Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Remodeled 3-Bedroom, 1 Bath Home with Basement & Pole Barn on 10+/- Acres!



Enjoy country living with room to spread out! Offering a blend of comfortable living, outdoor space, and versatility, this property provides an opportunity to enjoy a quieter setting with room to pursue your interests and make the property your own.

The remodeled kitchen provides an inviting space for preparing meals and gathering, while the updated bathroom adds a fresh touch to everyday living. The three bedrooms offer comfortable spaces to relax and unwind, making this home a great option for those looking for a move-in ready starting point with room to make it their own.



Step outside to enjoy the covered porch and open patio, both offering opportunities to relax, entertain, or simply take in the quiet surroundings. With 10+/- acres, there is plenty of room to enjoy the outdoors and explore the possibilities that come with owning a rural property.

Another great feature is the 36' x 54' Barn offering abundant space for animals, storage, or a workshop area. Whether you need room for 4-H Animals, Mini Farm Animals, tools and projects, extra space for recreational equipment, or a place to bring your ideas to life, this substantial building adds tremendous flexibility to the property.

Whether you're looking for a place to call home or property with room for your projects, this one is worth coming to see!

Open House: Tues. October 27th from 5:30-6 pm

www.BidMetzger.com

Residential Agent Full Detail Report

Schedule a Showing

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

MLS # 202642162 **20270 Peach Road** **Culver** **IN** 46511 **LP** $0



Area Marshall County **Parcel ID** 50-21-36-000-008.000-01 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 3 **F Baths** 1 **H Baths** 0
Township Union **Style** One and Half Story **REO** No **Short Sale** No
School District Culver Community Schools Corp. **Ele** Culver
Intermediate **JrH** Culver Jr/Sr **SrH** Culver Jr/Sr
Legal Description ACREAGE: 10AUDITOR DESC: N1/2 W1/2 SE NWLEGAL DESC
Directions to Property State Road 25 West to State Road 110, take 110 to Peach Road and head North, property is third on East side of the road

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

Remarks Remodeled 3-Bedroom, 1 Bath Home with Basement & Pole Barn on 10+/- Acres is Selling via Online Auction, Tues. Nov. 3rd at 6 pm est. Enjoy country living with room to spread out! Offering a blend of comfortable living, outdoor space, and versatility, this property provides an opportunity to enjoy a quieter setting with room to pursue your interests and make the property your own. The remodeled kitchen provides an inviting space for preparing meals and gathering, while the updated bathroom adds a fresh touch to everyday living. The three bedrooms offer comfortable spaces to relax and unwind, making this home a great option for those looking for a move-in ready starting point with room to make it their own. Step outside to enjoy the covered porch and open patio, both offering opportunities to relax, entertain, or simply take in the quiet surroundings. With 10+/- acres, there is plenty of room to enjoy the outdoors and explore the possibilities that come with owning a rural property. Another great feature is the 36' x 54' Barn offering abundant space for animals, storage, or a workshop area. Whether you need room for 4-H Animals, Mini Farm Animals, tools and projects, extra space for recreational equipment, or a place to bring your ideas to life, this substantial building adds tremendous flexibility to the property. If you're looking for a place to call home in the peaceful country, this one is a must see! Open House: Tues. October

Agent Remarks Online Auction: Tuesday, November 3 at 6 pm est Open House: Tuesday, October 27 from 5:30-6 pm est Full terms in DOCS. RE BROKERS: Must register clients 24 hrs in advance of auction & be present with them at all showings they attend. Client Registration available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 10.000 / 435,600 / 677x673
Above Gd Fin SqFt 1,374 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 216 **New Const** No **Date Complete** **Ext** Stone, Vinyl

Room Dimensions

	RM	DIM		LVL
L	13	x	13	M
D		x		
F		x		
K	13	x	16	M
B		x		
D		x		
1B	12	x	16	M
2B	12	x	10	U
3B	12	x	10	U
4B		x		
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 5 x 12

Water Well
Well Private
Sewer Septic
Fuel / Forced Air, Propane
Heating
Cooling Central Air

AMENITIES Ceiling Fan(s), Countertops-Laminate, Detector -Smoke, Dryer Hook Up Electric, Eat-In Kitchen, Patio Open, Porch Covered, Range/Oven Hook Up Elec, Tub and Separate Shower

Garage / / x /
Outbuilding Barn 54 x 36
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Lot Desc Rolling, 10-14.999, Pasture
Ttl Below Gd SqFt 388 **Ttl Fin SqFt** 1,374 **Year Built** 1810
Bsmt Slab, Partial Basement, Unfinished **# Rooms** 3
Basement Material Brick, Stone

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

SALE INCLUDES No Appliances Included, Water Heater Electric, Water Softener-Owned

Water Access **Wtr** **Water** **Channel**
Water **Water** **Lake**
Auctioneer Name Chad Metzger and John Burnau **Lic #** AC31300015 **Auction Date** 10/10/202 **Time** 6 pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,812.73 **Exemption** **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 Showingtime or Open House
List Date 10/10/202 **Start Showing Date** **Exp Date** 1/30/2027 **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.
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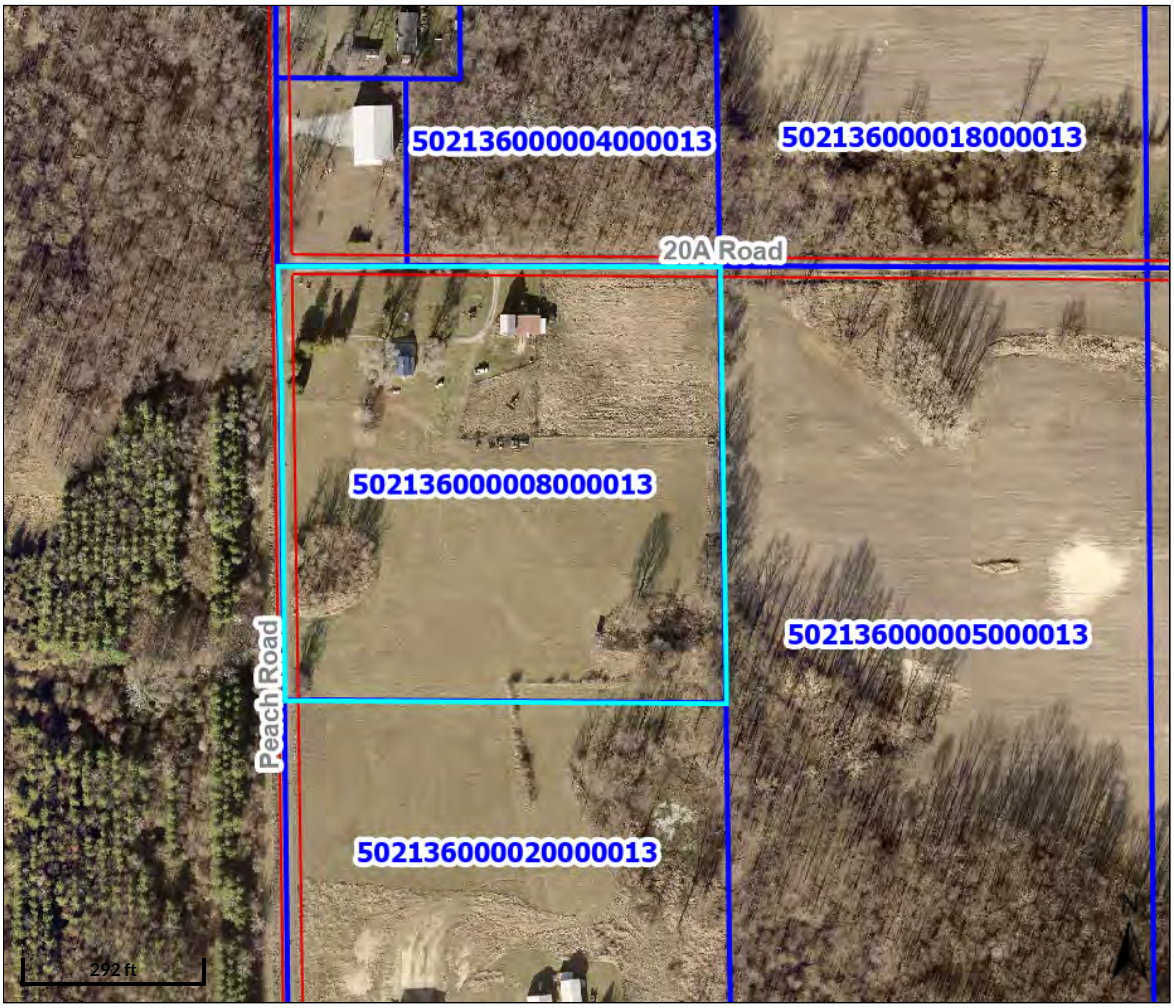
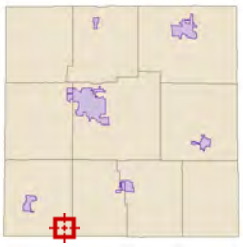
Beacon™ Marshall County, IN



Overview



Legend

- Corp Line
- Parcel Search
- Parcel Lines
- Township Boundaries
- Road Centerlines
- Road RoW

Parcel ID	502136000008000013	**Alternate ID**	0080401000	**Owner Address**	IMHOFF VIRGIL & MARYANN H/W
Sec/Twp/Rng	36/32/1	**Class**	Cash Grain/General Farm		2730 19B ROAD
Property Address	20270 PEACH RD CULVER	**Acreage**	10.0		TIPPECANOE, IN 46570

District UNION TOWNSHIP

Brief Tax Description ACREAGE: 10AUDITOR DESC: N1/2 W1/2 SE NWLEGAL DESC:
(Note: Not to be used on legal documents)

Date created: 9/16/2026
Last Data Uploaded: 9/16/2026 5:19:36 AM

Developed by SCHNEIDER GEOSPATIAL

Property address (number and street, city, state, and ZIP code)
10270 Peach Rd. Culver, IN 46511

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*)
[signature]	8/31/2024		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
Maryann Dowell	9-28-24		

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)
20270 Peach Rd. Culver, IN 46511

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	N/A			
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: 10 Years.		✓	
4. FURNACE			
Age, if known: 10 Years.		✓	
5. CENTRAL AIR CONDITIONING		✓	
Age, if known: 10 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]	9-28-26		

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)
16270 Peach Rd. Culver, IN 46511

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]	8-31-2024		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
MaryJoann Dimboff	9-28-26		

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	Propane	$ 120.00
Electric	REMC	$ 130.00
Water	Well	$
Septic/Sewer	Septic	$
HOA		$
Other		$

Additional Notes

General Information

Parcel Number
50-21-36-000-008.000-013

Local Parcel Number
502136000008000013

Tax ID:
0080401000

Routing Number
21-36-000-003

Property Class 101
Cash Grain/General Farm

Year: 2026

Location Information

County
Marshall

Township
UNION TOWNSHIP

District 013 (Local 013)
UNION TOWNSHIP

School Corp 5455
CULVER COMMUNITY

Neighborhood 800501-013
UNION TOWNSHIP RURAL

Section/Plat
36

Location Address (1)
20270 PEACH RD
CULVER, IN 46511

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 28, 2026

Review Group 2026

Ownership

IMHOFF VIRGIL & MARYANN H/W
2730 19B RD
TIPPECANOE, IN 46570

Legal

ACREAGE: 10AUDITOR DESC: N1/2 W1/2 SE NWLEGAL DESC:

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/23/2014	IMHOFF VIRGIL & MA	$125,000.	WD	2014/04609	$125,000	I
01/06/2011	SADLER ALEXIS S &	$100,000.	WD	2011/01665	$100,000	I
11/02/1998	HYNDMAN JEFFERY		WD	98/10190		I
09/15/1998	HYNDMAN, PAMELA		WD	98/8599		I
07/28/1997	HYNDMAN, JEFFERY		WD	97/4945		I
07/24/1996	HYNDMAN, PAMELA		WD	96/5368		I

Notes

10/28/2025 26CR: FIXED SHAPE OF CONCP, ADJ SOIL PER REPORT

11/16/2021 22CR: ADJ EFF YR OF DWLG; ADD SPA, MASONRY STACK; ADD CONCP

Agricultural

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	Annual Value	Gen Info	Annual Value	Annual Value	Alloc Chg
As Of Date	01/01/2026	01/01/2025	01/01/2025	01/01/2024	07/05/2023
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	**$50,300**	**$53,400**	**$54,500**	**$53,600**	**$50,300**
Land Res (1)	$37,400	$39,800	$39,800	$39,400	$37,800
Land Non Res (2)	$12,900	$13,600	$14,700	$9,600	$8,000
Land Non Res (3)	$0	$0	$0	$4,600	$4,500
Improvement	**$117,800**	**$106,000**	**$106,000**	**$84,000**	**$83,800**
Imp Res (1)	$117,800	$101,200	$101,200	$79,200	$79,000
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$4,800	$4,800	$4,800	$4,800
Total	**$168,100**	**$159,400**	**$160,500**	**$137,600**	**$134,100**
Total Res (1)	$155,200	$141,000	$141,000	$118,600	$116,800
Total Non Res (2)	$12,900	$13,600	$14,700	$9,600	$8,000
Total Non Res (3)	$0	$4,800	$4,800	$9,400	$9,300

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	1.0000	1.00	$37,356	$37,356	$37,356	0%	1.0000	100.00	0.00	0.00	$37,360
92	A		0	0.65	1.00	$5,603	$5,603	$3,642	0%	1.0000	0.00	100.00	0.00	$3,640
4	A	BUU	0	0.2000	1.28	$2,120	$2,714	$543	0%	1.0000	0.00	100.00	0.00	$540
4	A	OLC	0	2.83	0.55	$2,120	$1,166	$3,300	0%	1.0000	0.00	100.00	0.00	$3,300
4	A	ROQ	0	.79	0.89	$2,120	$1,887	$1,491	0%	1.0000	0.00	100.00	0.00	$1,490
4	A	ROQ	0	.16	0.81	$2,120	$1,717	$275	0%	1.0000	0.00	100.00	0.00	$270
4	A	WFT	0	0.0300	1.11	$2,120	$2,353	$71	0%	1.0000	0.00	100.00	0.00	$70
4	A	WKX	0	.72	0.89	$2,120	$1,887	$1,359	0%	1.0000	0.00	100.00	0.00	$1,360
5	A	WKX	0	.35	0.89	$2,120	$1,887	$660	-60%	1.0000	0.00	100.00	0.00	$260
5	A	BUU	0	.67	1.28	$2,120	$2,714	$1,818	-60%	1.0000	0.00	100.00	0.00	$730
5	A	HTBA	0	0.7900	0.50	$2,120	$1,060	$837	-60%	1.0000	0.00	100.00	0.00	$330
5	A	OLC	0	.45	0.55	$2,120	$1,166	$525	-60%	1.0000	0.00	100.00	0.00	$210
5	A	ROQ	0	.050	0.89	$2,120	$1,887	$94	-60%	1.0000	0.00	100.00	0.00	$40
5	A	ROQ	0	.32	0.81	$2,120	$1,717	$549	-60%	1.0000	0.00	100.00	0.00	$220
5	A	WFT	0	0.4100	1.11	$2,120	$2,353	$965	-60%	1.0000	0.00	100.00	0.00	$390

Data Source Aerial **Collector** 10/28/2025 SH **Appraiser** 10/28/2025 SH

Land Computations

Calculated Acreage	10.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	10.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.52
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	1.00
91/92 Acres	0.65
Total Acres Farmland	7.83
Farmland Value	$9,270
Measured Acreage	7.83
Avg Farmland Value/Acre	1184
Value of Farmland	$9,270
Classified Total	$0
Farm / Classifed Value	$9,300
Homesite(s) Value	$37,400
91/92 Value	$3,600
Supp. Page Land Value	
CAP 1 Value	$37,400
CAP 2 Value	$12,900
CAP 3 Value	$0
Total Value	**$50,300**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	N/A
Finished Area	1374 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	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

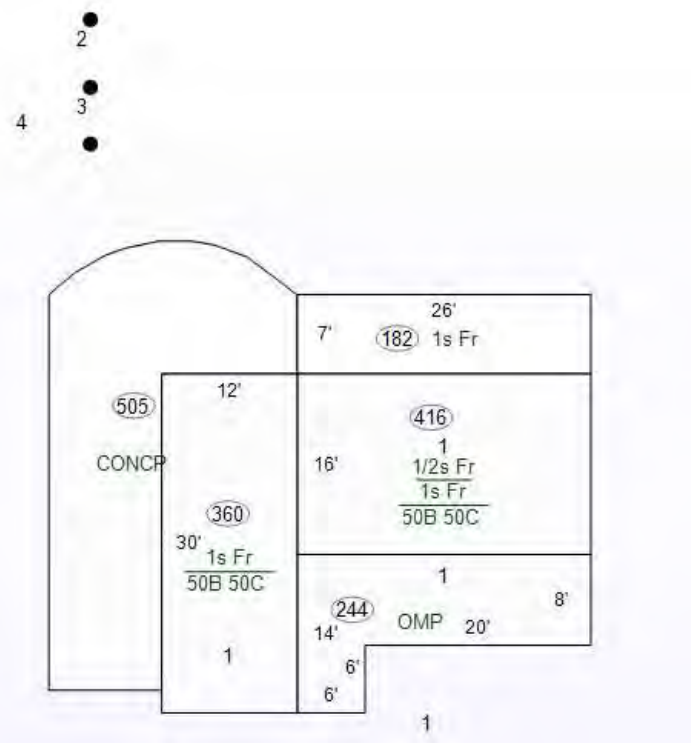
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	505	$4,100
Porch, Open Masonry	244	$13,100



Specialty Plumbing

Description	Count	Value
Portable Spa	1	$2,100

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	958	958	$123,700	
2					
3					
4					
1/4					
1/2	1Fr	416	416	$36,600	
3/4					
Attic					
Bsmt		388	0	$33,100	
Crawl		388	0	$4,500	
Slab					
			Total Base		$197,900
Adjustments			**1 Row Type Adj. x 1.00**		$197,900
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				MS:1	$7,300
No Heating (-)					$0
A/C (+)				1:958 1/2:416	$5,300
No Elec (-)					$0
Plumbing (+ / -)				6 – 5 = 1 x $1,400	$1,400
Spec Plumb (+)					$2,100
Elevator (+)					$0
				Sub-Total, One Unit	$214,000
				Sub-Total, 1 Units	
Exterior Features (+)				$17,200	$231,200
Garages (+) 0 sqft				$0	$231,200
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.92
				Replacement Cost	$191,434

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 1/2	Wood Fr	D+2	1810	1978	48	A		0.92		1,762 sqft	$191,434	40%	$114,860	0%	100%	0.940	1.000	100.00	0.00	0.00	$108,000
2: CNPY 8x20	1		C	1999	1999	27	A		0.92		8'x20'	$2,484	24%	$1,890	0%	100%	0.940	1.000	100.00	0.00	0.00	$1,800
3: Lean-To 27X40	1	Earth Flo	C	1988	1988	38	A	$11.37	0.92		27'x40' x 8'	$11,297	55%	$5,080	0%	100%	1.000	1.000	100.00	0.00	0.00	$5,100
4: T21S 20x27	1		C	1810	1810	216	A	$50.21	0.92		20' x 27' x 12'	$20,386	65%	$7,140	60%	100%	1.000	1.000	100.00	0.00	0.00	$2,900

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    - 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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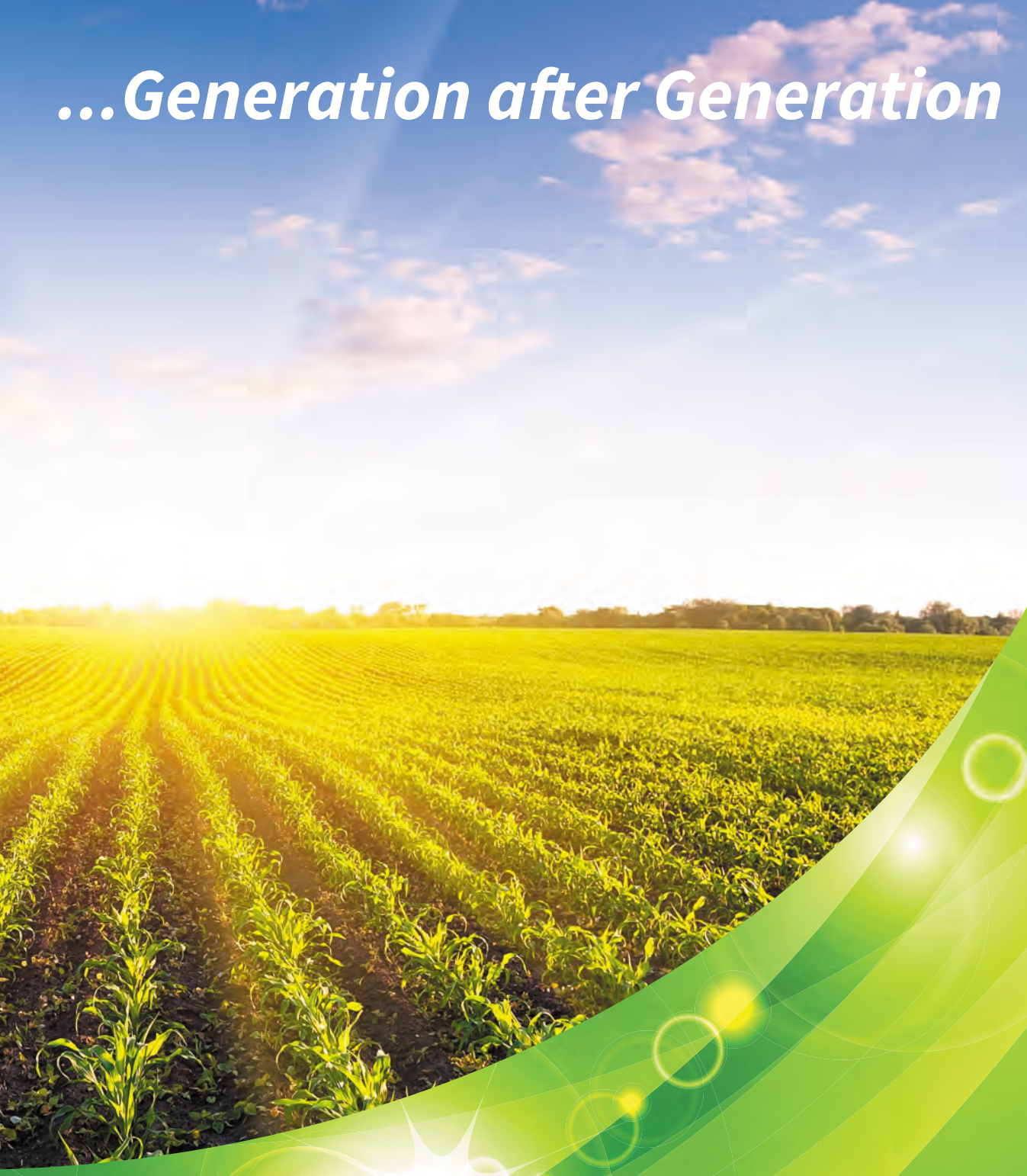

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