE AUCTION TERMS

2-Story Brick Condo in Lakewood Hills

This property will be offered at Online Auction on Tuesday, August 11, 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 4% 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 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 \$2,720.52. 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: Tues., August 11, 2026 • Bidding begins closing out at 6pm
Wayne Township • Kosciusko County • Warsaw, IN

Open House: Wednesday, August 5, 2026 from 5:30-6 pm

www.BidMetzger.com

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

371 Baythorne Dr, Warsaw, IN 46580

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

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

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>Amy J. Loom</i>	Date (mm / dd / yyyy) 7/13/26	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)

371 Baythorne Dr, Warsaw, IN 46580

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>29</u> Years. <u>1997</u>		✓	
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	Yes	No	Unknown
Age, if known: <u>0</u> Years. <u>2026</u>	✓		

4. FURNACE	Yes	No	Unknown
Age, if known: <u>7</u> Years.	✓		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>3</u> 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 <u>Amy J. Koon</u>	Date (mm / dd / yyyy) <u>07/13/2026</u>	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.

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

371 Baythorne Dr, Warsaw, IN 46580

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? <u>260 / MO</u>	✓		
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 <i>Amy J. Givon</i>	Date (mm / dd / yyyy) <u>7/13/26</u>	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)



Metzger

PROPERTY SERVICES, LLC

CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...

...GENERATION AFTER GENERATION

- ★ FARMLAND AUCTIONS
- ★ FARM SALES
- ★ REAL ESTATE APPRAISALS
- ★ ANTIQUE APPRAISALS
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE SALES

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Average Utilities

Utility	Company	Average Amount
Gas	Nipsco	\$ 277.00
Electric	Nipsco	
Water & Septic/Sewer	City	\$ 61.15
Trash	City	
HOA	Monthly Fee	\$ 260.00
Other Additional	Shared Sump Pump in Crawl Space, neighbor receives the bill, settle up annually	
Notes	Generac Generator Installed in 2023/2024	
	2019 Colliers Furnace	
	2023 Air Conditioning	
	2026 Water Heater	
	2025 Water Softener	
	2018 Dishwasher	



Metzger Property Services, LLC (MPS, LLC) Agency Disclosure Form

MPS, LLC AND ITS' AGENTS, REPRESENT THE SELLER ONLY IN THIS TRANSACTION.

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana, Ohio, and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana, Ohio, and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,

(MPS, LLC Owner/Agent)

The Owner: X

The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Amy J. Horn POA 6/30/26
Owner Date

Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

43-11-05-300-636.000-032

General Information

Parcel Number
43-11-05-300-636.000-032

Local Parcel Number
0472600573

Tax ID:

Routing Number
004-019-129.C11

Property Class 550
Condominium Unit - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 408832-032
CONDO LAKEWOOD HILLS

Section/Plat
5-32-6

Location Address (1)
371 BAYTHORNE DR
WARSAW, IN 46580

Zoning
PUD PLANNED UNIT DEVELOPM

Subdivision
Lakewood Hills Condos ph III Un 11

Lot
11

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Sewer, Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2024

CARTWRIGHT STEPHEN E & DI

Ownership

CARTWRIGHT STEPHEN E & DIAN T
371 BAYTHORNE DR 11
WARSAW, IN 46580

Legal

4-19-129.C11
LAKEWOOD HILLS CONDO PHASE III UNIT 11
& 2.777% UND INT COMMON AREA



371 BAYTHORNE DR

550, Condominium Unit - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/02/2022	CARTWRIGHT STEP	2022120073	NA	/		I
12/13/2013	CARTWRIGHT STEP	2013120561	WD	/	\$183,000	I
08/25/2000	MORYL LYNDA		WD	/	\$179,000	I
05/22/1997	MCCARTHY PATRICI	0	WD	/	\$173,775	I
05/15/1997	NORTH CENTER DEV	0	WD	/		I
01/01/1900	NORTH CENTER DEV		WD	/		I

Res

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	☐	☐	☐	☐	☐
Land	\$32,700	\$32,700	\$24,700	\$20,700	\$18,200
Land Res (1)	\$32,700	\$32,700	\$24,700	\$20,700	\$18,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$270,400	\$259,800	\$263,400	\$221,000	\$200,500
Imp Res (1)	\$270,400	\$259,800	\$263,400	\$221,000	\$200,500
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$303,100	\$292,500	\$288,100	\$241,700	\$218,700
Total Res (1)	\$303,100	\$292,500	\$288,100	\$241,700	\$218,700
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 100', CI 100' 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	F		60	60x206	1.21	\$450	\$545	\$32,700	0%	1.0000	100.00	0.00	0.00	\$32,700

CONDO LAKEWOOD HILL

1/2

Notes

10/26/2023 REA: 2024 - CORRECTED FRONT PORCH TO OMP PER FIELD VISIT 10/25/23

11/14/2019 REA: 2020 REMOVED 3X4 PATIO PER PICTOMETRY, REMOVED 1 SINK

2/11/2009 MEM: 2000 CONDO % IS 3.571
2001 ADDED VENTLESS FIREPLACE
2002 CALCULATED CONDO % IS 2.778 %

Land Computations

Calculated Acreage	0.28
Actual Frontage	60
Developer Discount	☐
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	\$32,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$32,700

General Information

Occupancy

Row Type

Description

Row Type

Story Height

2

Style

40 newer 1 st 1961-20

Finished Area

1934 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
Porch, Enclosed Frame	220	\$16,600
Porch, Open Masonry	24	\$3,100

Plumbing

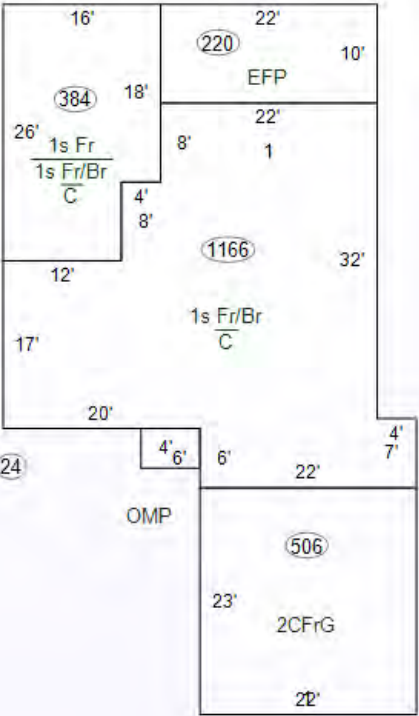
#	TF
Full Bath	3
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	2
Total	13

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	9

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	92	1550	1550	\$179,000
2	1Fr	384	384	\$43,800
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1550	0	\$9,000
Slab				
Total Base				\$231,800
Adjustments				2 Row Type Adj. x 0.95
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				PO:1
No Heating (-)				\$0
A/C (+)				1:1550 2:384
No Elec (-)				\$0
Plumbing (+ / -)				13 - 5 = 8 x \$1,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$240,410
Sub-Total, 1 Units				
Exterior Features (+)				\$19,700
Garages (+) 506 sqft				\$23,200
Quality and Design Factor (Grade)				1.05
Location Multiplier				0.92
Replacement Cost				\$273,677

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	2	2/6 Maso	C+1	1997	1997	29	A		0.92		1,934 sqft	\$273,677	24%	\$207,990	0%	100%	1.300	1.000	100.00	0.00	0.00	\$270,400

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**

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