Expanding your Horizon...
Metzger
Property Services, LLC
Farm Sales • Real Estate • Auctions • Appraisals
260-982-0238
WWW.METZGERAUCTION.COM

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS 202634657 **9674 E 150 S Road** **Pierceton** **IN** 46562 **LP** $0

Area Kosciusko County **Parcel ID** 43-12-24-100-074.000-02 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 2 **F Baths** 1 **H** 0
Township Washington **Style** One Story **REO** No **Short Sale** No
School District Whitko **Elem** Pierceton
Intermediate **JrH** Whitko Jr/Sr **SrH** Whitko Jr/Sr
Legal Description 009-093-003 Pt S 1/2 S 1/2 Sw Ne 24-32-7 1.39A Per Calc
Directions to Property SR 13 South to 150 S, head East, after crossing 900 E, property is next to the last, on the North side of the road, before Robinson Lake Rd/Binkley Rd

Inside City **City Zoning** **County** **Zoning**

Remarks Peaceful Country Home Sitting on 1.39± Acres is Selling via Online Auction Tues. Sept. 15th at 6:30 pm. Enjoy peaceful country living with plenty of room to make this property your own! Situated on 1.39± acres in a convenient location between Warsaw & Columbia City, this 2-bedroom, 1-bath home offers a comfortable layout, spacious backyard, and excellent potential for its next owner. Inside, the open kitchen and dining area provides plenty of room for everyday meals and gatherings, while a charming arched doorway leads into the living room. The generously sized bathroom has already received some updates, including a walk-in shower with safety grab bars. Step onto the back porch and enjoy the quiet setting overlooking the large backyard, where mature trees along the property provide added privacy and a peaceful country backdrop. A spacious 2+ car garage offers plenty of room for vehicles, lawn equipment, hobbies, or additional storage. With a great location, 1.39± acres, and plenty of opportunity to update and personalize, this property is ready for a new owner to bring their ideas and make it home! Open House: Thurs. Sept. 10th from 5:30- 6 pm

Agent Remarks Online Auction: Tues. Sept. 15th at 6:30 pm Open House: Thurs. Sept. 10th from 5:30- 6 pm A 6% 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** 1.3900 / 60,548 / 194x277 **Lot Desc** Level, Partially Wooded, 0-2.9999
Above Gd Fin SqFt 920 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 690 **Ttl Fin SqFt** 920 **Year Built** 1931
Age 95 **New Const** No **Date Complete** **Ext** Brick, Vinyl **Bsm** Slab, Partial Basement, Unfinished **#** 6
Basement Material Block

Room Dimensions	RM DIM	LV
LR	12 x 20	M
DR	x	
FR	x	
KT	12 x 14	M
BK	x	
DN	x	
1B	10 x 12	M
2B	10 x 10	M
3B	x	
4B	x	
5B	x	
RR	x	
LF	x	
EX	x	

Baths	Ful	Hal
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0

Water Well
Well Private
Sewer Septic
Fuel / Electric, Baseboard
Laundry Rm Main
Heating
Laundry 10 x 11 **Cooling** None

AMENITIES Attic Pull Down Stairs, Built-In Bookcase, Ceiling Fan(s), Countertops-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Porch Covered, Porch Enclosed,

Garage 2.0 / Attache / 31 x 28 / 868.0
Outbuilding 1 Shed 12 x 24
Outbuilding 2 x
Assn Dues **Frequenc** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas No **Fireplace** No
Dryer Hookup Elec Yes **Guest Qtrs** No
Dryer Hookup G/E No **Split Flrpln** No
Disposal No **Ceiling Fan** Yes
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** No
Jet Tub No **Garage Y/N** Yes
Pool No **Off Street** Yes
Pool Type
SALE INCLUDES Dishwasher, Refrigerator, Range-Electric, Sump Pump, Water Heater Electric
FIREPLACE None

Water **Wtr Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake**
Auctioneer Chad Metzger and John **Lic** AC31300015 **Auction** 8/24/2026 **Tim** 6:3 **Location** Online: BidMetzger.com
Financing **Existing** **Proposed** **Excluded Party** None
Annual $246.16 **Exemptions** Homestead, Other, Supplemental **Year Taxes Payable** 2026 **Assessed Value**
Possessio At closing
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** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Showingtime or Open House
List Date 8/24/2026 **Start Showing** **Exp Date** 12/31/202 **Owner/Seller a Real Estate** No **Agent/Owner** No
Seller Concessions Offer Y/N **Seller Concession Amount $**
Contract Type Exclusive Right to Sell **Special List Cond.** None
Virtual **Lockbox** Mechanical/Combo **Lockbox Location** Front door **Type of**
Pending Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions **Sold/Concession** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell **Co-Sell Agent** **Sell Team**
Presented by: Tiffany Reimer - Cell: 260-571-7910 / 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.

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

Peaceful Country Home Sitting on 1.39± Acres

This property will be offered at Online Auction on Tues., September 15, 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 6% 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 October 16, 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 $246.16. 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 showing your client attends. The Client Registration form is available on the bidding website.

Online Auction: Tues. Sept. 15, 2026 • Bidding begins closing out at 6:30 pm

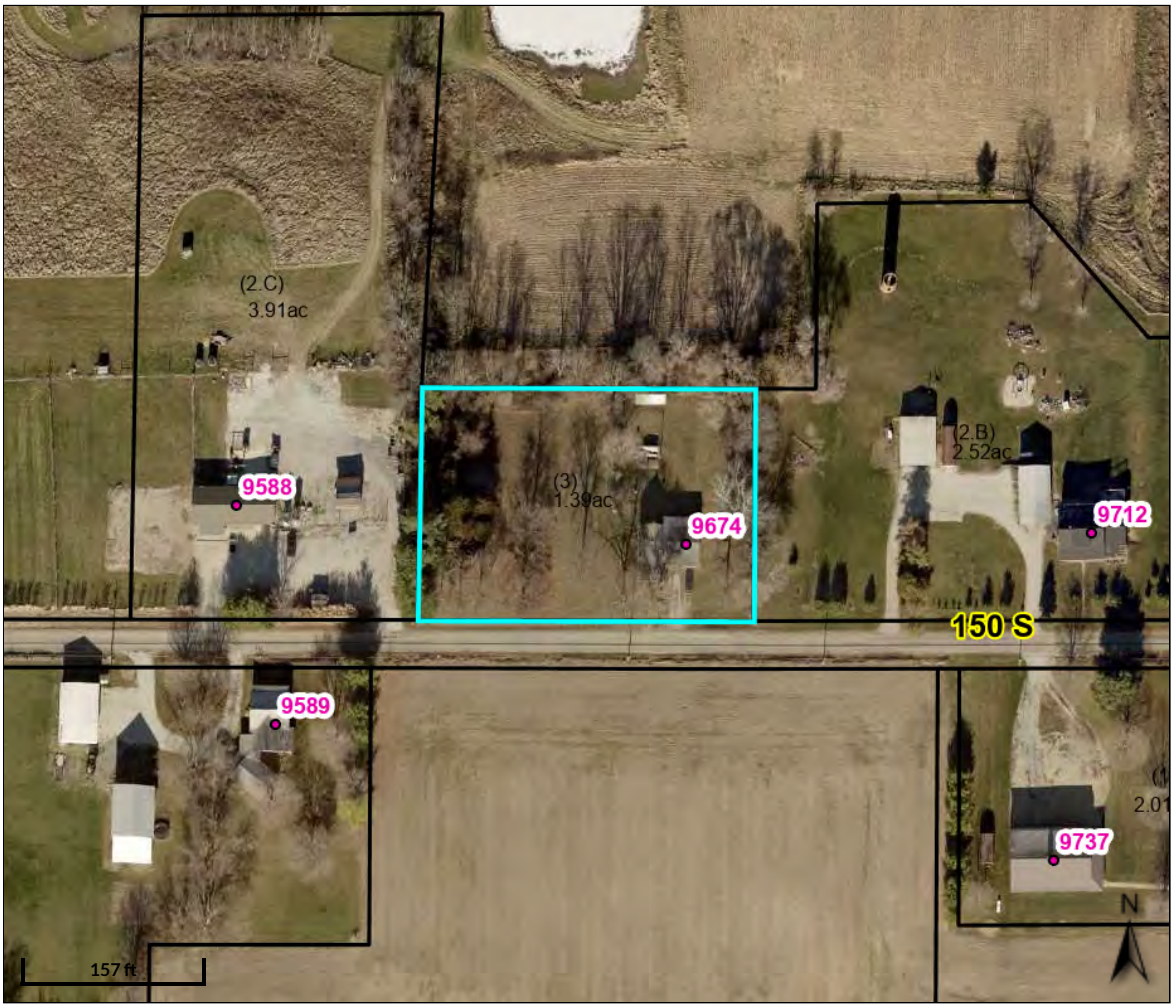
Washington Township • Kosciusko County • Pierceton, IN

Open House: Thurs. September 10th | 5:30 – 6 pm

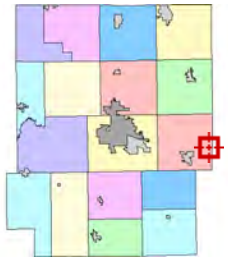
Auction Manager: John Burnau, call/text 574.376.5340

www.BidMetzger.com

Beacon™ Kosciusko County, IN



Overview



Legend

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

Parcel ID	009-093-003	**Alternate ID**	009-716002-60	**Owner Address**	Plew Robert D & Mary Joan 9674 E 150 S Pierceton, IN 46562
Sec/Twp/Rng	0024-0032-7	**Class**	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES		
Property Address	9674 E 150 S PIERCETON	**Acreage**	1.39		

District Washington

Brief Tax Description
009-093-003
Pt S 1/2 S 1/2 Sw Ne 24-32-7
1.39A Per Calc
(Note: Not to be used on legal documents)

Date created: 6/29/2026
Last Data Uploaded: 6/29/2026 10:25:02 AM

Developed by SCHNEIDER GEOSPATIAL

Property address (number and street, city, state, and ZIP code) 9074 E 150 S Pierceton. IN 46562

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	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Mary Joan Plew	6-18-2026		
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) 9674 E 150 S Pierceton, IN 46562

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: 10 Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?			
If yes, how many layers? _____			
3. WATER HEATER			
Age, if known: _____ Years.			
4. FURNACE			
Age, if known: _____ Years.			
5. CENTRAL AIR CONDITIONING			
Age, if known: _____ Years.			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Mary Joan Plew	6-18-2026		
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)	9074 E 150 S Pierceton, IN 46562

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*)

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*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Mary Jean Plew	6-18-2026		
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*)

Average Utilities

Utility	Company	Average Amount
Gas	N/A	$
Electric	Remc	$ 100.00
Water	Well 4 inch	$
Septic/Sewer	Septic	$
HOA	N/A	$
Other		$

Additional Notes

Metzger
Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

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.

Mary Joan Plew 6-18-26
Owner *Date* *Owner* *Date*

Owner *Date* *Owner* *Date*

Purchaser *Date* *Purchaser* *Date*

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:
Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initial) **Initial:** MJP _____

Check below which best applies:

I. Presence of lead-based paint and or lead-based hazards:

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
Explain: _____

X Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing

II. Reports & Records available to the seller

_____ Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below
List: _____

X Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial) **Initial:** _____ _____

III. Purchaser has received copies of all information listed above
IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"
V. Purchaser has: (check which applies)

_____ Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have

_____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

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Agent's Acknowledgment (initial)

CM Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy
The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

Mary Joan Plew 6-12-26
Seller's Signature *Date* *Seller's Signature* *Date*

Agent's Signature *Date* *Agent's Signature* *Date*

Purchaser's Signature *Date* *Purchaser's Signature* *Date*

General Information

Parcel Number
43-12-24-100-074.000-029

Local Parcel Number
0971600260

Tax ID:

Routing Number
009-093-003

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Kosciusko

Township
WASHINGTON

District 029 (Local 029)
WASHINGTON TOWNSHIP

School Corp 4455
WHITKO COMMUNITY

Neighborhood 9906000-029
WASHINGTON TWP ACREAGE -

Section/Plat
24-32-7

Location Address (1)
9674 E 150 S
PIERCETON, IN 46562

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Rolling	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2023

Ownership

PLEW ROBERT D & MARY JOAN
9674 E 150 S
PIERCETON, IN 46562

Legal

9-93-3
PT S 1/2 S 1/2 SW NE 24-32-7 1.39A PER CALC

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	PLEW ROBERT D &		WD	/		I

Notes

4/23/2013 MEM: 2013 PAY 2014 CORRECTED ACREAGE FROM 1.24 TO 1.39 PER AM DATED 4/16/13

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/14/2026	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	**$29,100**	**$29,100**	**$22,200**	**$22,200**	**$22,200**
Land Res (1)	$26,000	$26,000	$20,000	$20,000	$20,000
Land Non Res (2)	$3,100	$3,100	$2,200	$0	$0
Land Non Res (3)	$0	$0	$0	$2,200	$2,200
Improvement	**$121,800**	**$123,700**	**$104,600**	**$100,600**	**$93,300**
Imp Res (1)	$121,800	$123,700	$104,600	$100,300	$93,000
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$300	$300
Total	**$150,900**	**$152,800**	**$126,800**	**$122,800**	**$115,500**
Total Res (1)	$147,800	$149,700	$124,600	$120,300	$113,000
Total Non Res (2)	$3,100	$3,100	$2,200	$0	$0
Total Non Res (3)	$0	$0	$0	$2,500	$2,500

Land Data (Standard Depth: Res 120', CI 120' 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
9	A		0	1.0000	1.00	$26,000	$26,000	$26,000	0%	1.0000	100.00	0.00	0.00	$26,000
91	A		0	0.3900	1.00	$8,000	$8,000	$3,120	0%	1.0000	0.00	100.00	0.00	$3,120

Land Computations

Calculated Acreage	1.39
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.39
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	1.00
91/92 Acres	0.39
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	$26,000
91/92 Value	$3,100
Supp. Page Land Value	
CAP 1 Value	$26,000
CAP 2 Value	$3,100
CAP 3 Value	$0
Total Value	**$29,100**

Data Source N/A **Collector** **Appraiser**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	920 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [x] Slab
- [x] Carpet
- [ ] Sub & Joist
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Plumbing

	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

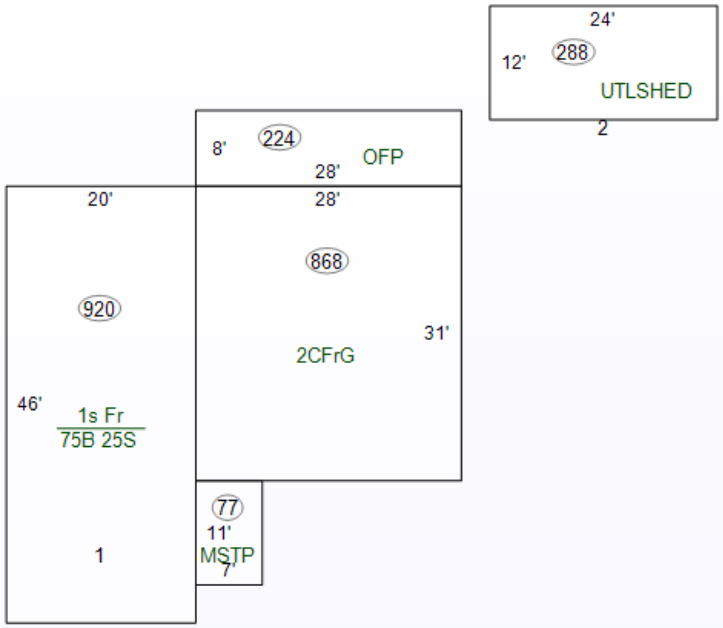
Other

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Exterior Features

Description	Area	Value
Porch, Open Frame	224	$10,300
Stoop, Masonry	77	$2,500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	920	920	$121,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		690	0	$44,300	
Crawl					
Slab		230	0	$0	
				Total Base	$165,500
Adjustments				**1 Row Type Adj. x 1.00**	$165,500
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$165,500
				Sub-Total, 1 Units	
Exterior Features (+)				$12,800	$178,300
Garages (+) 868 sqft				$36,100	$214,400
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.92
				Replacement Cost	$197,248

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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	C	1931	1950	76	A		0.92		1,610 sqft	$197,248	45%	$108,490	0%	100%	1.120	1.000	100.00	0.00	0.00	$121,500
2: Utility Shed	1	SV	C	1900	1900	126	F		0.92		12'x24'		70%		0%	100%	1.120	1.000	100.00	0.00	0.00	$300

Total all pages $121,800 **Total this page** $121,800

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

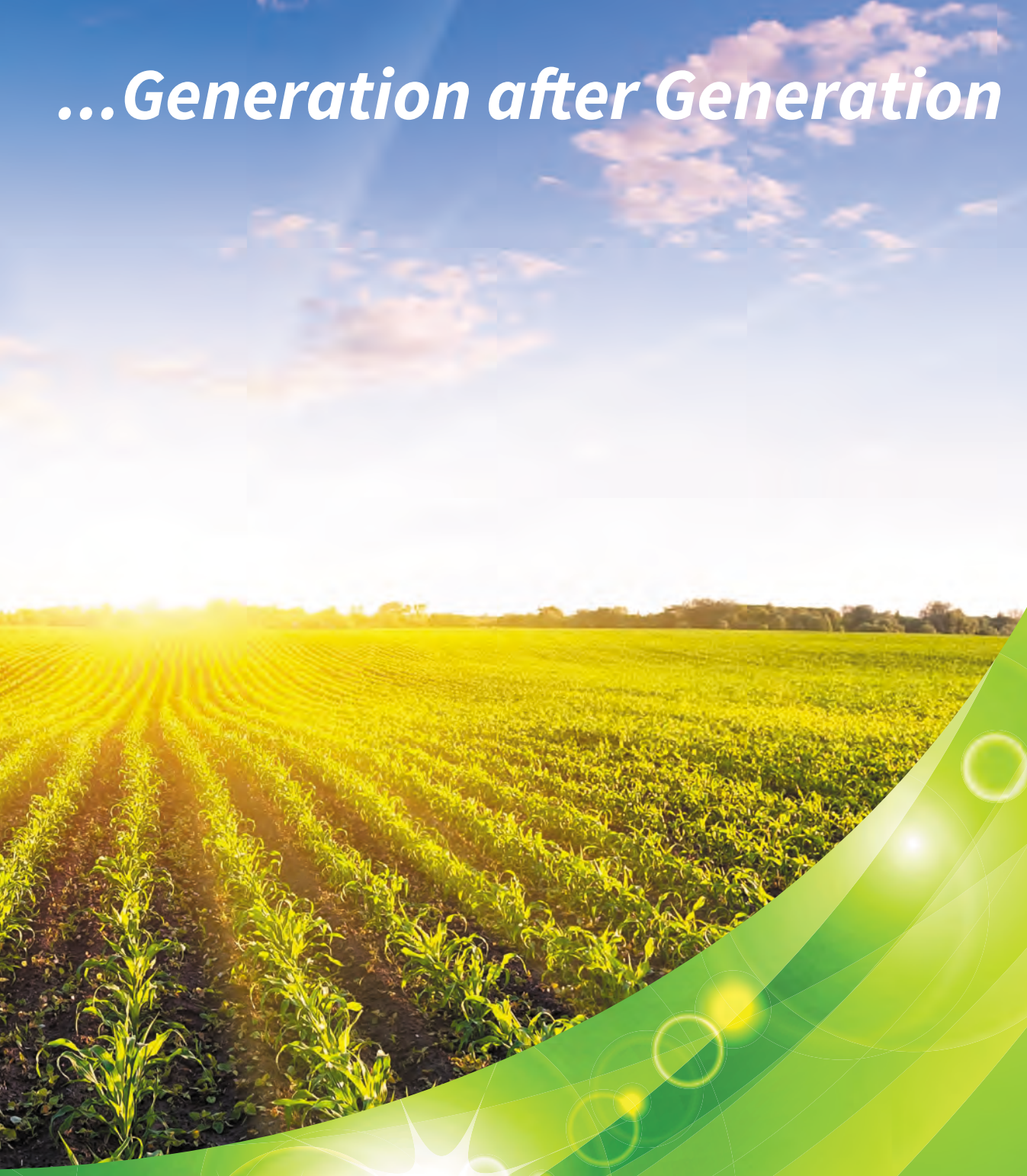
You are now ready to Bid in that specific auction!

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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