# *Expanding your Horizon...*



**Metzger**
*Property Services, LLC*

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**www.MetzgerAuction.com**

# Completely Updated Move-in Ready 4-Bedroom, 3-Bath Home with Full Finished Basement, Stamped Concrete Patio & 3-Car Garage!



Open and inviting home offering the perfect blend of comfort, updates, and spacious room— all set on 0.39 acres.

Fresh, spacious and completely updated, this 4-bedroom, 3-bath home offers a modern open layout, beautifully finished living spaces and considerably more room than you might expect from the exterior.

The heart of the home is the expansive open-concept kitchen, dining and living area. Rich flooring and a light, neutral palette create a warm yet contemporary feel, while the open design provides an effortless flow for everyday living and entertaining. The kitchen makes an immediate impression with extensive white cabinetry, generous counter space, stainless steel appliances and a large contrasting center island with bar seating. A wall of windows over the sink brings in abundant natural light and provides a pleasant view of the backyard.



The main-level primary suite continues the home's updated aesthetic with a spacious bedroom, walk-in closet and private bath. The bathroom features dual vanities and an impressive tiled walk-in shower with glass enclosure, pebble-style floor, built-in niche, rain showerhead and handheld shower. An additional bedroom and bath, along with convenient main-floor laundry, complete the main level.

The full finished basement dramatically expands the living space. A large open recreation/family room provides plenty of flexibility for a second gathering area, media space, games, hobbies or entertaining. Two additional bedrooms and a full bath make the lower level exceptionally functional while maintaining the same clean, updated finishes found throughout the home.

A 3-car attached garage provides excellent parking and storage, while the home's updated exterior, covered front entry and mature trees complete the package. Outside, the property offers another standout feature—a large stamped-concrete patio accented by decorative stone landscaping and a built-in firepit. The patio opens to an expansive backyard with plenty of green space for outdoor enjoyment. This property offers a rare combination of space, completed updates & great location close to town!

*Open House: Tuesday, October 20th 5:30-6 pm*

www.BidMetzger.com

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

# ONLINE AUCTION TERMS

***Completely Updated 4 Bedroom, 3 Bath Home with Full Basement & 3-Car Attached Garage!***

This property will be offered at Online Auction on Tues., October 27, 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 seller has the right to accept or reject any bids at the auction & 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 and an earnest money deposit of $10,000 will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 27, 2026. Possession will be at closing & taxes will be prorated to the day of closing. Real estate taxes for the entirety in '25 due in '26 were approximately $1,700.94. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. 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 all showings your client attends. The Client Registration form is available on the bidding website.

**Online Auction: Tuesday, October 27, 2026 ● Bidding begins closing out at 6:30pm**

**Wayne Township • Kosciusko County • Warsaw, IN**

***Open House: Tues. Oct. 20th 5:30-6 pm***

***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** | 003-030-017 | **Alternate ID** | 003-703014-03 | **Owner Address** | Metzger Steve |
| **Sec/Twp/Rng** | -- | **Class** | RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT | | 1252 N 350 W |
| **Property Address** | 1252 N 350 W WARSAW | **Acreage** | n/a | | Warsaw, IN 46580 |
| **District** | Wayne | | | | |
| **Brief Tax Description** | 003-030-017 TRACT SE WILL BE LOT IN R CHINWORTH ESTATES 2-32-5 .39A (Note: Not to be used on legal documents) | | | | |

Date created: 9/29/2026
Last Data Uploaded: 9/29/2026 10:22:02 AM

Developed by SCHNEIDER GEOSPATIAL

# Residential Agent Full Detail Report

Schedule a Showing

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

**MLS #** 202640362 **1252 N 350 W Road** **Warsaw** **IN** 46580 **LP** $0



**Area** Kosciusko County **Parcel ID** 43-10-02-200-057.000-03 **Typ** Site-Built Home **Waterfront** No
**Sub** Chinworth Estates **Cross Street** **Bedrm** 4 **F Baths** 3 **H Baths** 0
**Township** Wayne **Style** One Story **REO** No **Short Sale** No
**School District** Warsaw Community **Ele** Madison
**Intermediate** **JrH** Edgewood **SrH** Warsaw
**Legal Description** 003-030-17 TR SE-WILL BE LOT IN R CHINWORTH ESTATES 2-32-5 .39A
**Directions to Property** Old Rd 30 heading west, Turning right onto 350 W, Turn right into driveway

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

**Remarks** Completely Updated 4-Bedroom, 3-Bath Home with Finished Basement & 3-Car Garage is Selling via Online Auction: Tues. Oct. 27th at 6:30 pm. Step inside to an impressive open-concept kitchen, dining and living area featuring rich flooring, recessed lighting and a gorgeous kitchen with extensive white cabinetry, stainless appliances, generous counter space and a large contrasting island with seating. The main-level primary suite offers a walk-in closet and beautifully updated private bath with dual vanities and an oversized tiled walk-in shower. Main-floor laundry adds everyday convenience. The full finished basement offers a spacious family room, 2 additional bedrooms and a full bath. Outside, enjoy a large stamped-concrete patio with built-in firepit overlooking the expansive backyard. An attached 3-car garage completes this move-in-ready home. Come take a look, Open House: Tues. Oct. 20th from 5:30 – 6 pm

**Agent Remarks** Online Auction: Tuesday, October 27, 2026 at 6:30pm Open House: Tuesday, October 20, 2026 from 5:30-6pm A 4% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: Must register clients in 24 hrs in advance of the auction & be present with them at any showing they attend. Client Registration form available on the bidding site.

**Sec** **Lot** 0 **Lot Ac/SF/Dim** 0.3900 / 17,000 / 100X170 **Lot Desc** Level, 0-2.9999
**Above Gd Fin SqFt** 2,722 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 1,073 **Ttl Below Gd SqFt** 1,073 **Ttl Fin SqFt** 3,795 **Year Built** 1966
**Age** 60 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Full Basement, Finished **# Rooms** 8
**Basement Material**

| Room Dimensions | | | | | Baths | Full | Half | Water | Well | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| RM | DIM | | | LVL | B-Main | 2 | 0 | Well | Private | Dryer Hookup Gas | No | Fireplace | No |
| L | 20 | x | 20 | M | B-Upper | 0 | 0 | Sewer | Septic | Dryer Hookup Elec | No | Guest Qtrs | No |
| D | 12 | x | 12 | M | B-Blw G | 1 | 0 | Fuel / | Gas, Forced Air | Dryer Hookup G/E | Yes | Split Flrpln | Yes |
| F | | x | | | Laundry Rm | Main | | Heating | | Disposal | No | Ceiling Fan | Yes |
| K | 30 | x | 16 | M | Laundry L/W | 10 | x 16 | Cooling | Central Air | Water Soft-Owned | Yes | Skylight | No |
| B | | x | | | AMENITIES | 1st Bdrm En Suite, Ceiling Fan(s), Closet(s) Walk-in, | | | | Water Soft-Rented | No | ADA Features | No |
| D | | x | | | | Dryer Hook Up Gas/Elec, Eat-In Kitchen, Firepit, Garage Door | | | | Alarm Sys-Sec | No | Fence | |
| 1B | 14 | x | 16 | M | | Opener, Kitchen Island, Landscaped, Open Floor Plan, Patio Open, | | | | Alarm Sys-Rent | No | Golf Course | No |
| 2B | 10 | x | 16 | M | | | | | | Garden Tub | No | Nr Wlkg Trails | No |
| 3B | 12 | x | 14 | L | Garage | 3.0 | / Attached | / 34 | x 29 / 986. | Jet Tub | No | Garage Y/N | Yes |
| 4B | 16 | x | 16 | L | Outbuilding | None | | x | | Pool | No | Off Street Pk | Yes |
| 5B | | x | | | Outbuilding 2 | | | x | | Pool Type | | | |
| R | | x | | | Assn Dues | | Frequency | Not Applicable | | SALE INCLUDES | Dishwasher, Microwave, Refrigerator, Oven-Gas, Range-Gas , Sump Pump, Water Heater Gas, Water Softener-Owned | | |
| LF | | x | | | Other Fees | | | | | | | | |
| E | | x | | | Restrictions | | | | | | | | |

**Water Access** **Wtr** **Water** **Channel**
**Water** **Water** **Lake**
**Auctioneer Name** Chad Metzger **Lic #** AC31300015 **Auction Date** 9/29/2026 **Time** 6:30p **Location** Online: BidMetzger.com
**Financing** **Existing** **Propose** **Excluded Party** None
**Annual** $1,700.94 **Exemption** Homestead, Supplemental **Year Taxes** 2026 **Assessed Value**
**Possession** at closing
**List Office** Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
**Agent E-mail** chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
**Co-List Office** Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
**Showing Instr**
**List Date** 9/29/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
**Seller Concessions Offer Y/N** **Seller Concession Amount $** **Special List Cond.** None
**Contract** Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
**Virtual** **Lockbox Type** Mechanical/Combo **Lockbox Location** Front Door **Type of Sale**
**Offer Accepted** **Closing Date** **Selling Price** **How Sold**
**Ttl Concessions Paid** **Sold/Concession** **Conc Paid**
**Sell Office** **Sell Agent**
**Co-Sell Office** **Co-Sell** **Sell Team**
**Presented** 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.
Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

Property address (number and street, city, state, and ZIP code) 1252 N 350 W Warsaw, IN 46580

1. The following are in the conditions indicated:

| A. APPLIANCES | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|---|---|---|---|
| Built-in Vacuum System | Wired & installed | Plumbed | not | |
| 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) | Wired | | | |
| 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*) |
|---|---|---|---|
| [signature] | 9/22/26 | | |
| 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) 1252 N 350 W Warsaw, IN 46580

| D. HEATING & COOLING SYSTEM | Not Applicable / Rented | Defective | Not Defective | Unknown |
|---|---|---|---|---|
| Attic Fan | ✓ | | | |
| Boiler / Radiator | ✓ | | | |
| Central Air Conditioning | | | ✓ | |
| Electric Heat Pump | ✓ | | | |
| Furnace Heat / Gas | | | ✓ | |
| Furnace Heat / Electric | ✓ | | | |
| Geothermal | ✓ | | | |
| Solar House-Heating | ✓ | | | |
| Woodburning Stove | ✓ | | | |
| Fireplace | ✓ | | | |
| Fireplace Insert | ✓ | | | |
| Air Cleaner | ✓ | | | |
| Humidifier | ✓ | | | |
| Propane Tank | ✓ | | | |
| Other Heating Source | ✓ | | | |

| 2. ROOF | Yes | No | Unknown |
|---|---|---|---|
| Age, if known: 16 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: 6 Years. | | | |
| 4. FURNACE | | | |
| Age, if known: 9 Years. | | | |
| 5. CENTRAL AIR CONDITIONING | | | |
| Age, if known: 9 Years. | | | |

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

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| Signature of Seller | Date (mm / dd / yyyy) | Signature of Buyer | Date (mm / dd / yyyy) |
|---|---|---|---|
| Steve Mathys | 9/22/26 | | |
| 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) 1252 N 350 W Warsaw, IN 46580

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

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

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| Signature of Seller | Date (*mm / dd / yyyy*) | Signature of Buyer | Date (*mm / dd / yyyy*) |
|---|---|---|---|
| Steve Mutz | 9/22/26 | | |
| 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 | Nipsco | $ 100 |
| Electric | REMC | $ 80 |
| Water | 4" Well | $ |
| Septic/Sewer | Septic N of Kitchen | $ |
| HOA | | $ |
| Other | | $ |

*Additional Notes*

## General Information

**Parcel Number**
43-10-02-200-057.000-031

**Local Parcel Number**
0370301403

**Tax ID:**

**Routing Number**
003-030-017

**Property Class 510**
1 Family Dwell - Platted Lot

**Year: 2026**

## Location Information

**County**
Kosciusko

**Township**
WAYNE

**District 031 (Local 031 )**
WAYNE TOWNSHIP

**School Corp 4415**
WARSAW COMMUNITY

**Neighborhood 305000-031**
CHINWORTH ESTATES

**Section/Plat**
2-32-5

**Location Address (1)**
1252 N 350 W
WARSAW, IN 46580

**Zoning**
RESIDENTIAL RESIDENTIAL

**Subdivision**
Chinworth Estates

**Lot**

**Market Model**
N/A

## Characteristics

| Topography | Flood Hazard |
|---|---|
| Level | ☐ |
| **Public Utilities** | **ERA** |
| Gas, Electricity | ☐ |
| **Streets or Roads** | **TIF** |
| Paved | ☑ |

**Neighborhood Life Cycle Stage**
Other

**Printed** Saturday, March 21, 2026

**Review Group** 2024

## Ownership

METZGER STEVE
1252 N 350 W
WARSAW, IN 46580-8328

## Legal

3-30-17
TR SE-WILL BE LOT IN R CHINWORTH ESTATES
2-32-5 .39A

## Transfer of Ownership

| Date | Owner | Doc ID | Code | Book/Page | Adj Sale Price | V/I |
|---|---|---|---|---|---|---|
| 03/17/2010 | METZGER STEVE | 2010030589 | WD | / | $13,000 | I |
| 01/01/1900 | COLLINS PHILIP R & | 0 | WD | / | | I |
| 01/01/1900 | HOLLOWAY ROBERT | 0 | WD | / | | I |

**Res**

## Valuation Records

| | | | | | |
|---|---|---|---|---|---|
| **Assessment Year** | 2026 | 2025 | 2024 | 2023 | 2022 |
| **Reason For Change** | AA | AA | AA | AA | AA |
| **As Of Date** | 01/01/2026 | 01/01/2025 | 01/01/2024 | 01/01/2023 | 01/01/2022 |
| **Valuation Method** | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod | Indiana Cost Mod |
| **Equalization Factor** | 1.0000 | 1.0000 | 1.0000 | 1.0000 | 1.0000 |
| **Notice Required** | ☐ | ☐ | ☐ | ☐ | ☐ |
| **Land** | **$17,300** | **$17,300** | **$14,900** | **$14,900** | **$14,900** |
| Land Res (1) | $17,300 | $17,300 | $14,900 | $14,900 | $14,900 |
| Land Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| Land Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **Improvement** | **$260,900** | **$237,200** | **$225,900** | **$213,100** | **$192,200** |
| Imp Res (1) | $260,900 | $237,200 | $225,900 | $213,100 | $192,200 |
| Imp Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| Imp Non Res (3) | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$278,200** | **$254,500** | **$240,800** | **$228,000** | **$207,100** |
| Total Res (1) | $278,200 | $254,500 | $240,800 | $228,000 | $207,100 |
| Total Non Res (2) | $0 | $0 | $0 | $0 | $0 |
| Total Non Res (3) | $0 | $0 | $0 | $0 | $0 |

## Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 170', CI 100' X 170')

| 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 | | 100 | 100x170 | 0.99 | $175 | $173 | $17,300 | 0% | 1.0000 | 100.00 | 0.00 | 0.00 | $17,300 |

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

## Notes

**10/9/2023 REA:** 2024 PER PICTOMETRY ADDED CONCP

**11/14/2019 REA:** 2020 ADDED REC ROOM 1 FINISH & HALF BATH PER QUESTIONNAIRE & PHONE CALL TO TAXPAYER ON 11/14/19 (GC)

**1/27/2016 2016:** ADDED PORCH, ATTGARAGE, & 3 WALL END IN WITH HOUSE. CHANGED BDRM/BTHRM/TOTAL ROOM COUNT & REM/EFF YR. MOVED HOUSE TO 100% COMPLETE PER FIELD CHECK 10/14/15

**2/6/2014 2014:** 2014 ADDED 5% MORE COMPLETE FOR GARAGE DOORS PER FIELD CHECK

**3/23/2011 BP:** #100109 3/19/10 RES/ADDS COVERED PORCH & BAY WINDOWS $5,000 #100166 4/12/10 ATT/GARAGE & ROOM ADDN $15,000

**7/28/2010 CE:** 2010 POSTED C/E FOR INCORRECT CAP ALLOCATION CHANGED FROM CAP 3 TO CAP 1

**3/23/2010 MEM:** 2010 CHANGED GRADE TO E & COND TO POOR PER ROOF FALLING IN & WINDOWS BROKEN UNLIVEABLE PER OWNERS

## Land Computations

| | |
|---|---|
| Calculated Acreage | 0.39 |
| Actual Frontage | 100 |
| 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 | $17,300 |
| CAP 2 Value | $0 |
| CAP 3 Value | $0 |
| **Total Value** | **$17,300** |

## General Information

| | |
|---|---|
| **Occupancy** | Single-Family |
| **Description** | Single-Family |
| **Story Height** | 1 |
| **Style** | 40 newer 1 st 1961-20 |
| **Finished Area** | 1649 sqft |
| **Make** | |

## Floor Finish

- ☐ Earth
- ☑ Tile
- ☑ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☑ Unfinished
- ☐ Wood
- ☐ Other
- ☐ Parquet

## Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

## Plumbing

| | # | TF |
|---|---|---|
| **Full Bath** | 2 | 6 |
| **Half Bath** | 1 | 2 |
| **Kitchen Sinks** | 1 | 1 |
| **Water Heaters** | 1 | 1 |
| **Add Fixtures** | 1 | 1 |
| **Total** | 6 | 11 |

## Accommodations

| | |
|---|---|
| **Bedrooms** | 3 |
| **Living Rooms** | 0 |
| **Dining Rooms** | 0 |
| **Family Rooms** | 0 |
| **Total Rooms** | 8 |

## Heat Type

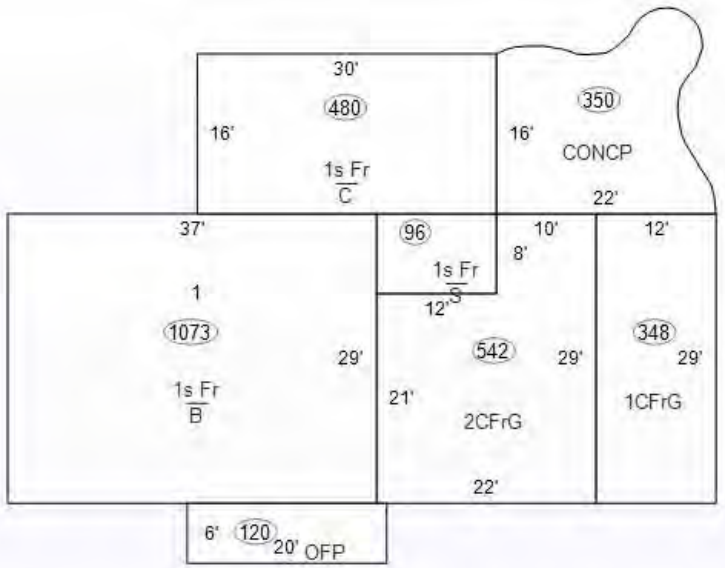
Central Warm Air

## Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

## Exterior Features

| Description | Area | Value |
|---|---|---|
| Porch, Open Frame | 120 | $6,700 |
| Patio, Concrete | 350 | $2,900 |




## Specialty Plumbing

| Description | Count | Value |
|---|---|---|

## Cost Ladder

| Floor | Constr | Base | Finish | Value | Totals |
|---|---|---|---|---|---|
| 1 | 1Fr | 1649 | 1649 | $182,200 | |
| 2 | | | | | |
| 3 | | | | | |
| 4 | | | | | |
| 1/4 | | | | | |
| 1/2 | | | | | |
| 3/4 | | | | | |
| Attic | | | | | |
| Bsmt | | 1073 | 0 | $57,100 | |
| Crawl | | 480 | 0 | $5,100 | |
| Slab | | 96 | 0 | $0 | |
| | | | | **Total Base** | $244,400 |
| **Adjustments** | | | | **1 Row Type Adj. x 1.00** | $244,400 |
| Unfin Int (-) | | | | | $0 |
| Ex Liv Units (+) | | | | | $0 |
| Rec Room (+) | | | | 1:576 | $3,600 |
| Loft (+) | | | | | $0 |
| Fireplace (+) | | | | | $0 |
| No Heating (-) | | | | | $0 |
| A/C (+) | | | | 1:1649 | $4,700 |
| No Elec (-) | | | | | $0 |
| Plumbing (+ / -) | | | | 11 – 5 = 6 x $1,400 | $8,400 |
| Spec Plumb (+) | | | | | $0 |
| Elevator (+) | | | | | $0 |
| | | | | **Sub-Total, One Unit** | $261,100 |
| | | | | **Sub-Total, 1 Units** | |
| Exterior Features (+) | | | | $9,600 | $270,700 |
| Garages (+) 890 sqft | | | | $43,400 | $314,100 |
| | | | | Quality and Design Factor (Grade) | 1.00 |
| | | | | Location Multiplier | 0.92 |
| | | | | **Replacement Cost** | $288,972 |

## 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 | 1966 | 1994 | 32 | A | | 0.92 | | 2,722 sqft | $288,972 | 26% | $213,840 | 0% | 100% | 1.220 | 1.000 | 100.00 | 0.00 | 0.00 | $260,900 |

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**Create an Account:**

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
    - Click the green "Register" button
    - Choose username
    - Enter your password
    - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
    - Click on Next Step
    - Click the empty box to Agree to the Auction Terms and Conditions
    - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

**To be approved to bid in a specific auction, follow these easy steps:**

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
    - **This card will be charged $1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
    - **We WILL NOT charge your card if you are the winning bidder**
    - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

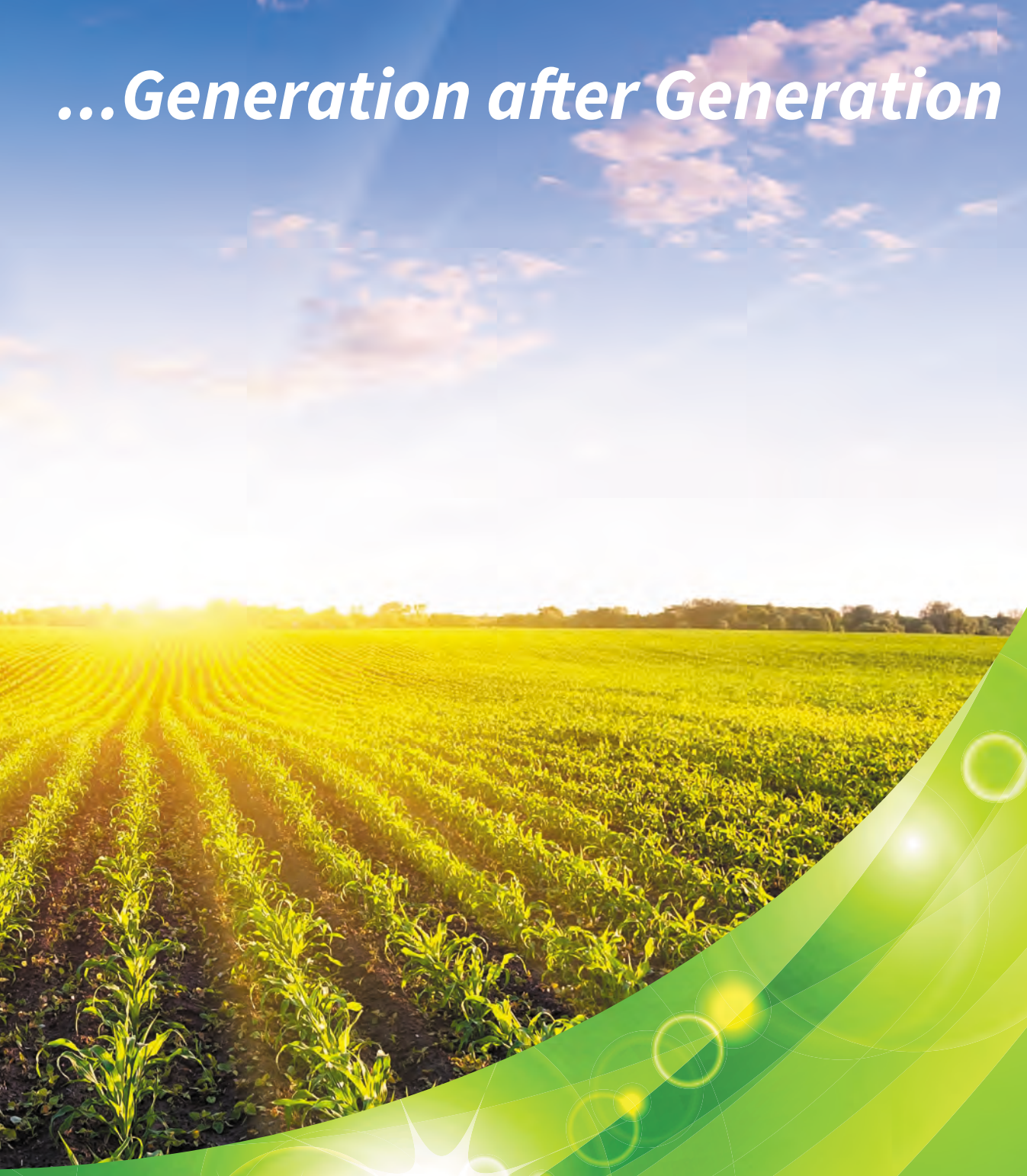
***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

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