INFORMATION Booklet

AUCTION

Live and Online

3 HOMES • NORTH HIGHLANDS • TOWER HEIGHTS IN THE 08!
INCOME PRODUCING HOMES • STARTER HOMES • GREAT INVESTMENTS



2109 Chochtimar Tr, Fort Wayne



1834 Clover Ln, Fort Wayne



1837 Ida Ave, Fort Wayne

SCHRADER AUCTION — THE ORIGINAL MULTI-TRACT AUCTIONS

TIMED ONLINE ONLY
VIRTUAL
LIVE with ONLINE

866.340.0445
SchraderFortWayne.com

Tuesday **September 8** 6:00pm
Auction held on-site at Tract 1, 2109 Chochtimar Trail, Fort Wayne, IN

Disclaimer

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Auction Manager | **Jerry Ehle • 260.410.1996**

SCHRADER
Real Estate and Auction Company, Inc.

CORPORATE OFFICE:
PO Box 508 • 950 N Liberty Dr • Columbia City, IN 46725
260.244.7606 • 800.451.2709

FORT WAYNE OFFICE:
7009 N River Rd, Fort Wayne, IN 46815
260.749.0445 • 866.340.0445`

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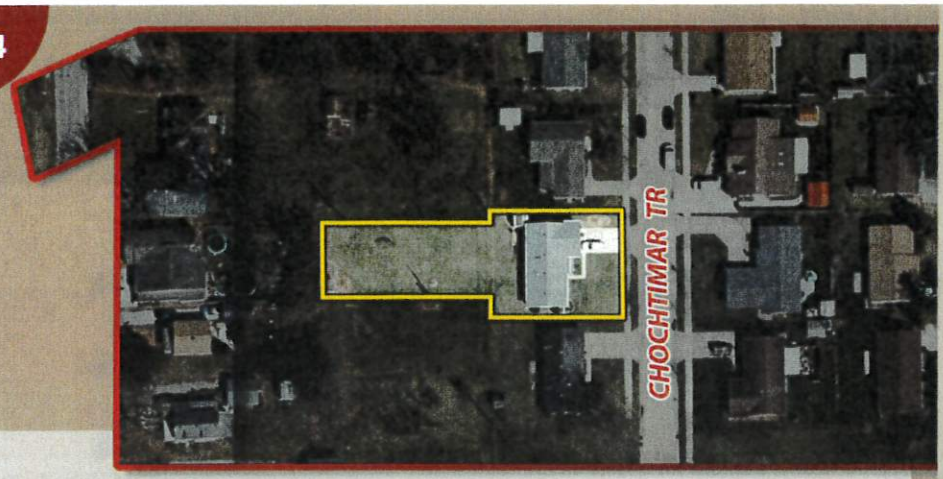
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2109 CHOCHTIMAR TRAIL, IN TOWER HEIGHTS

Located 1 block west of Lindenwood Ave.

3 Bedroom, 2 full baths, large backyard, on finished basement! 2-Car attached garage with new garage door, new central air, newer roof, appliances included!



1834 CLOVER LANE, IN NORTH HIGHLANDS

Located between W State St and Spring St.

3 Bedroom, 1 bath, 2-story with partially finished basement, and covered front porch! GFA / CA! Additional side lot w/ firepit, hardwood flooring throughout! 1-car det. garage! Appliances included!



1837 IDA AVENUE, IN NORTH HIGHLANDS

Located 3 blocks south of State St!

3 Bedroom, 2 Story on finished basement, GFA/CA! New concrete driveway! Fenced back yard, 1-car detached garage, appliances included!

Auction Terms & Conditions:

PROCEDURE: The properties will be offered separately as part of a Simulcast online and live auction. The online bidding will take place on Hibid. To register and bid online, please visit schraderfortwayne.hibid.com The online bidding will close at 6:00pm and then will re open on each home as they are offered Live and Simulcast. There will be open bidding on each home until the close of the auction.

DOWN PAYMENT: $5000 down payment on the day of auction on each home with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders on site will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Successful Online Bidders will be required to enter into a purchase agreement and addendums within 24 hours following the close of the auction. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before October 9, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing immediately following the closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All lot acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be prepared on each property prior to the auction. The Seller and successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any, will be assigned to the Buyer(s).

AGENCY: Schrader Real Estate & Auction of Fort Wayne and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

***OWNER:* TDM Rental Properties, LLC**

Property 1

2109 CHOCHTIMAR TR, FORT WAYNE





Property 2

1834 CLOVER LN, FORT WAYNE





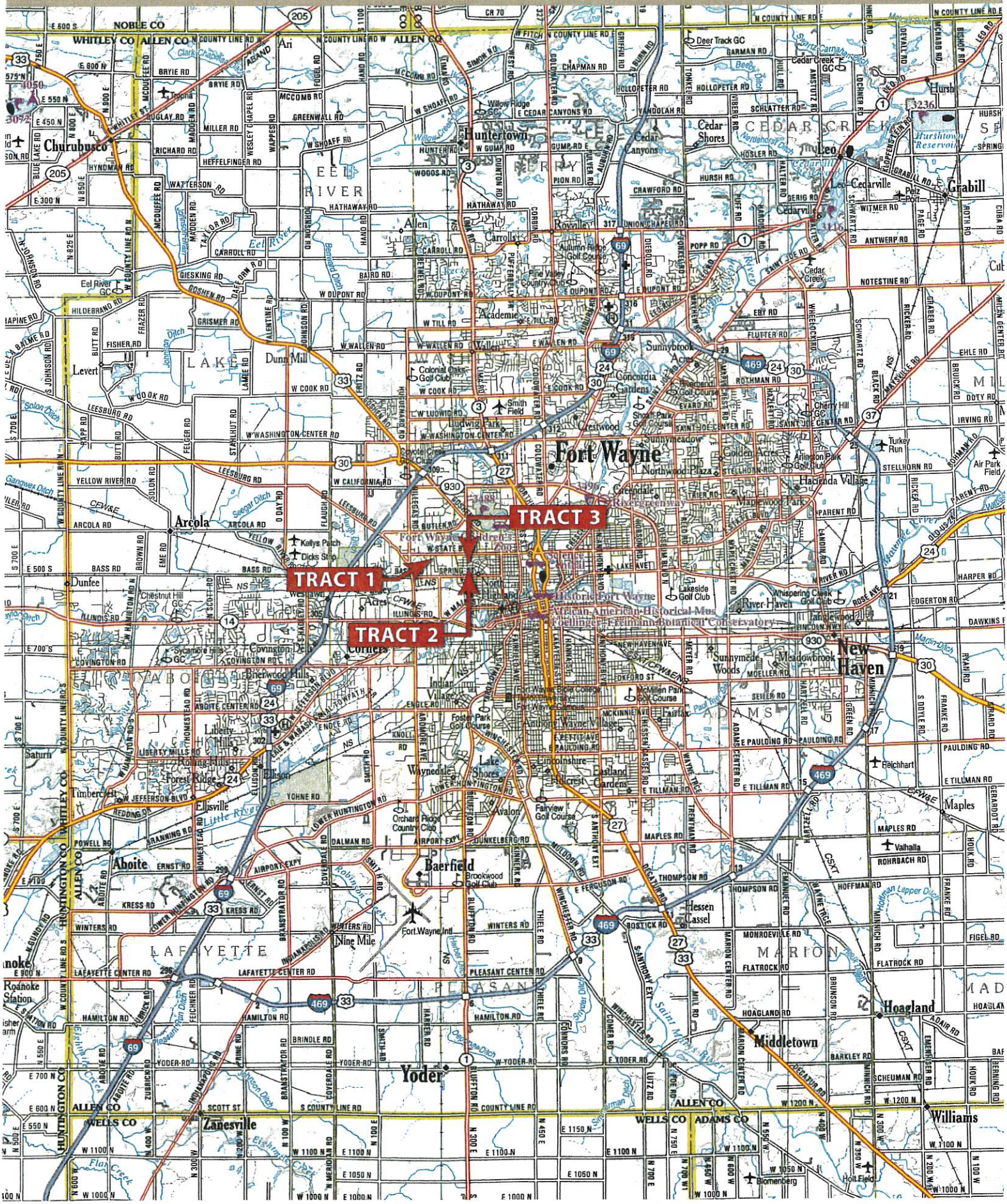
Property 3

1837 IDA AVE, FORT WAYNE





LOCATION MAP



IMPROVMENTS AND RENTAL INCOME

Property 1 — 2109 CHOCHTIMAR TR, FORT WAYNE

IMPROVEMENTS

New Furnace..... 2012

New AC..... 2026

New Windows 2012

New Roof..... 2020

New Garage Door..... 2021

ANNUAL RENTAL INCOME

August 1 – July 31

2022 – 2023..... $12,720.00

2023 – 2024..... $12,960.00

2024 – 2025..... $12,960.00

2025 – 2026..... $13,440.00

Property 2 — 1834 CLOVER LN, FORT WAYNE

IMPROVEMENTS

New Furnace & AC ..... 2008 – 2009

New Windows 2020

New Water Heater..... 2020

ANNUAL RENTAL INCOME

August 1 – July 31

2022 – 2023..... $10,440.00

2023 – 2024..... $10,620.00

2024 – 2025..... $11,160.00

2025 – 2026..... $11,520.00

Property 3 — 1837 IDA AVE, FORT WAYNE

IMPROVEMENTS

New Siding and AC..... 2017

ANNUAL RENTAL INCOME

August 1 – July 31

2022 – 2023..... $9,720.00

2023 – 2024..... $10,320.00

2024 – 2025..... $10,680.00

2025 – 2026..... $10,980.00

INFORMATION - PROPERTY 1

DETAIL REPORT
PROPERTY 1

Residential Agent Full Detail Report

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 7 **DOM** 7 **Auction** Yes

MLS #	Address				
202633480	2109 Chochtimar Trail	Fort Wayne	IN	46808	LP $0



Area Allen County **Parcel ID** 02-07-33-401-009.000-073 **Type** Site-Built Home **Waterfront** No
Sub Tower Heights **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0
Township Washington **Style** One Story **REO** No **Short Sale** No
School District Fort Wayne Community **Elem** Price
Intermediate **JrH** Northwood **SrH** Northrop
Legal Description Lot 19 Tower Heights Sec A & Lot 1 Ex W 151' Log cabin park
Directions to Property West State St. to Lindenwood Ave., to Trenton Ct., to Chochtimar Tr.

Inside City Limits **City Zoning** **County Zoning** **Zoning Descriptior**

Remarks This well-maintained 1-story home offers brick front with aluminum siding, an attached 2-car garage with attic storage and wall cabinets, and a garage door replaced in 2021 with a Chamberlain electric opener. Big-ticket items are already handled new roof in 2020, new central air in 2026, and a furnace that's been reliably running since 2012 with a humidifier and dehumidifier setup for year-round comfort. Step inside to an eat-in kitchen featuring a gas range, island, skylight, and laminate flooring, plus a bay-window breakfast nook overlooking the backyard. The spacious family room (24x14) offers laminate wood flooring and plenty of closet storage, including two linen closets right off the hallway. The primary bedroom is a true retreat with its own private full bath — shower, single-sink vanity, and linen closet plus a ceiling fan and closet. Two additional bedrooms and a second full bath (tub/shower combo) round out the main level. Downstairs, the partially finished basement adds even more living space with a rec area, laundry hookups (gas dryer), and a gas water heater. Outside, enjoy a large backyard built for entertaining, complete with a fire pit and a small back patio for relaxing evenings. This one's been cared for and updated where it counts roof, HVAC, and garage door all newer, so buyers can move in with peace of mind. Don't miss your chance, this one's going to auction!

Agent Remarks Please email Michelle Lake at michelle@schraderfortwayne.com for buyer broker registration form. Fill out the registration form (will be strictly enforced, read thoroughly) in it's entirety and send to Michelle no later than 24 hours prior to the auction closing. Agents cannot represent themselves or any partners of the agent associated with a corporation or LLC. All purchase documents are attached for review prior to the auction closing. Agent/buyer to confirm schools/SF.

Sec **Lot** **Lot Ac/SF/Dim** 0.3500 / 15,246 / 75x99x54x148 **Lot Desc** Level
Above Gd Fin SqFt 1,152 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,152 **Year Built** 1967
Age 59 **New Const** No **Date Complete** **Ext** Aluminum, Brick **Bsm** Partially Finished **# Rooms** 7
Basement Material

Room Dimensions				Baths	Full	Half	Water	City				
RM	DIM		LVL	B-Main	2	0	Well Typ		Dryer Hookup Gas	No	Fireplace	No
LR	24 x 14		M	B-Upper	0	0	Sewer	City	Dryer Hookup Elec	No	Guest Qtrs	No
DR	11 x 6		M	B-Blw G	0	0	Fuel /	Forced Air	Dryer Hookup G/E	No	Split Flrpln	No
FR	x			Laundry Rm	Lower		Heating		Disposal	No	Ceiling Fan	No
KT	11 x 12		M	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	No	Skylight	No
BK	x								Water Soft-Rented	No	ADA Features	No
DN	x								Alarm Sys-Sec	No	Fence	
1B	10 x 11		M						Alarm Sys-Rent	No	Golf Course	No
2B	10 x 10		M						Garden Tub	No	Nr Wlkg Trails	No
3B	9 x 8		M	Garage	2.0	/ Attached	/ 20 x 20	/ 400.00	Jet Tub	No	Garage Y/N	Yes
4B	x			Outbuilding 1	None		x		Pool	No	Off Street Pk	
5B	x			Outbuilding 2			x		Pool Type			
RR	x			Assn Dues			Frequency	Not Applicable				
LF	x			Other Fees								
EX	x			Restrictions								

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water Features **Water Type** **Lake Type**
Auctioneer Name Jerry Ehle **Lic #** AU19300123 **Auction Date** 9/8/2026 **Time** 6:00 **Location** Auction Held on site at 2109 (
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxe $4,061.00 **Exemptions** **Year Taxes Payable** 2025/2026 **Assessed Value**
Possession at closing
List Office Schrader RE and Auction/Fort W - Off: 260-749-0445 **List Agent** Jerry Ehle - Off: 260-749-0445
Agent E-mai jwehle1@aol.com **List Agent - User Code** UP388010700 **List Team**
Co-List Office **Co-List Agent**
Showing Ins
List Date 8/17/2026 **Start Showing Date** **Exp Date** 10/30/2026 **Owner/Seller a Real Estate License** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **Seller Concession Amount $**
Contract Type Exclusive Right to Sell **Special List Cond.** None
Virtual Tours **Lockbox Type** Mechanical/Combo **Lockbox Location** front door **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented by: Michelle Lake - Cell: 260-410-6341 / Schrader RE and Auction/Fort W - Off: 260-749-0445

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02-07-33-401-009.000-073 | TDM Rental Properties LLC | 2109 CHOCHTIMAR TRL | 510, 1 Family Dwell - Platted Lot | TOWER HEIGHTS SEC A-F/ | 1/2

General Information

Parcel Number
02-07-33-401-009.000-073

Local Parcel Number
80-4112-0019

Tax ID:

Routing Number
- - -

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

District 073 (Local 080)
073 FT WAYNE WASHINGTON (80

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 734501-073
TOWER HEIGHTS SEC A-F

Section/Plat
0033

Location Address (1)
2109 CHOCHTIMAR TRL
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 9, 2026
Review Group 2024

Ownership

TDM Rental Properties LLC
9915 N River Rd
New Haven, IN 46774

Legal

Lot 19 Tower Heights Sec A & Lot 1 Ex W 151' Log Cabin Park

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/09/2024	TDM Rental Properties	2024044785	QC	/		I
06/27/2012	Meyer Thomas A & De	2012034721	WR	/	$83,500	I
02/27/2008	PEPPLE RYAN M	2008009465	WD	FOL/SD/45706	$73,000	I
09/10/2007	SECRETARY OF HOU	2007050931	SH	JUDGME/3762	$87,126	I
07/07/1997	BRADEN MELISSA R	0	WD	97-/5310		I
05/09/1995		0	WD	95-/2365		I

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/13/2026	As Of Date	03/30/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☐	☑	☑	☑
$33,300	**Land**	**$33,300**	**$27,700**	**$13,000**	**$13,000**	**$13,000**
$33,300	Land Res (1)	$33,300	$27,700	$13,000	$13,000	$13,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$161,200	**Improvement**	**$161,200**	**$151,900**	**$160,300**	**$143,500**	**$117,200**
$161,200	Imp Res (1)	$161,200	$151,900	$160,300	$143,500	$117,200
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$194,500	**Total**	**$194,500**	**$179,600**	**$173,300**	**$156,500**	**$130,200**
$194,500	Total Res (1)	$194,500	$179,600	$173,300	$156,500	$130,200
$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 73' X 130', CI 73' X 130')

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		75	75x99	0.89	$500	$445	$33,375	-5%	1.0000	100.00	0.00	0.00	$31,710
R	F		0	53x119x218	0.27	$500	$135	$7,155	-5%	1.0000	100.00	0.00	0.00	$6,800

Data Source N/A **Collector** 03/27/2024 cxroab **Appraiser** 08/28/2024 tmplaa

Notes

Land Computations

Calculated Acreage	0.32
Actual Frontage	75
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$38,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$38,500**

PROPERTY RECORD CARD
PROPERTY 1

TAX REPORT
PROPERTY 1

LOW ASSOCIATES | LowTaxInfo

Allen County

2109 Chochtimar Trl

Fort Wayne, IN 46808

TDM Rental Properties LLC

9915 N River Rd
New Haven, IN 46774



Spring Due by 05/11/2026: $0.00

Fall Due by 11/10/2026: $2,020.79

$2,020.79
Total Due ⓘ



INFORMATION - PROPERTY 2

DETAIL REPORT
PROPERTY 2

Residential Agent Full Detail Report

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 7 **DOM** 7 **Auction** Yes

MLS #	Address	City	State	Zip	LP
202633484	1834 Clover Lane	Fort Wayne	IN	46808	$0



Area Allen County **Parcel ID** 02-07-34-376-018.000-074 **Type** Site-Built Home **Waterfront** No
Sub North Highlands **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Wayne **Style** Two Story **REO** No **Short Sale** No
School District Fort Wayne Community **Elem** Price
Intermediate **JrH** Northwood **SrH** North Side
Legal Description Lots 48 & 49 Block 3 North Highlands Plat A
Directions to Property W State to Tyler. South on Tyler. East on Clover Lane.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks AUCITON SEPTEMBER 8TH @ 6:00PM---Don't miss your chance to own this well-loved 2-story home full of original charm and thoughtful updates. A covered front porch welcomes you into a hardwood-floored entryway, setting the tone for the warmth found throughout. The living room features a faux fireplace and hardwood floors, flowing into a formal dining room with hardwood floors and a ceiling fan perfect for gatherings. The kitchen offers ceramic tile flooring, a gas range, and a refrigerator, opening to a cozy breakfast nook with hardwood floors and a ceiling fan. Upstairs you'll find three bedrooms, including a spacious primary with a walkout veranda overlooking the yard, plus a full bath with a pedestal sink and tub/shower combo. A partially finished basement adds extra living space and includes a washer and gas dryer, Trane central air, furnace, water heater, dehumidifier, and 100-amp service. Outside, enjoy an extra side lot complete with a fire pit ideal for entertaining — plus a 1-car detached garage (17x19) with an electric opener and overhead storage. This home is being SOLD AT AUCTION to the highest bidder! Don't wait schedule your showing today and be ready to bid on this Fort Wayne gem. Property Highlights: 2-Story | Vinyl Siding | Covered Front Porch 3 Bedrooms | 1 Full Bath Hardwood Floors Throughout Main Areas Partially Finished Basement 1-Car Detached Garage w/ Overhead Storage Extra Side Lot w/

Agent Remarks Please email Michelle Lake at michelle@schraderfortwayne.com for buyer broker registration form. Fill out the registration form (will be strictly enforced, read thoroughly) in it's entirety and send to Michelle no later than 24 hours prior to the auction closing. Agents cannot represent themselves or any partners of the agent associated with a corporation or LLC. All purchase documents are attached for review prior to the auction closing. Agent/buyer to confirm schools/SF.

Sec **Lot** **Lot Ac/SF/Dim** 0.2200 / 9,583 / 87x110 **Lot Desc** Level
Above Gd Fin SqFt 1,760 **Above Gd Unfin SqFt** 344 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 728 **Ttl Fin SqFt** 1,760 **Year Built** 1936
Age 90 **New Const** No **Date Complete** **Ext** Vinyl **Bsm** Partially Finished **# Rooms** 6
Basement Material

Room Dimensions	RM DIM	LVL
LR	17 x 19	M
DR	11 x 13	M
FR	x	
KT	11 x 8	M
BK	x	
DN	x	
1B	14 x 13	U
2B	13 x 10	U
3B	8 x 13	U
4B	x	
5B	x	
RR	x	
LF	x	
EX	x	

Baths	Full	Half
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Basem **Laundry L/W** x
Water City **Well Typ** **Sewer** City **Fuel /** Forced Air **Heating** **Cooling** Central Air
Garage 1.0 / Detache / 17 x 19 / 323.00
Outbuilding 1 None x **Outbuilding 2** x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	No	Fireplace	No
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	Split Flrpln	No
Disposal	No	Ceiling Fan	No
Water Soft-Owned	No	Skylight	No
Water Soft-Rented	No	ADA Features	No
Alarm Sys-Sec	No	Fence	
Alarm Sys-Rent	No	Golf Course	No
Garden Tub	No	Nr Wlkg Trails	No
Jet Tub	No	Garage Y/N	Yes
Pool	No	Off Street Pk	
Pool Type			

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water Features **Water Type** **Lake Type**
Auctioneer Name Jerry Ehle **Lic #** Au19300123 **Auction Date** 9/8/2026 **Time** 6:00 **Location** 2109 Chochtimar Trail, Fort V
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxe $4,167.00 **Exemptions** **Year Taxes Payable** 2025/2026 **Assessed Value**
Possession at closing
List Office Schrader RE and Auction/Fort W - Off: 260-749-0445 **List Agent** Jerry Ehle - Off: 260-749-0445
Agent E-mai jwehle1@aol.com **List Agent - User Code** UP388010700 **List Team**
Co-List Office **Co-List Agent**
Showing Ins
List Date 8/17/2026 **Start Showing Date** **Exp Date** 10/30/2026 **Owner/Seller a Real Estate License** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **Seller Concession Amount $**
Contract Type Exclusive Right to Sell **Special List Cond.** None
Virtual Tours **Lockbox Type** Mechanical/Combo **Lockbox Location** front door **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented by: Michelle Lake - Cell: 260-410-6341 / Schrader RE and Auction/Fort W - Off: 260-749-0445

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.
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General Information

Parcel Number
02-07-34-376-018.000-074

Local Parcel Number
92-3511-0049

Tax ID:

Routing Number
- - -

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
WAYNE TOWNSHIP

District 074 (Local 091)
074 FT WAYNE WAYNE (91-95)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 271106-074
NORTH HIGHLANDS ADDTION PL

Section/Plat
0343112

Location Address (1)
1834 CLOVER LN
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
RES | WAY 271101, 103, 106 w/o

Characteristics

Topography	**Flood Hazard**
High	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 11, 2026
Review Group 2024

Ownership

TDM Rental Properties LLC
9915 N River Rd
New Haven, IN 46774

Legal

Lots 48 & 49 Block 3 North Highlands Plat A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/09/2024	TDM Rental Properties	2024044785	QC	/		I
06/20/2007	MEYER THOMAS A &	207034697	WD	/	$73,900	I
01/01/1900	MORRIS GARY M & M		WD	/		I

Notes

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/13/2026	As Of Date	03/27/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☐	☐	☑	☑
$38,500	**Land**	**$38,500**	**$47,300**	**$18,000**	**$21,700**	**$16,600**
$38,500	Land Res (1)	$38,500	$47,300	$18,000	$21,700	$16,600
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$144,700	**Improvement**	**$144,700**	**$137,900**	**$88,600**	**$90,800**	**$63,400**
$144,700	Imp Res (1)	$144,700	$137,900	$88,600	$90,800	$63,400
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$183,200	**Total**	**$183,200**	**$185,200**	**$106,600**	**$112,500**	**$80,000**
$183,200	Total Res (1)	$183,200	$185,200	$106,600	$112,500	$80,000
$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 120', CI 120' Base Lot: Res 47' X 120', CI 47' X 120')

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
9	S		87	9570.000000	2.12	$2.37	$5.02	$48,041	0%	1.0000	100.00	0.00	0.00	$48,040

Land Computations

Calculated Acreage	0.22
Actual Frontage	87
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	0.22
91/92 Acres	0.00
Total Acres Farmland	-0.22
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$48,000
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$48,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$48,000**

Data Source Aerial **Collector** 05/31/2024 jcklaa **Appraiser** 06/13/2024 eascaa

PROPERTY RECORD CARD
PROPERTY 2

TAX REPORT
PROPERTY 2

LOW ASSOCIATES | LowTaxInfo

Allen County

1834 Clover Ln

Fort Wayne, IN 46808

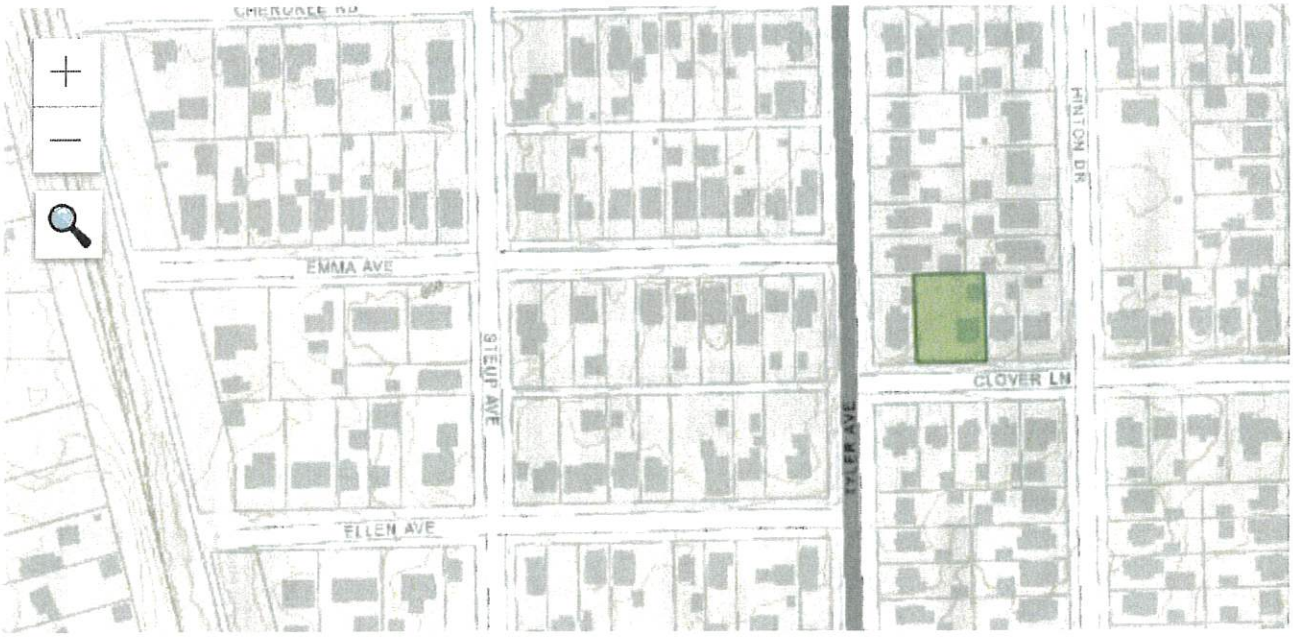
TDM Rental Properties LLC
9915 N River Rd
New Haven, IN 46774



Spring Due by 05/11/2026: $0.00

Fall Due by 11/10/2026: $2,083.80

$2,083.80
Total Due ⓘ



Property Information

Tax Year/Pay Year

INFORMATION - PROPERTY 3

DETAIL REPORT
PROPERTY 3

Residential Agent Full Detail Report

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 7 **DOM** 7 **Auction** Yes

MLS # 202633490 | 1837 IDA Avenue | Fort Wayne | IN 46808 | LP $0



Area Allen County **Parcel ID** 02-07-34-332-002.000-074 **Type** Site-Built Home **Waterfront** No
Sub North Highlands **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 0
Township Wayne **Style** One Story **REO** No **Short Sale** No
School District Fort Wayne Community **Elem** Price
Intermediate **JrH** Northwood **SrH** North Side
Legal Description LOT 175 BLK 10 NORTH HIGHLANDS SEC J
Directions to Property From state turn N on Tyler and Right on IDA ave.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks AUCTION: TUESDAY, SEPTEMBER 8th @ 6:00 PM 1837 Ida Avenue — Solid 2-Story with Updates, Selling at Auction! This well-maintained 2-story home offers three bedrooms, a full bath, and hardwood floors throughout most of the home — including original hardwood hiding under the carpet in the front living room. The kitchen features a gas stove, refrigerator, laminate flooring, and a ceiling fan. Two main-floor bedrooms and a full bath round out the first level, with a third bedroom and a hardwood-floored landing upstairs (each with window AC for added comfort). The finished basement adds valuable living space with tile flooring, a washer and gas dryer, dehumidifier, gas water heater, and 100 amp service — plus a 1993 furnace still doing the job. Central air was updated in 2017, and the seller has added a new concrete sidewalk and driveway leading to the garage. Outside, the fenced backyard with a firepit is ready for entertaining, and the 1-car detached garage (22x16) offers a workbench and electric opener for the hobbyist or handyman. This home is being SOLD AT AUCTION to the highest bidder! Don't wait — schedule your showing today and be ready to bid on this Fort Wayne home. Property Highlights: 2-Story | Vinyl Siding | Central Air (New 2017) 3 Bedrooms | 1 Full Bath Hardwood Floors Throughout Finished Basement w/ Washer & Gas Dryer 1-Car Detached Garage w/ Work Bench Fenced Backyard w/ Firepit

Agent Remarks Please email Michelle Lake at michelle@schraderfortwayne.com for buyer broker registration form. Fill out the registration form (will be strictly enforced, read thoroughly) in it's entirety and send to Michelle no later than 24 hours prior to the auction closing. Agents cannot represent themselves or any partners of the agent associated with a corporation or LLC. All purchase documents are attached for review prior to the auction closing. Agent/buyer to confirm schools/SF.

Sec **Lot** **Lot Ac/SF/Dim** 0.3200 / 13,939 / 50x140 **Lot Desc** Level
Above Gd Fin SqFt 1,152 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 720 **Ttl Below Gd SqFt** 720 **Ttl Fin SqFt** 1,872 **Year Built** 1967
Age 59 **New Const** No **Date Complete** **Ext** Vinyl **Bsm** Partially Finished **# Rooms** 6
Basement Material

Room Dimensions	RM DIM	LVL
LR	11 x 17	M
DR	x	
FR	x	
KT	8 x 15	M
BK	x	
DN	x	
1B	9 x 8	M
2B	12 x 11	U
3B	13 x 14	U
4B	x	
5B	x	
RR	x	
LF	x	
EX	x	

Baths	Full	Half
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0
Laundry Rm	Lower	
Laundry L/W	x	

Water City **Well Typ** **Sewer** City **Fuel /** Forced Air **Heating** **Cooling** Central Air, Window

Garage 1.0 / Detache / 22 x 16 / 352.00
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	No	Fireplace	No
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	Split Flrpln	No
Disposal	No	Ceiling Fan	No
Water Soft-Owned	No	Skylight	No
Water Soft-Rented	No	ADA Features	No
Alarm Sys-Sec	No	Fence	
Alarm Sys-Rent	No	Golf Course	No
Garden Tub	No	Nr Wlkg Trails	No
Jet Tub	No	Garage Y/N	Yes
Pool	No	Off Street Pk	
Pool Type			

Water Acces **Wtr Name** **Water Frontage** **Channel Frontage**
Water Feature **Water Type** **Lake Type**
Auctioneer Name Jerry Ehle **Lic #** AU19300123 **Auction Date** 9/8/2026 **Time** 6:00 **Location** 2109 Chochtimar Trail, Fort V
Financing: **Existing** **Proposed** **Excluded Party** None
Annual Taxe $2,425.00 **Exemptions** **Year Taxes Payable** 2025/2026 **Assessed Value**
Possession at closing
List Office Schrader RE and Auction/Fort W - Off: 260-749-0445 **List Agent** Jerry Ehle - Off: 260-749-0445
Agent E-mai jwehle1@aol.com **List Agent - User Code** UP388010700 **List Team**
Co-List Office **Co-List Agent**
Showing Ins
List Date 8/17/2026 **Start Showing Date** **Exp Date** 10/30/2026 **Owner/Seller a Real Estate License** No **Agent/Owner Related** No
Seller Concessions Offer Y/N **Seller Concession Amount $**
Contract Type Exclusive Right to Sell **Special List Cond.** None
Virtual Tours **Lockbox Type** Mechanical/Combo **Lockbox Location** Front Door **Type of Sale**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented by: Michelle Lake - Cell: 260-410-6341 / Schrader RE and Auction/Fort W - Off: 260-749-0445

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.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved

02-07-34-332-002.000-074 | TDM Rental Properties LLC | 1837 IDA AV | 510, 1 Family Dwell - Platted Lot | NORTH HIGHLANDS ADDT | 1/2

General Information

Parcel Number
02-07-34-332-002.000-074

Local Parcel Number
92-3513-0175

Tax ID:

Routing Number
- - -

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
WAYNE TOWNSHIP

District 074 (Local 091)
074 FT WAYNE WAYNE (91-95)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 271106-074
NORTH HIGHLANDS ADDTION PL

Section/Plat
0034

Location Address (1)
1837 IDA AV
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
RES | WAY 271101, 103, 106 w/o

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 11, 2026
Review Group 2024

Ownership

TDM Rental Properties LLC
9915 N River Rd
New Haven, IN 46774

Legal

LOT 175 BLK 10 NORTH HIGHLANDS SEC J

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/09/2024	TDM Rental Properties	2024044785	QC	/		I
06/16/2003	Meyer Thomas A & De		WD	03/5696	$73,000	I
07/13/2001	VAN SCODER ROBE		WD	01/7033	$69,900	I
01/01/1900	DOWNING WESLEY		WD	/		I

Notes

6/2/2017 Permit: 18p19: hea permit - GAS FIRED W/ AC REPLACEMENT (18p19: add AC)

Res

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1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☐	☐	☑	☑
$28,600	**Land**	**$28,600**	**$29,600**	**$19,900**	**$20,400**	**$18,100**
$28,600	Land Res (1)	$28,600	$29,600	$19,900	$20,400	$18,100
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$92,900	**Improvement**	**$92,900**	**$78,200**	**$86,700**	**$75,900**	**$61,900**
$92,900	Imp Res (1)	$92,900	$78,200	$86,700	$75,900	$61,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$121,500	**Total**	**$121,500**	**$107,800**	**$106,600**	**$96,300**	**$80,000**
$121,500	Total Res (1)	$121,500	$107,800	$106,600	$96,300	$80,000
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

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Land Computations

Calculated Acreage	0.16
Actual Frontage	50
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
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9 Homesite	0.16
91/92 Acres	0.00
Total Acres Farmland	-0.16
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$38,500
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$38,500
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$38,500**

Data Source Aerial **Collector** 05/29/2024 dacaab **Appraiser** 06/13/2024 bdjoaa

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PROPERTY 3

TAX REPORT
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1837 Ida Av

Fort Wayne, IN 46808

TDM Rental Properties LLC

9915 N River Rd
New Haven, IN 46774



Spring Due by 05/11/2026: $0.00

Fall Due by 11/10/2026: $1,212.92

$1,212.92
Total Due ⓘ



Property Information

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