Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

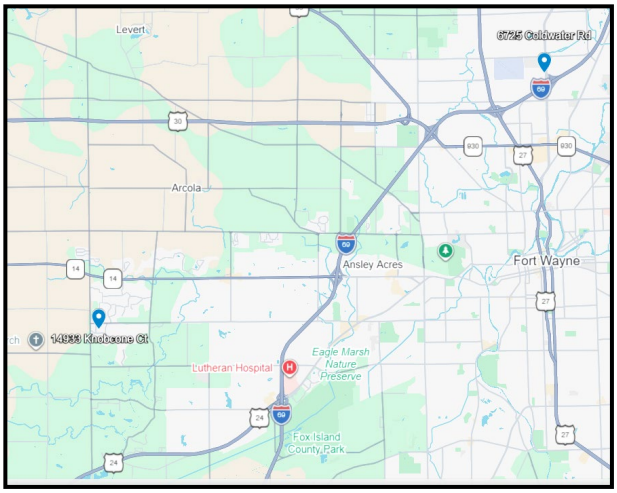
www.MetzgerAuction.com

Unique Opportunity for Two Homes in Fort Wayne, IN
Selling via Online Auction, Thurs. October 29th | 6:30 pm est



6725 Coldwater Rd., Fort Wayne, IN
Ranch Home with 3 Bedroom, 1.5 Bath Home with 2 Fireplaces & 2 Garages. Previously a rental, great downsizing option, first time buyer or keep as an investment!
OPEN HOUSE: Tues., Oct. 20th • 5:30 - 6 pm

14933 Knobcone Ct., Fort Wayne, IN
Completely Updated, Move-In Ready 4 Bedroom, 2.5 Bath Home in the Shadow Ridge Subdivision, Southwest Allen County Schools
OPEN HOUSE: Tues., Oct. 20th • 6:45 – 7:15 pm



Auction Manager: Tim Pitts, call/text: 317.714.0432

www.BidMetzger.com

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

ONLINE AUCTION TERMS

2 Homes Located in Fort Wayne, Offered in 2 Tracts!

These properties will be offered at Online Auction on Thurs. Oct. 29, 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 sellers have 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. An earnest money deposit of $10,000 per property 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 December 4, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for in '25 due in '26 were approximately $5,540.28 for 6725 Coldwater Rd property & $1,907.50 for 14933 Knobcone Ct property. 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 any showings, your client attends. The Client Registration form is available on the bidding website.

Online Auction: Thurs., October 29, 2026 • Bidding begins closing out at 6:30 pm

Auction Manager: Tim Pitts, call/text 317.714.0432

www.BidMetzger.com

Well-Located 3-Bedroom, 1.5 Bath Ranch Home with Exceptional Garage & Storage Space on 0.89+/- Acres!

Inviting and spacious ranch home offering generous sized rooms, a comfortable layout, and an easy flow from one space to the next. With plenty of room to spread out, the home offers a practical layout that feels both welcoming and functional for everyday living.



Set on 0.89 acres, this property offers the kind of space and flexibility that is becoming increasingly hard to find. The home features 3 bedrooms, 1.5 baths, with two fireplaces adding warmth and character. An enclosed porch provides an additional spot to relax, enjoy your morning coffee, or create a cozy gathering space.

One of the property's standout features is the abundance of garage and storage space. In addition to the 2-car attached garage, you'll find an impressive 36' x 38' detached garage, offering plenty of room for vehicles, hobbies, projects, equipment, or additional storage. A concrete driveway provides convenient access and ample parking.



Location adds even more appeal. Situated just off I-69, this home offers easy access for commuting, traveling, and getting where you need to go. With its convenient location and flexible layout, the property could offer potential for an office.

<u>Additional features include:</u>
Enclosed porch
Convenient location just off I-69
Large detached garage
Abundant storage, workshop, and hobby space

Combining comfortable living space with exceptional garage capacity, usable acreage, and a highly convenient location, this property offers flexibility that is difficult to find. The possibilities are yours to explore.

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

www.BidMetzger.com

AERIAL

6725 Coldwater Rd., Fort Wayne, IN 46825



Washington Township • Allen County

Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202641972 **6725 Coldwater Road** **Fort Wayne** **IN** 46825 **LP** $0



Area Allen County **Parcel ID** 02-07-14-278-017.000-07 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 3 **F Baths** 1 **H Baths** 1
Township Washington **Style** One Story **REO** No **Short Sale** No
School District Fort Wayne Community **Ele** Lincoln
Intermediate **JrH** Shawnee **SrH** Northrop
Legal Description 5-14-2-062 E 5.68A S1/2 S1/2 NE1/4 EX S 554.7 FT EX HWY SEC 14
Directions to Property Head East on I-69, take exit for N Coldwater Rd, merge onto Coldwater Rd, turn Left on short portion of Coldwater Rd

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

Remarks Discover the potential of this spacious 3-bedroom, 1.5-bath brick ranch offering 1,680 square feet of living space, an attached 2-car garage, and an additional detached garage - Selling via Online Auction, Thurs. Oct. 29th at 6:30 pm! Previously used as a rental property, this home presents an excellent opportunity for investors, buyers looking for a renovation project, or those seeking an affordable way to create a home tailored to their own style. Inside, you'll find a generously sized living room featuring a beautiful stone fireplace, along with a spacious eat-in kitchen offering abundant cabinetry, extensive counter space, and a second fireplace that adds warmth and character. The home's traditional floor plan includes three bedrooms, 1.5 baths, and convenient single-level living. A large screened-in rear porch provides additional space to relax and enjoy the backyard, while the attached 2 -car garage offers everyday convenience. One of the property's standout features is the additional detached garage, providing exceptional space for vehicles, a workshop, hobbies, equipment, or additional storage --- the possibilities are numerous! Situated on a crawl space, this solid-looking brick ranch offers a great starting point for buyers ready to bring their own updates and improvements. Location adds even more appeal. Situated just off I-69, this home offers easy access for commuting, traveling, and getting where you need to go. With

Agent Remarks Online Auction: Thursday, October 29th at 6:30 pm Open House: Tuesday, October 20th from 5:30-6 pm 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** **Lot Ac/SF/Dim** 0.8900 / 38,768 / 306x98 **Lot Desc** 0-2.9999
Above Gd Fin SqFt 1,680 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,680 **Year Built** 1955
Age 71 **New Const** No **Date Complete** **Ext** Brick **Bsmt** Crawl **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
L	21	x	22	M
D		x		
F		x		
K	21	x	14	M
B		x		
D		x		
1B	12	x	13	M
2B	12	x	11	M
3B	12	x	11	M
4B		x		
5B		x		
R		x		
LF		x		
E		x		

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

Water City
Well
Sewer City
Fuel / Electric, Floor,
Heating
Cooling Central Air

AMENITIES Attic Pull Down Stairs, Attic Storage, Countertops -Ceramic, Dryer Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Porch Enclosed, Stand Up Shower, Main

Garage 2.0 / Attached / 24 x 20 / 480.
Outbuilding 2nd Detached 38 x 36
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas No **Fireplace** Yes
Dryer Hookup Elec Yes **Guest Qtrs** No
Dryer Hookup G/E No **Split Flrpln** No
Disposal No **Ceiling Fan** No
Water Soft-Owned No **Skylight** No
Water Soft-Rented No **ADA Features** No
Alarm Sys-Sec No **Fence**
Alarm Sys-Rent No **Golf Course** No
Garden Tub No **Nr Wlkg Trails** No
Jet Tub No **Garage Y/N** Yes
Pool No **Off Street Pk** Yes
Pool Type
SALE INCLUDES Dishwasher, Microwave, Refrigerator
FIREPLACE Dining Rm, Living/Great Rm

Water Access **Wtr** **Water** **Channel**
Water **Water** **Lake**
Auctioneer Name Tim Pitts & Chad Metzger **Lic #** AC31300015 **Auction Date** 10/9/2026 **Time** 6:30 **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $5,540.28 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession Closing

List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432
Agent E-mail tpitts5467@hotmail.com **List Agent - User Code** UP388055047 **List Team**
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910
Showing Instr Showingtime or Open House
List Date 10/9/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **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** Back Porch **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)
6725 Coldwater Rd Fort Wayne, IN 46825

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*)
	9/17/26		
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) 6725 Coldwater Rd. Fort Wayne, IN 46825

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				

	Yes	No	Unknown
2. ROOF			✓
Age, if known: _____ 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:			

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
[signature]	9/17/26		
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)
6725 Cold Water Rd Fort Wayne IN 46825

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*)
9/7/86			
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	$
Electric	AEP	$
Water	City Utilities	$
Septic/Sewer	City Utilities	$
HOA		$
Other		$

Additional Notes

WAS PREVIOUSLY TENANT OCCUPIED,

ALL AMOUNTS ARE UNKNOWN

General Information

Parcel Number
02-07-14-278-017.000-073

Local Parcel Number
80-0014-0006

Tax ID:

Routing Number
- - -

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

Year: 2026

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 651024-073
AG/RURAL RES HOMESITES 01 0

Section/Plat
0143112

Location Address (1)
6725 COLDWATER RD
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
Res | Wash 651024-073 < 1765

Characteristics

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

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026
Review Group 2024

Ownership

Farmer Management Group I LLC
1120 Old Bridge Pl
Fort Wayne, IN 46825

Legal

5-14-2-062
E 5.68A S1/2 S1/2 NE1/4
EX S 554.7 FT EX HWY
SEC 14

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/07/2022	Farmer Management	2022059778	PR	/	$225,000	I
01/01/1900	LAUBER BENJAMIN J		WD	/		I

Res

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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	Inf	AA	AA	AA
02/18/2026	As Of Date	03/30/2026	06/10/2025	03/26/2025	03/22/2024	04/07/2023
Income Approach	Valuation Method	Income Approach	Income Approach	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☑	☐	☑	☑
$26,000	**Land**	**$26,000**	**$24,200**	**$29,100**	**$29,100**	**$29,100**
$26,000	Land Res (1)	$26,000	$24,200	$29,100	$29,100	$29,100
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$227,600	**Improvement**	**$227,600**	**$222,000**	**$267,000**	**$227,400**	**$192,100**
$227,600	Imp Res (1)	$227,600	$222,000	$267,000	$227,400	$175,800
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$16,300
$253,600	**Total**	**$253,600**	**$246,200**	**$296,100**	**$256,500**	**$221,200**
$253,600	Total Res (1)	$253,600	$246,200	$296,100	$256,500	$204,900
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$16,300

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	0.8900	1.09	$30,000	$32,700	$29,103	0%	1.0000	100.00	0.00	0.00	$29,100

Data Source N/A **Collector** 08/14/2024 tmplaa **Appraiser** 08/14/2024 tmplaa

Notes

Land Computations

Calculated Acreage	0.89
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.89
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	0.89
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	$29,100
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**

General Information

Occupancy	Single-Family
Description	Single-Family (1680 S
Story Height	1
Style	40 Conventional 1 stor
Finished Area	1680 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	340	$14,900

Plumbing

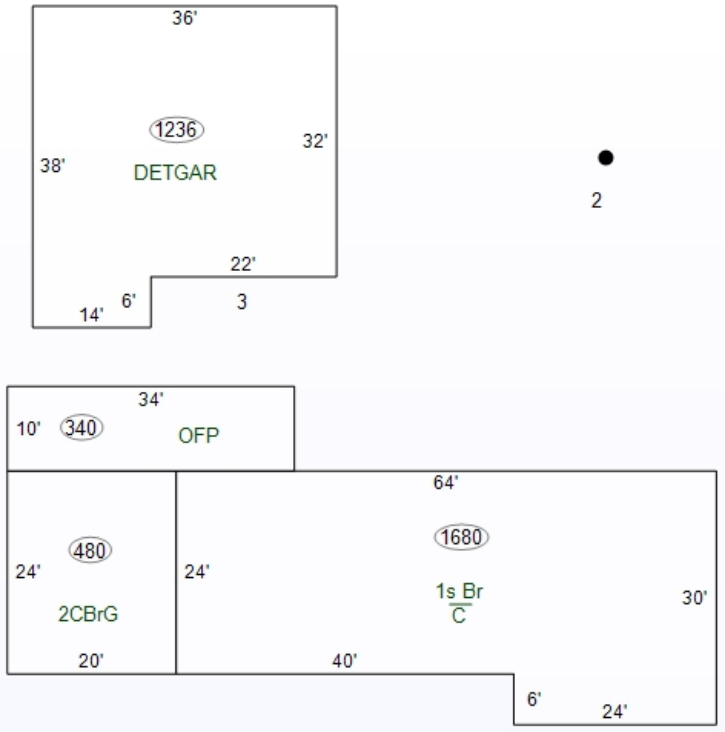
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	1680	1680	$201,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1680	0	$9,500	
Slab					
			Total Base		$210,500
Adjustments			**1 Row Type Adj. x 1.00**		$210,500
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1 MO:1	$7,300
No Heating (-)					$0
A/C (+)				1:1680	$4,700
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $1,400	$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$225,300
				Sub-Total, 1 Units	
Exterior Features (+)				$14,900	$240,200
Garages (+) 480 sqft				$28,700	$268,900
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.96
				Replacement Cost	$258,144

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 (1680 SqFt)	1	Brick	C	1955	1955	71	A		0.96		1,680 sqft	$258,144	45%	$141,980	0%	100%	1.0000	1.620	100.00	0.00	0.00	$230,000
2: Shed (10x10)	1	SV	C	1999	1999	27	A		0.96		10'x10'		60%		0%	100%	1.0000	1.000	100.00	0.00	0.00	$0
3: Detached Garage (14x38)	1	Wood Fr	C	1986	1955	71	A	$38.31	0.96	$36.78	14'x38'	$45,457	45%	$25,000	0%	100%	1.0000	1.000	100.00	0.00	0.00	$25,000

Total all pages $255,000 **Total this page** $255,000

Move-in Ready 4-Bedroom, 2.5 Bath Home with Modern Updates in the Shadow Ridge Subdivision

Fresh, inviting, and ready to enjoy, this two-story home brings together an open layout,



modern updates, and plenty of room to live. Inside, you will find a charming open-concept kitchen and living area highlighted by a cozy gas fireplace, creating a warm and functional space for everyday living. The kitchen features new appliances and ample cabinetry, flowing seamlessly into the main living space.

The home offers 4 bedrooms and 2.5 bathrooms, including a thoughtfully designed primary suite addition with a walk-in closet --- room for everyone to have their own space!

Outside, the property has been beautifully landscaped and features an open patio, creating an inviting area for grilling, relaxing, or enjoying time outdoors. Located in a housing addition near a walking trail, the setting provides a neighborhood atmosphere with convenient access to outdoor recreation.



<u>Additional features & 2026 Updates include:</u>

New HVAC Systems, Furnace & A/C
New appliances: Refrigerator, Range
New Water Heater
New Paint, Carpet & Light Fixtures
Primary Suite with Walk-in Closet
Alarm System
Situated on at the corner of a quiet cul-de-sac in the Shadow Ridge Subdivision
Southwest Allen County Schools

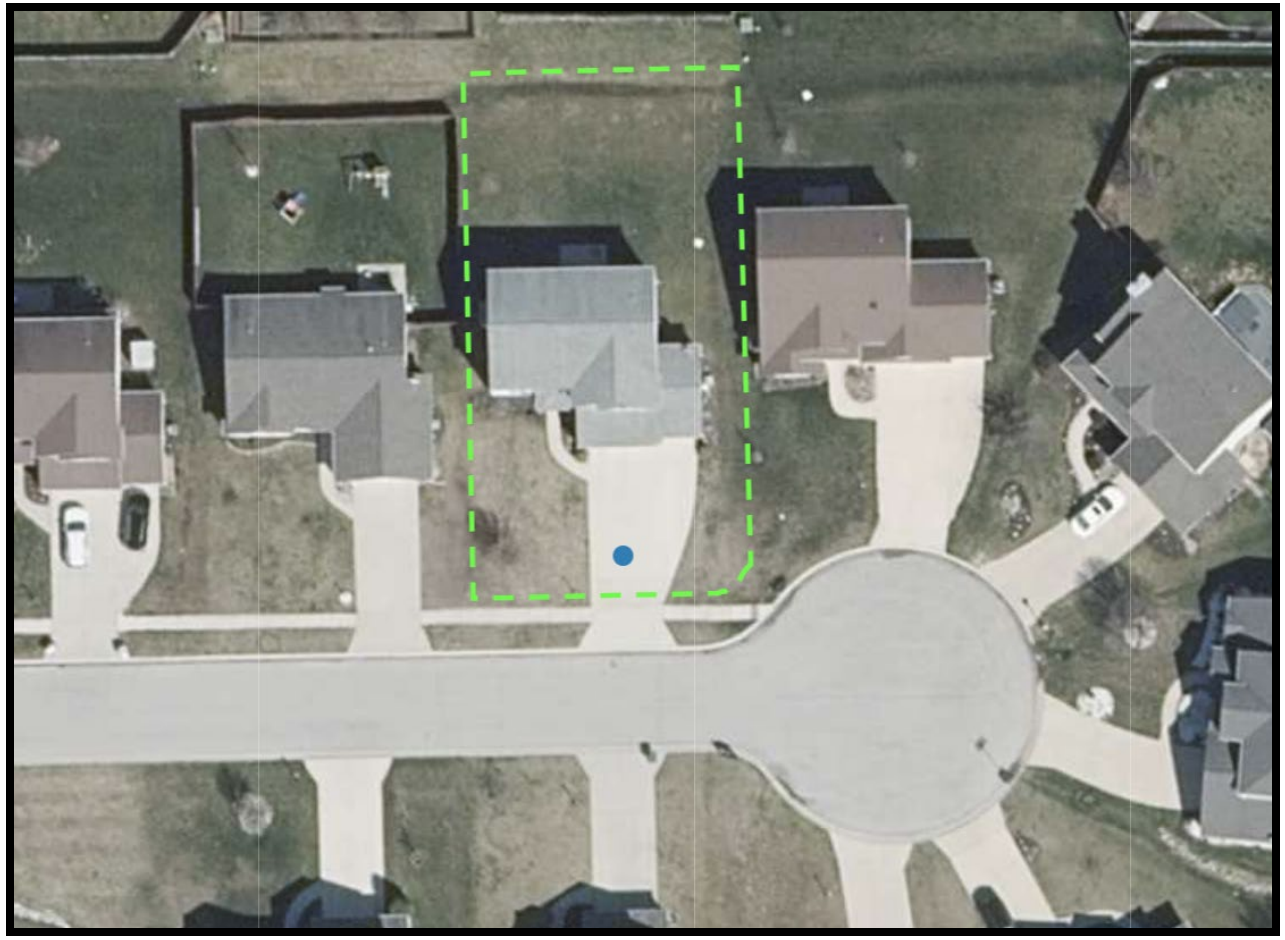
With its open layout, fresh updates, desirable garage space, and inviting outdoor setting, this home offers an easy opportunity to settle in and enjoy. Come take a look—you may find everything you've been waiting for in your next home!

Open House: Tues. Oct. 20th • 6:45 - 7:15 pm

www.BidMetzger.com

AERIAL

14933 Knobcone Ct, Fort Wayne, IN 46814



Aboite Township • Allen County

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 119 **DOM** 0 **Auction** Yes

MLS # 202641979 **14933 Knobcone Court** **Fort Wayne** **IN** 46814 **LP** $0



Area Allen County **Parcel ID** 02-11-18-103-008.000-03 **Typ** Site-Built Home **Waterfront** No
Sub Shadow Ridge / **Cross Street** **Bedrm** 4 **F Baths** 2 **H Baths** 1
Township Aboite **Style** Two Story **REO** No **Short Sale** No
School District MSD of Southwest Allen Cnty **Ele** Covington
Intermediate **JrH** Woodside **SrH** Homestead
Legal Description SHADOW RIDGE SEC III LOT 67
Directions to Property Head Northeast on Hwy 24, turn left onto S 800 E-92, take the 2nd exit at the traffic circle to continue on S 800 E-92, turn right onto Firethorne Path, turn left onto Shallowbrook Dr., turn right onto Knobcone Ct., house is 5th house on the left

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

Remarks Fresh, inviting, and ready to enjoy, this two-story home brings together an open layout, modern updates, and plenty of room to live Selling via Online Auction on Thurs. Oct. 29th at 6:30 pm. Inside, you will find a charming open-concept kitchen and living area highlighted by a cozy gas fireplace, creating a warm and functional space for everyday living. The kitchen features new appliances and ample cabinetry, flowing seamlessly into the main living space. The home offers 4 bedrooms and 2.5 bathrooms, including a thoughtfully designed primary suite addition with a walk-in closet. There is room for everyone to have their own space. Outside, the property has been beautifully landscaped and features an open patio, creating an inviting area for grilling, relaxing, or enjoying time outdoors. Located in a housing addition near a walking trail, the setting provides a neighborhood atmosphere with convenient access to outdoor recreation. With its open layout, fresh updates, desirable garage space, and inviting outdoor setting, this home offers an easy opportunity to settle in and enjoy. Come take a look—you may find everything you've been waiting for in your next home. Open House, Tues. Oct. 20th from 6:45-7:15 pm.

Agent Remarks Online Auction: Thursday, October 29th at 6:30 pm Open House: Tuesday, October 20th from 6:45 - 7:15 pm 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** **Lot Ac/SF/Dim** 0.2100 / 9,301 / 90x133 **Lot Desc** Cul-De-Sac, 0-2.9999
Above Gd Fin SqFt 2,205 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 2,205 **Year Built** 2005
Age 21 **New Const** No **Date Complete** **Ext** Stone, Vinyl **Bsmt** Slab **# Rooms** 7
Basement Material

Room Dimensions

	RM DIM	LVL
L	21 x 16	M
D	12 x 12	M
F	x	
K	16 x 12	M
B	x	
D	x	
1B	20 x 18	U
2B	14 x 11	U
3B	16 x 10	U
4B	12 x 12	U
5B	x	
R	x	
LF	x	
E	x	

Baths **Full** **Half** **Water** City
B-Main 0 1 **Well**
B-Upper 2 0 **Sewer** City
B-Blw G 0 0 **Fuel /** Gas, Forced Air
Laundry Rm Main **Heating**
Laundry L/W 8 x 5 **Cooling** Central Air
AMENITIES 1st Bdrm En Suite, Alarm System-Security, Attic Storage, Cable Available, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Ceramic, Countertops-Laminate, Disposal, Dryer
Garage 3.0 / Attached / 31 x 21 / 651.
Outbuilding None x
Outbuilding 2 x
Assn Dues $280.00 **Frequency** Annually
Other Fees
Restrictions Yes

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

SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Electric, Range -Electric, Water Heater Gas
FIREPLACE Living/Great Rm, Gas Log

Water Access **Wtr** **Water** **Channel**
Water **Water** **Lake**
Auctioneer Name Tim Pitts & Chad Metzger **Lic #** AC31300015 **Auction Date** 10/9/2026 **Time** 6:30 **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,907.50 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession 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** Timothy Pitts - Cell: 317-714-0432
Showing Instr Showingtime or Open House
List Date 10/9/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **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)
14933 Knobcone Ct, Fort Wayne, IN 46804

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:				

. ELECTRICAL YSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
ecurity Systems(s)				✓
eiling Fan(s)				✓
arage Door Opener / ontrols				✓
ide Telephone ring and Blocks / cks				✓
ht Fixtures				✓
ina				✓
oke / Fire Alarms				✓
bon Monoxide ectors				✓
ches and Outlets				✓
Fan(s)				✓
0 ☐ 100 ☐ 200 Service				✓
rator				✓

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?			✓

formation contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL LEDGE. 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 tions 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 sical 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 ure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

e of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
	01/15/26		
a of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

ler 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

e 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)
14933 Knobcone Ct, Fort Wayne, IN 46804

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan				✓
Boiler / Radiator			Need	✓
Central Air Conditioning				
Electric Heat Pump				
Furnace Heat / Gas			New	✓
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: _____ 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)
	9/13/24		
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)
14933 Knobcone Ct, Fort Wayne, IN 46804

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*)
	9/15/24		
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 April - August	$ 37.03
Electric	Northwestern Reme	$ 72.83
Water	City Utilities	$ 18.57
Septic/Sewer	NA	$
HOA		$
Other		$

Additional Notes

2011021675 5
2011021675
05/18/2011 03:59:41PM
128843
ALLEN COUNTY RECORDER

AMENDMENT TO THE DEDICATION, PROTECTIVE RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS AND APPROVALS APPENDED AS PART OF THE DEDICATION AND PLAT OF SHADOW RIDGE, SECTION III, A SUBDIVISION IN ABOITE TOWNSHIP, ALLEN COUNTY, INDIANA

02-11-18-000-000-000-038

THIS AMENDMENT is made to the Dedication, Protective Restrictions, Covenants, Limitations, Easements and Approvals ("Covenants") Appended to the Plat of Shadow Ridge, Section III, as set forth in Plat Cabinet E, page 122 in the Office of the Recorder of Allen County, Indiana and recorded in the Office of the Recorder of Allen County, Indiana on the 4th day of October, 2004 as Document Number 202080154, and (the amendment, in its entirety, referred to as "Amendment").

The undersigned, constituting 75% or more of the Owners (as defined in the Covenants) or Lots (as defined in the Covenants) do hereby amend the following sections of ARTICLE VI, GENERAL PROVISIONS of the Covenants as follows, with strikeouts indicating deletions and double-underlining indicating additions:

Section 27. Use of Other Structures and Vehicles. No structure of a temporary character, trailer, boat trailer, boat, truck, commercial vehicle, recreational vehicle (RV), barn, dog house, or other outbuilding shall be used or located on any Lot, or adjacent to any Lot, or right-of-way within the Subdivision at any time, or used as a residence either temporarily or permanently. No automobile which is inoperable shall be habitually or repeatedly parked or kept on any Lot (except in the garage) in Shadow Ridge. Notwithstanding the foregoing, a storage shed may constructed or placed on a Lot upon the following conditions: (i) the exterior shall be made of vinyl or another maintenance-free material; (ii) the exterior dimensions shall not exceed seven (7) feet in length and width or eight (8) feet in height; and (iii) such storage shed will not be more than six (6) feet from the primary residence comprising the Dwelling Unit. A variance from these conditions regarding construction or placement of a storage shed on a Lot shall have been approved in writing by the Architectural Control Committee. The Owner of such storage shed shall take all necessary steps to insure that such storage shed is properly secured to the ground. The Architectural Control Committee shall have the power and authority to modify the specific requirements of this section. Said modifications shall be adopted by majority vote of said committee and shall be enforceable as if incorporated herein.

Section 30. Signs. No sign of any kind shall be displayed to the public view on any Lot except one sign of not more than five square feet advertising such Lot for sale or rent, or used by a builder to advertise such a Lot during construction and sales period. The Developer or a builder with approval by the Developer, shall have the right to (a) erect larger signs allowed by applicable zoning regulations when advertising the subdivision and (b) place signs on Lots designating the Lot number of said Lots. This restriction shall not prohibit placement of occupant name signs and Lot numbers as allowed by applicable zoning regulations. The Architectural Control Committee shall have the power and authority to modify the specific requirements of this section. Said modifications shall be adopted by majority vote of said committee and shall be enforceable as if incorporated herein.

AUDITOR'S OFFICE
Not entered for taxation. Subject to final acceptance for transfer.

APR 27 2011
99198
Jera K. Klutz
AUDITOR OF ALLEN COUNTY

20 + 2nc

The Dedications, Protective Restrictions, Covenants, Limitations, Easements and Approvals Appended to and made a part of the Dedication and Plat of Shadow Ridge, Section III, a Subdivision in Aboite Township, allen County, Indiana, were originally recorded as Document Number 204058435 on August 9, 2004.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Parker L. Moss

The undersigned, Jeremy Todd, President of Shadow Ridge Community Association, Inc., having been duly sworn upon his oath attests that he has obtained signatures of all homeowners of Shadow Ridge, Section III.

JEREMY TODD, President of Shadow Ridge Community Association, Inc.

STATE OF INDIANA)
) SS:
COUNTY OF ALLEN)

Subscribed and sworn to before me, a Notary Public in and for said County and State, this 17th day of May, 2011.

My Commission Expires:
February 13, 2015

Diana L. DeMarco, Notary Public
A Resident of Allen County, IN

Allen County Recorder Document #: 2011021675

SECONDARY PLAT FOR

SHADOW RIDGE SECTION III

A SINGLE FAMILY SUBDIVISION BEING A PART OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 18 OF T-30-N, R-11-E, ABOITE TWP., ALLEN COUNTY, INDIANA.

Plat Cab E pg 44

BENCHMARK:

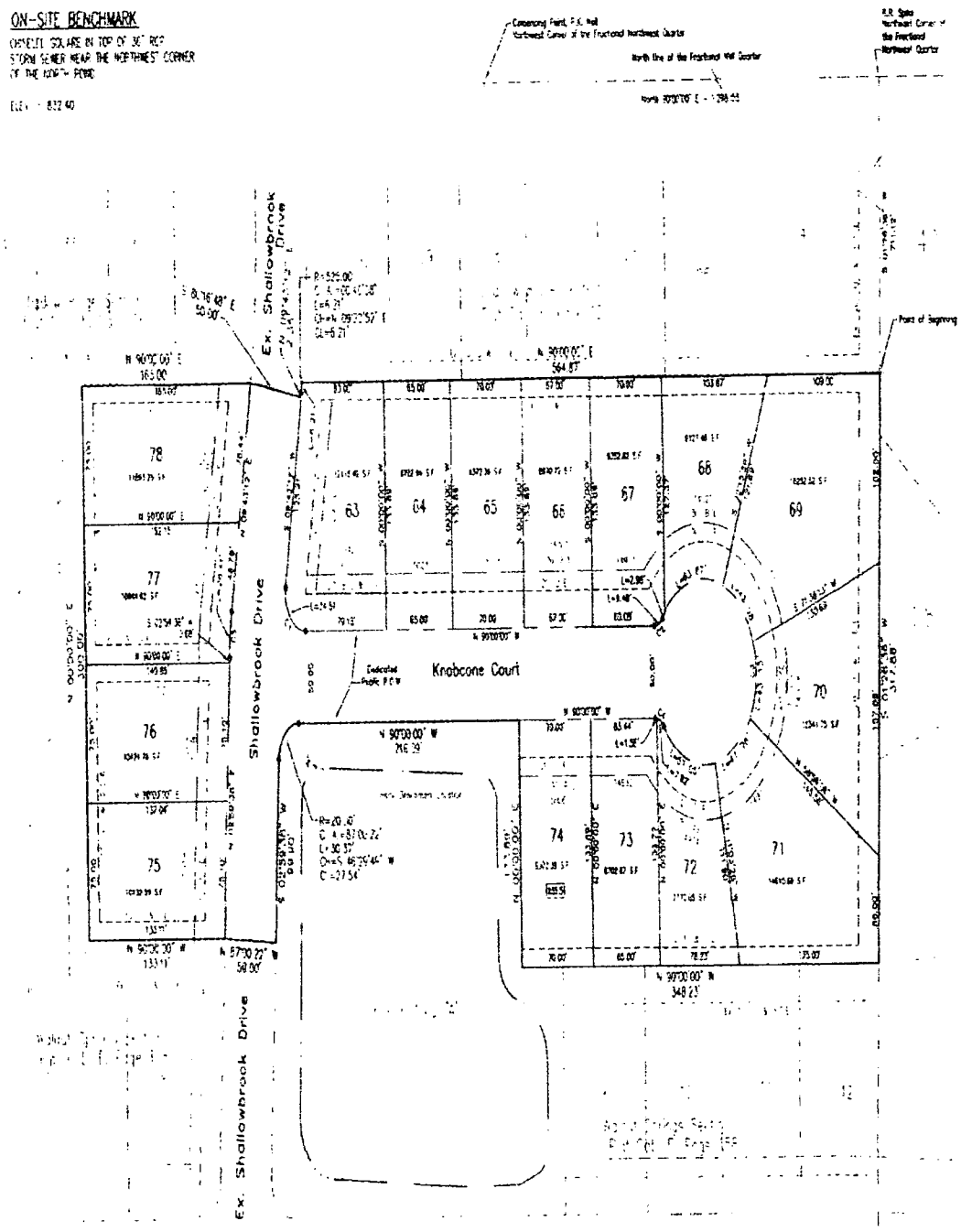
T 140 (1946) U.S.C. & G.S. Bronze disk, in a concrete post projecting 6 inches above the ground. Located 55 feet East and 22 feet North of the intersection of County Line Rd. and Conrydon Rd.

E.E. = 849.569

ON-SITE BENCHMARK

CHISELED SQUARE IN TOP OF 30" RCP STORM SEWER NEAR THE NORTHWEST CORNER OF THE SUBJECT AREA

E.E. = 822.40



LEGAL DESCRIPTION:

Part of the Fractional Northwest Quarter of Section 18, Township 30 North, Range 11 East, Allen County, Indiana, described as follows:

Commencing at a Pk nail at the Northwest corner of the Fractional Northwest Quarter of said Section 18, thence North 90 degrees 00 minutes 00 seconds East (assumed deed bearing) on the North line of said Fractional Northwest Quarter, 1,298.56 feet to a railroad spike at the Northeast corner of said Fractional Northwest Quarter, said point also being the Northwest corner of Walnut Creek, Section I, as recorded in Plat Cabinet "C", page 61 in the Office of the Recorder of Allen County, Indiana; thence South 01 degree 26 minutes 36 seconds West on the East line of said Fractional Northwest Quarter, also being the West line of said Walnut Creek, Section I, a distance of 71.10 feet to the POINT OF BEGINNING; thence continuing South 01 degree 26 minutes 36 seconds West, on said East line, 317.88 feet; thence North 90 degrees 00 minutes 00 seconds West, 348.23 feet; thence North 20 degrees 30 minutes 30 seconds East, 133.66 feet; thence North 90 degrees 00 minutes 00 seconds West, 216.09 feet to the point of curve of a tangent curve to the left having a radius of 20.00 feet and a chord of 27.54 feet, bearing South 46 degrees 29 minutes 49 seconds West; thence Southwesterly on said curve, an arc length of 30.37 feet; thence South 02 degrees 59 minutes 38 seconds West 99.90 feet; thence North 87 degrees 00 minutes 22 seconds West, 50.00 feet; thence North 90 degrees 00 minutes 00 seconds West, 133.11 feet; thence North 00 degrees 00 minutes 00 seconds East, 300.00 feet; thence North 90 degrees 00 minutes 00 seconds East, 165.00 feet; thence South 80 degrees 16 minutes 48 seconds East, 50.00 feet; thence North 29 degrees 43 minutes 12 seconds East, 2.35 feet to the point of curve of a tangent curve to the left having a radius of 525.00 feet and a chord of 8.21 feet bearing North 09 degrees 22 minutes 56 seconds East; thence Northeasterly, on said curve, an arc length of 8.21 feet; thence North 90 degrees 00 minutes 00 seconds East, 564.87 feet to the POINT OF BEGINNING, containing 4.856 acres (211,512 square feet) more or less, and subject to easements and rights of way of record.

GOULOFF - JORDAN
SURVEYING AND DESIGN, INC.
1133 BROADWAY FORT WAYNE, IN 46802
PH (260) 424-5362 FAX (260) 424-9916

CERTIFICATE:

I, Timothy C. Gouloff, hereby certify that I am a Land Surveyor registered in compliance with the laws of the State of Indiana that based on my knowledge, experience and belief this plat and accompanying legal description accurately depict a subdivision of real estate described by Doc. # 201057998 in the Office of the Recorder of Allen County, Indiana; that all markers shown hereon actually exist, that their locations, size, type and material are accurately shown; that there has been no change from the matters of survey revealed by the survey referenced hereon or any prior subdivision plats contained thereon, or any lines that are common with this subdivision.

June 24, 2004
REGISTERED LAND SURVEYOR — DATE

Notes

1. All property corners marked with 5/8" x 24" Steel Rebar w/ "GOJ" ID Cap L.S. 29500017
2. This new subdivision plat is cross referenced to a retracement and original survey of the subject parcel performed by Timothy C. Gouloff recorded as Document #201021421, in the Office of the Recorder of Allen County, Indiana, as required by Title 865, Article 1, Rule 12, Section 13 of the Indiana Administrative Code.

DEVELOPER:

WALNUT SPRINGS DEVELOPERS, LLC
202 WEST BERRY STREET, SUITE 309
FORT WAYNE, INDIANA 46802

DEDICATION:

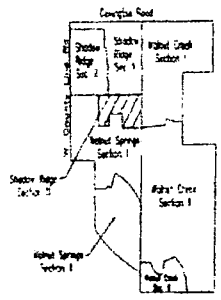
WE, WALNUT SPRINGS DEVELOPERS, L.L.C. THE UNDERSIGNED, OWNERS BY VIRTUE OF A CERTAIN DEED SHOWN IN DOCUMENT NO. 201057958 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA, OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DO HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE INFORMATION SHOWN ON THE FINAL PLAT.

WALNUT SPRINGS DEVELOPERS, LLC

6-28-04
BY: KARL I. BANDEMER, VICE PRESIDENT — DATE
STURGES GRIFFIN TRUST DEVELOPMENT CORP., ITS MANAGER

CURVE TABLE

NUMBER	RADIUS	DELTA ANG.	ARC LEN.	CHORD DIRECTION	CHORD LENGTH
C1	20.00	89°41'10"	31.31	S 45°51'49" E	28.20
C2	150.00	54°59'57"	143.99	N 62°30'24" E	138.53
C3	150.00	296°37'46"	259.46	S 00°00'00" W	50.22
C4	150.00	54°59'57"	143.99	N 62°30'24" W	138.53
C5	225.00	8°41'34"	34.13	N 67°21'25" E	34.10



Vicinity Map
Scale: 1" = 1000'



SCALE: 1" = 50'

NOTE: Consent for permanent structures issued by the Allen County Drainage Board on February 25, 2004 in accordance with Indiana Code 36-9-27-72, on file at the Allen County Surveyor's Office as Drainage Board Rec. Doc. # 04-004 reference Shadow Ridge Section III Drain.

LEGEND

B/L	BUILDING LINE
U/E	UTILITY EASEMENT
D.E.	DURABLE DRAINAGE EASEMENT
U. & S.D.E.	UTILITY & SURFACE DRAINAGE EASEMENT
ESMT	EASEMENT
FPFE	FLOOD PROTECTION GRADE

NOTE

1. ALL BURIED UTILITIES MUST ALLOW FOR DRAINAGE SWALE GRADES AS FOUND ON THE SITE GRADING PLANS, STORM DRAINAGE PLANS AND STORM SEWER AND SWALE PROFILES.
2. ALL COMMON AREAS SHALL HAVE A BLANKET SURFACE DRAINAGE AND UTILITY EASEMENT.

APPROVALS:

APPROVED BY THE ALLEN COUNTY BOARD OF COMMISSIONERS ON ____, 2004

JOHN M. ROUSSEAU

MARIE E. EVANS

LINDA A. SABO

ATTEST: LESLIE BLOSSER, ALLEN COUNTY AUDITOR

APPROVED BY THE ALLEN COUNTY PLAN COMMISSION ON Aug 5, 2004

PRESIDENT
CHARLES J. BOBAY JR.

VICE-PRESIDENT
ALLAN D. FRISINGER

APPROVED BY THE ALLEN COUNTY SURVEYOR ON July 28, 2004

ALLAN D. FRISINGER

CONFIRMED BY THE ALLEN COUNTY DEPARTMENT OF PLANNING SERVICES ON July 28, 2004

CHRISTOPHER B. BOWMAN, ACE EXECUTIVE DIRECTOR

Rocke & Associates
Land Planning • Design • Engineering
303 AIRPORT NORTH OFFICE PARK
FORT WAYNE, IN 46825
PHONE: (260) 490-4805 FAX: (260) 490-4807

REVISIONS	DRAWN BY	DATE
	C.P.	05/25/04

SHADOW RIDGE SECTION III
SHALLOWBROOK DRIVE & FIRETHORNE PATH
NW 1/4, SEC. 18, ABOITE TWP., ALLEN CO., IN.
SECONDARY PLAT

SCALE	SHEET NUMBER
1"=50'	1 of 1

Allen County Recorder Document #: 2011021675

Allen County Recorder Document #: 2011021675

General Information

Parcel Number
02-11-18-103-008.000-038

Local Parcel Number
11-5419-0067

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
ABOITE TOWNSHIP

District 038 (Local 011)
038 ABOITE (11)

School Corp 0125
M.S.D. SOUTHWEST ALLEN COU

Neighborhood 389101-038
SHADOW RIDGE SEC I-III

Section/Plat
0018

Location Address (1)
14933 KNOBCONE CT
FORT WAYNE, IN 46814

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Gas	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026
Review Group 2023

Ownership

Webb Warren C & Lou Ann & Sarah K
10409 White Cedar Rd
Fort Wayne, IN 46814

Legal

SHADOW RIDGE SEC III
LOT 67

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/04/2022	Webb Warren C & Lou	2022024451	QC	/		I
05/18/2020	Webb Warren C & Lou	2020026942	QC	/		I
12/18/2018	Webb Warren C & Lou	2018063445	QC	/		I
01/18/2017	Webb Warren C & Lou	2017004039	QC	/		I
03/25/2010	Webb Warren C & Lou	2010013103	QC	/81870		I
01/21/2010	WEBB WARREN C &	2010002597	QC	79190/		I

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/05/2026	As Of Date	03/27/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Income Approach	Income Approach	Income Approach	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☐	☑	☐	☑
$56,800	**Land**	**$56,800**	**$51,100**	**$48,400**	**$19,200**	**$27,000**
$56,800	Land Res (1)	$56,800	$51,100	$48,400	$19,200	$27,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$249,800	**Improvement**	**$249,800**	**$213,500**	**$196,500**	**$189,200**	**$222,600**
$249,800	Imp Res (1)	$249,800	$213,500	$196,500	$189,200	$222,600
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$306,600	**Total**	**$306,600**	**$264,600**	**$244,900**	**$208,400**	**$249,600**
$306,600	Total Res (1)	$306,600	$264,600	$244,900	$208,400	$249,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 70' X 135', CI 70' X 135')

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		71	71x131	1.00	$800	$800	$56,800	0%	1.0000	100.00	0.00	0.00	$56,800

Data Source N/A **Collector** 06/26/2023 ivgoaa **Appraiser** 08/28/2023 ivgoaa

Notes

Land Computations

Calculated Acreage	0.21
Actual Frontage	71
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	$56,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$56,800**

General Information

Occupancy	Single-Family
Description	Single-Family (2205 S
Story Height	2
Style	90 Newer Convention
Finished Area	2205 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

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

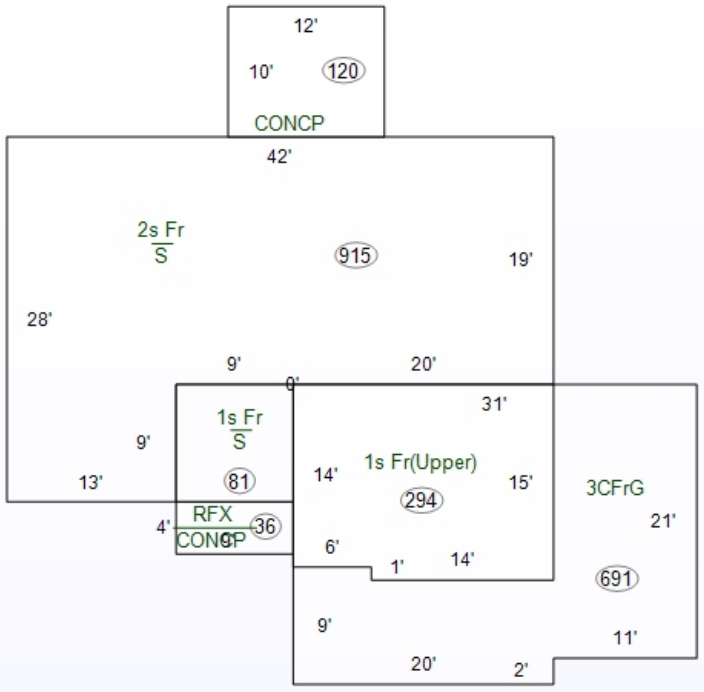
Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Patio, Concrete	36	$200
Patio, Concrete	120	$1,000
Canopy, Roof Extension	36	$800



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	996	996	$128,800	
2	1Fr	1209	1209	$90,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		996	0	$0	
				Total Base	$219,400
Adjustments				**1 Row Type Adj. x 1.00**	$219,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				PO:1	$2,300
No Heating (-)					$0
A/C (+)				1:996 2:1209	$8,400
No Elec (-)					$0
Plumbing (+ / -)				11 – 5 = 6 x $1,400	$8,400
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$238,500
				Sub-Total, 1 Units	
Exterior Features (+)				$2,000	$240,500
Garages (+) 691 sqft				$30,700	$271,200
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.96
				Replacement Cost	$260,352

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 (2205 SqFt)	2	Wood Fr	C	2005	2005	21	A		0.96		2,205 sqft	$260,352	22%	$203,070	0%	100%	1.2300	1.000	100.00	0.00	0.00	$249,800

Total all pages $249,800 **Total this page** $249,800

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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.

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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