

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM



Sprawling Custom Ranch with Exceptional Primary Suite & 3-Car Garage!

Quality, space, and thoughtful design come

together in this impressive 3-bedroom ranch, originally built by Robert Taylor Homes and extensively remodeled and expanded in 2000 with plans designed by Kato Smith.

Offering generous living spaces, quality craftsmanship, and a large yard, this is a home designed for comfortable everyday living and entertaining.

At the heart of the home is a beautifully appointed custom kitchen featuring cabinetry crafted by Madison County Cabinets, Corian countertops, quality appliances including a Bosch dishwasher, and plenty of workspace and storage. New kitchen flooring and carpet were installed in 2023, while new Renewal by Andersen windows and blinds were added in 2025.



One of the home's most impressive features is the extra-large primary suite, added as part of the 2000 expansion. Designed as a true private retreat, the spacious suite includes an ensuite bath and is complemented by its own additional water heater.

The addition also expanded the home's garage capacity, resulting in an oversized 3-car attached garage. The home offers 3 bedrooms, 2 full baths, and 2 half baths, providing a functional layout with plenty of room for family and guests.



Numerous recent improvements add even more value, including updates to septic system (2025), new on-demand gas water heater (2025), new sump pump (2026), and Mercury fiber-optic service installed in 2026. The owned water softener and under-sink kitchen filtration system add convenience, while the furnace has been professionally maintained twice annually.

Outside, a spacious yard provides plenty of room to enjoy the property and complements the home's sprawling ranch design. A wonderful opportunity to purchase a distinctive home offering quality construction, substantial living space, custom features, and meaningful recent updates.

Open House: Wednesday, September 23rd from 5:30–6:00 PM.

www.BidMetzger.com

Sprawling Custom Ranch with Exceptional Primary Suite & 3-Car Garage!

3010 W. 38th Street, Anderson, IN 46011



Updates & Home Information

- Sprawling 3 Bedroom Ranch, Built in 1964 by Robert Taylor Homes
- 2 Full Baths + 2 Half Baths
- 2000: Kato Smith Designed the Remodel & Additions:
 - For the Massive Master Bedroom Suite & Garages
 - All Cabinets were Custom Made by Madison County Cabinets
 - Corian Kitchen Countertops

- Oversized 3-Car Garage
- 2025: New Renewal by Anderson Windows Installed
- 2025: Septic System was Updated
 - Septic & Laterals Cleaned & Added New Opening
- 2026 Mercury Fiber Optics were Installed
- 2025: New On-Demand Gas Water Heater
- Additional Water Heater in the Master Bathroom
- Water Softener is Owned
- Water Filtration System under the Kitchen Sink
- 2026: New Sump Pump Installed
- New Blinds in 2025
- 2023: Carpet & Kitchen Flooring Installed
- Furnace Maintenance Conducted by Nordco, 2 times per year
- Quality Appliances inc. Bosch Dishwasher





Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS	202636000	3010 W 38th Street	Anderson	IN	46011	LP	\$0
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Area	Madison County	Parcel ID	48-11-22-300-021.000-00	Type	Site-Built Home	Waterfront	No
Sub	None	Cross Street		Bedrms	3	F Baths	2
Township	Anderson	Style	One Story	REO	No	Short Sale	No
School District	Anderson Community			Elem	Anderson		
Intermediate		JrH	Highland	SrH	Anderson		
Legal Description	PT SE SW PLAT 28-2 22-19-7 00001.0000A						
Directions to Property	South St. Rd. 13 S onto 900 W/N Co Rd 900 W, head East on IN-128 E to 800 N, head East to W 38th Street and head East.						

Inside City	City Zoning	County	Zoning
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Remarks Sprawling Custom Ranch with 3-Car Garage – Selling via Online Auction October 1st at 6 pm est! Originally built by Robert Taylor Homes, this quality 3-bedroom, 2 full & 2 half bath home was remodeled & expanded in 2000 with plans by Kato Smith. Highlights include a custom kitchen with Madison County cabinetry, Corian countertops, island, double ovens, plus an exceptionally spacious primary suite with ensuite bath. Enclosed Back Porch is a great place to enjoy nature or entertain guests. Numerous recent improvements include Renewal by Andersen windows (2025), updated septic (2025), on-demand gas water heater (2025), new sump pump (2026), and Mercury fiber optics (2026). Complete with an attached 3-car garage and spacious yard, this home is just waiting for you to call it home! Open House: September 23rd, 5:30–6 PM.

Agent Remarks Auction: Thursday, Oct. 1st - 6 pm Open House: Wed. September 23rd, 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 24 hrs in advance of the auction & be present with them at all showings they attend. Client Registration available on the bidding site.

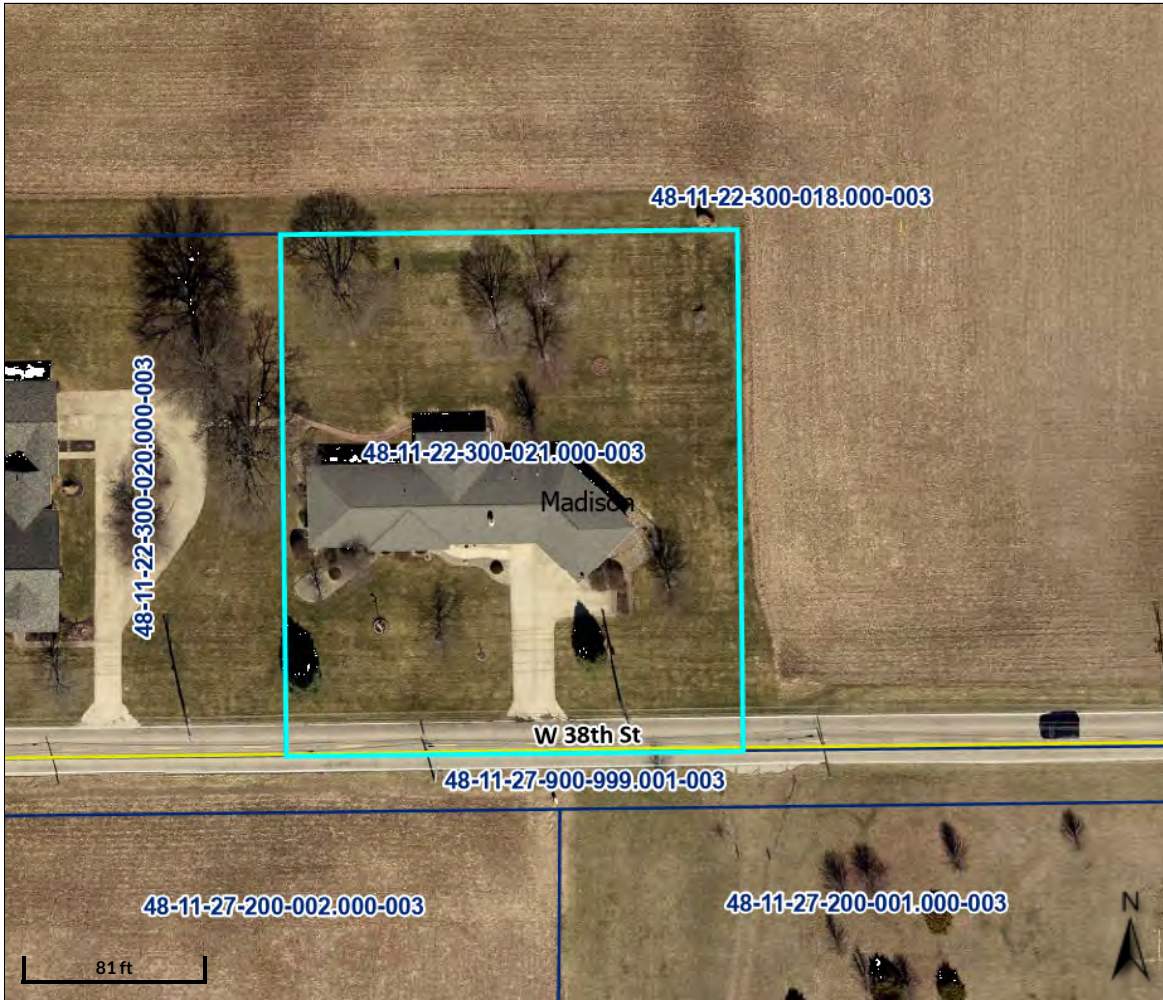
Sec	Lot	Lot Ac/SF/Dim	0.9900 / 43,124 / 195 x 220	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	2,929	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	0
Age	62	New Const	No	Ttl Fin SqFt	2,929
		Date Complete		Year Built	1964
		Ext	Brick	#	6
Room Dimensions		Baths	Ful	Hal	Water
	RM DIM	LV	B-Main	2	2
LR	21 x 21	M	B-Upper	0	0
DR	20 x 11	M	B-Blw G	0	0
FR	x		Laundry Rm	Main	
KT	15 x 12	M	Laundry	8 x 7	
BK	x		AMENITIES	1st Bdrm En Suite, Attic Pull Down Stairs, Attic Storage, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry,	
DN	13 x 10	M			
1B	31 x 25	M			
2B	14 x 13	M			
3B	13 x 12	M	Garage	3.0 / Attache	/ 48 x 35 / 1,680.
4B	x		Outbuilding 1	None	x
5B	x		Outbuilding 2		x
RR	x		Assn Dues		
LF	x		Other Fees		
EX	x		Restrictions		
Water		Wtr Name		Water Frontage	
Auctioneer	Chad Metzger	Lic	AC31300015	Water Type	
Financing	Existing None	Proposed		Channel Frontage	
Annual	\$2,550.12	Exemptions	Homestead, Supplemental	Location	Online: BidMetzger.com
Possessio	At closing	Year Taxes Payable	2026	Excluded Party	None
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	
Co-List Office		Co-List Agent		List Team	
Showing	Showingtime or Open House				
List Date	9/1/2026	Start Showing		Exp Date	2/28/2027
Seller Concessions	Offer Y/N No	Seller Concession Amount	\$		
Contract Type	Exclusive Right to Sell		Lockbox	Mechanical/Combo	Lockbox Location
Virtual		Closing Date		Selling Price	Front door
Pending Date		Sold/Concession		Special List Cond.	None
Ttl Concessions		Sell Agent		Type of	
Sell Office		Co-Sell Agent		How Sold	
Co-Sell				Conc Paid By	
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.

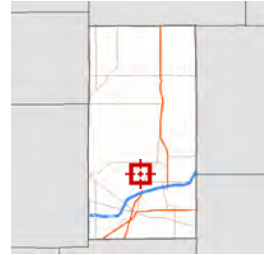


Beacon™

Madison County, IN | Assessor Larry D. Davis



Overview



Legend

- Parcels
- Roads
- County Boundary

Parcel ID	48-11-22-300-021.000-003	Alternate ID	48-11-22-300-021.000-003	Owner Address	GWYNN JAMES O P.O. BOX 2616 ANDERSON, IN 46018
Sec/Twp/Rng	22-T19-R07	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	3010 W 38th St Anderson	Acreage	1.0		
District	Anderson City - Anderson Towns				
Brief Tax Description	PT SE SW PLAT 28-2 22-19-7 00001.0000A (Note: Not to be used on legal documents)				

Date created: 7/30/2026

Last Data Uploaded: 7/30/2026 1:42:10 AM

Developed by SCHNEIDER
GEOSPATIAL

ONLINE AUCTION TERMS

Sprawling Ranch built by Robert Taylor Homes with Custom Kitchen, Extra Large Master Suite & 3-Car Attached Garage!

This property will be offered at Online Auction on Thursday, October 1, 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 seller has the right to accept or reject any and all bids & 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 \$10,000.00 will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Trustee's Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 1, 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 \$2,550.12. 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 on the bidding website.

Online Auction: Thurs., October 1, 2026 • Bidding begins closing out at 6pm
Anderson Township • Madison County • Anderson, IN

Open House: Wed. September 23rd • 5:30-6 pm



www.BidMetzger.com

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)

8/3/26

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

3010 W 38th Street, Anderson, IN 46011

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

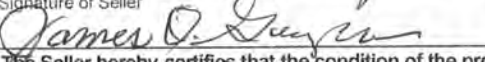
1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.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

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

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

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

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

Signature of Seller 	Date (mm / dd / yyyy) 8/3/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 8/3/26	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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

3010 W 38th St. Anderson, IN 46011

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 on demand			☒	
Water Heater / Solar	☒			
Water Purifier			☒	
Water Softener			☒	
Well			☒	
Geothermal and Heat Pump	☒			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment	☒			

	Yes	No	Unknown
Are the structures connected to a public water system?		☒	
Are the structures connected to a public sewer system?		☒	
Are there any additions that may require improvements to the sewage disposal system?		☒	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		☒	
Are the structure(s) connected to a private / community sewer system?		☒	

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Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 8/03/26	Signature of Buyer <i>[Signature]</i>	Date (mm / dd / yyyy)
Signature of Seller <i>[Signature]</i>	Date (mm / dd / yyyy) 8/03/26	Signature of Buyer <i>[Signature]</i>	Date (mm / dd / yyyy)
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3010 W 38th St. Anderson, IN 46011

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	No longer in service			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace			X	
Fireplace Insert gas			X	
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: 11 Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: 1 Years. 2025	X		

4. FURNACE	Yes	No	Unknown
Age, if known: 25 Years.	X		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: 25 Years.	X		

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

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Signature of Seller <i>Michael H. Meyer</i>	Date (mm / dd / yyyy) 8/03/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>James R. Carpenter</i>	Date (mm / dd / yyyy) 8/03/26	Signature of Buyer	Date (mm / dd / yyyy)

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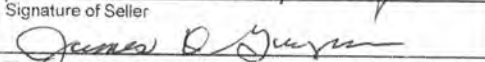
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3010 W 38th St. Anderson, IN 46011

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	Y		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		X	
Do you currently pay flood insurance?		X	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

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

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Signature of Seller 	Date (mm / dd / yyyy) 8/03/26	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

Current Charges:

2025 Payable 2026

Owner: Gwynn James O & Gretchen H Co-trustees Of Gwynn Family Trust

Parcel Number: 48-11-22-300-021.000-003

Balance:

0.00

Spring Installment Due:

1,275.06

Fall Installment Due:

1,275.06

Total Payments:

2,550.12

Spring

Fall

Barcode #39



Barcode #128

48-11-22-300-021.000-003

General Information

Parcel Number
48-11-22-300-021.000-003

Local Parcel Number
18-20-12BZ

Tax ID:
18-20-12BZ

Routing Number
K8-

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Madison

Township
ANDERSON TOWNSHIP

District 003 (Local 018)
ANDERSON CITY - ANDERSON T

School Corp 5275
ANDERSON COMMUNITY

Neighborhood 182215-003
UNPLATTED

Section/Plat
22

Location Address (1)
3010 W 38TH ST
ANDERSON, IN 46011

Zoning

Subdivision

Lot
000

Market Model
182215-510-599

Characteristics

Topography
Level

Public Utilities
Water, Electricity

Streets or Roads
Paved

Neighborhood Life Cycle Stage
Static

Printed
Saturday, April 25, 2026

Review Group
2025

Flood Hazard
☐

ERA
☐

TIF
☐

GWYNN JAMES O

Ownership

GWYNN JAMES O
GRETCHEN H CO-TRUSTEES OF G
P.O. BOX 2616
ANDERSON, IN 46018

Legal

PT SE SW PLAT 28-2 1.0000Acres STR: 22197
SECTION: PLAT: 00 IN: OUT:



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
04/18/2026	As Of Date	04/20/2026	05/04/2025	04/22/2024	04/18/2023	05/27/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0100
	Notice Required	☐	☐	☐	☐	☐
\$29,100	Land	\$29,100	\$29,100	\$29,100	\$27,700	\$26,800
\$29,100	Land Res (1)	\$29,100	\$29,100	\$29,100	\$27,700	\$26,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$229,800	Improvement	\$229,800	\$224,600	\$212,800	\$193,600	\$195,600
\$229,800	Imp Res (1)	\$229,800	\$224,600	\$212,800	\$193,600	\$195,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$258,900	Total	\$258,900	\$253,700	\$241,900	\$221,300	\$222,400
\$258,900	Total Res (1)	\$258,900	\$253,700	\$241,900	\$221,300	\$222,400
\$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 150', CI 100' Base Lot: Res 77' X 148', 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		195	195x222	1.12	\$133.35	\$149	\$29,055	0%	1.0000	100.00	0.00	0.00	\$29,060

Data Source External Only Collector 04/23/2025 SG-Nexus Appraiser 07/09/2025 SG-Nexus

510, 1 Family Dwell - Platted Lot

3010 W 38TH ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/16/2017	GWYNN JAMES O		QC	/		I
03/01/2009	GWYNN GRETCHEN		ND	/		I

Res

UNPLATTED/182215-003

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Notes

7/24/2025 Imported: no change per reassessment
26 pay 27 sws

10/25/2021 Imported: NO CHG PER
REASSESSMENT 22P23 AS

12/3/2015 Imported: CHGD OFF TO EFP &
CORRSZ OF GAR & HOUSE PER REASS 16P17 KL

1/20/2012 : MKT ADJ 10P11 & 11P12 PER
INFORM H DID FORM 134 KL

10/21/2011 : No physical changes per site check AB

Land Computations

Calculated Acreage	0.99
Actual Frontage	195
Developer Discount	☐
Parcel Acreage	1.00
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	1.00
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	\$29,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,100

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The diagram shows a building footprint composed of several rectangular sections. The dimensions and area calculations are as follows:

- Top Section:** A rectangle with a width of 13' and a height of 27'. The area is calculated as $13' \times 27' = 351$ sq ft, labeled as EFP.
- Left Section:** A rectangle with a width of 31' and a height of 25'. The area is calculated as $31' \times 25' = 775$ sq ft, labeled as 1s Br C.
- Central Section:** A large rectangle with a width of 60' and a height of 27'. The area is calculated as $60' \times 27' = 1620$ sq ft, labeled as 2154 1s Br C.
- Right Section:** A rectangle with a width of 12' and a height of 35'. The area is calculated as $12' \times 35' = 420$ sq ft, labeled as 1CBRG.
- Far Right Section:** A trapezoidal section with a top width of 36' 3", a bottom width of 24' 6", and a height of 31'. The area is calculated as $36' 3" \times 31' = 982$ sq ft, labeled as 2CBRG.

	Sub-Total, One Unit	\$346,100
	Sub-Total, 1 Units	
Exterior Features (+)	\$22,500	\$368,600
Garages (+) 1402 sqft	\$73,600	\$442,200
Quality and Design Factor (Grade)		0.90
	Location Multiplier	1.00
	Replacement Cost	\$397,980

Total this page	\$229,800
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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**

...Generation after Generation



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