Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Two-Story Home Featuring 4 Bedrooms, 2 Baths with Classic Character, Enclosed Porches, and Two Garages!

Discover the possibilities in this character-filled two-story home offering a wealth of space and potential to create something truly your own.



Inside this 4-bedroom, 2 bath home, you'll find natural woodwork, original-style trim, and hardwood flooring in select rooms that offer a glimpse of the home's character and craftsmanship. The spacious layout provides room to reimagine the living areas, refresh the interior, and create a look that blends classic charm with modern appeal. Whether your vision is a rewarding renovation, an investment property, or a home customized to your own taste, there's plenty of room to explore the possibilities.



The opportunities extend beyond the main living space. Enclosed front and back porches offer additional areas to enhance for relaxing, entertaining, or enjoying a little extra usable space. A generously sized area between the garage and kitchen could be reworked into a home office, casual gathering space, hobby room, or functional everyday hub. A partial basement provides additional storage or utility space, while the attached one-car garage and additional detached one-car garage offer valuable flexibility for parking, projects, tools, or storage.

An exciting opportunity for investors, renovators, and visionaries to see what this property could become. With its four-bedroom layout, substantial finished square footage, original character, and multiple garage spaces, this home offers a foundation for a creative renovation and a chance to make this property your own.

Open House: Mon. October 26th 5:30-6 pm

www.BidMetzger.com

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

ONLINE AUCTION TERMS

4 Bedroom, 2 Bath Home with Two Garages!

This property will be offered at Online Auction on Wed., November 4, 2026 - Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any 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 $5,000 on the 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 Trustee 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 the entirety in '25 due in '26 were approximately $1,062.28. 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: Wed., November 4, 2026 • Bidding begins closing out at 6pm

Columbia Township • Whitley County • Columbia City, IN

Open House: Mon., October 26th 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** 1 **DOM** 1 **Auction** Yes

MLS # 202642191 **318 N Chauncey Street** **Columbia City** **IN** 46725 **LP** $0



Area Whitley County **Parcel ID** 92-06-11-504-131.000-00 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 4 **F Baths** 2 **H Baths** 0
Township Columbia **Style** Two Story **REO** No **Short Sale** No
School District Whitley CO Cons Schools **Ele** Mary Raber
Intermediate **JrH** Indian Springs **SrH** Columbia City
Legal Description S 35 FT LOT 31 COLLINS 2ND ADD
Directions to Property Highway US 30 East to N. Line Street, head South to W. North St and turn East to N Chauncey St., property is on the East side of the road

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

Remarks Two-Story Home Featuring 4 Bedrooms, 2 Baths with Classic Character, Enclosed Porches, and Two Garages Selling via Online Auction on Wed. Nov. 4th at 6 pm. Discover the possibilities in this character-filled two-story home offering a wealth of space and potential to create something truly your own. Inside this 4-bedroom, 2 bath home, you'll find natural woodwork, original-style trim, and hardwood flooring in select rooms that offer a glimpse of the home's character and craftsmanship. The spacious layout provides room to reimagine the living areas, refresh the interior, and create a look that blends classic charm with modern appeal. Whether your vision is a rewarding renovation, an investment property, or a home customized to your own taste, there's plenty of room to explore the possibilities. The opportunities extend beyond the main living space. Enclosed front and back porches offer additional areas to enhance for relaxing, entertaining, or enjoying a little extra usable space. A generously sized area between the garage and kitchen could be reworked into a home office, casual gathering space, hobby room, or functional everyday hub. A partial basement provides additional storage or utility space, while the attached one-car garage and additional detached one-car garage offer valuable flexibility for parking, projects, tools, or storage. An exciting opportunity for investors, renovators, and visionaries to see what this

Agent Remarks Online Estate Auction: Wednesday, November 4th at 6 pm Open House: Monday, October 26th from 5:30-6 pm Estate Property, Sellers never lived in home. Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs.in advance of the auction & be present with them at all showings they attend. Client Registration form available on bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.1200 / 5,227 / 35x149
Above Gd Fin SqFt 2,148 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 116 **New Const** No **Date Complete** **Ext** Aluminum, Vinyl

Lot Desc Corner, Level, 0-2.9999
Ttl Below Gd SqFt 972 **Ttl Fin SqFt** 2,148 **Year Built** 1910
Bsmt Crawl, Partial Basement **# Rooms** 7
Basement Material Block

Room Dimensions	RM	DIM		LVL
L	18	x	13	M
D		x		
F	16	x	13	M
K	12	x	12	M
B		x		
D		x		
1B	12	x	11	M
2B	12	x	16	U
3B	15	x	12	U
4B	12	x	12	U
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 1 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 18 x 12
AMENITIES Ceiling Fan(s), Countertops-Laminate, Eat-In Kitchen, Garage Door Opener, Natural Woodwork, Pocket Doors, Porch Enclosed, Tub/Shower Combination
Garage 1.0 / Attached / 21 x 19 / 399.
Outbuilding 2nd Detached 20 x 12
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Water City
Well
Sewer City
Fuel / Forced Air
Heating
Cooling Window

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

Water Access **Wtr** **Water** **Channel**
Water **Water** **Lake**
Auctioneer Name Chad Metzger **Lic #** AC31300015 **Auction Date** 10/10/202 **Time** 6 pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,062.28 **Exemption** Disabled, Homestead, Over 65, **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** 1/31/2027 **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** None **Lockbox Location** None **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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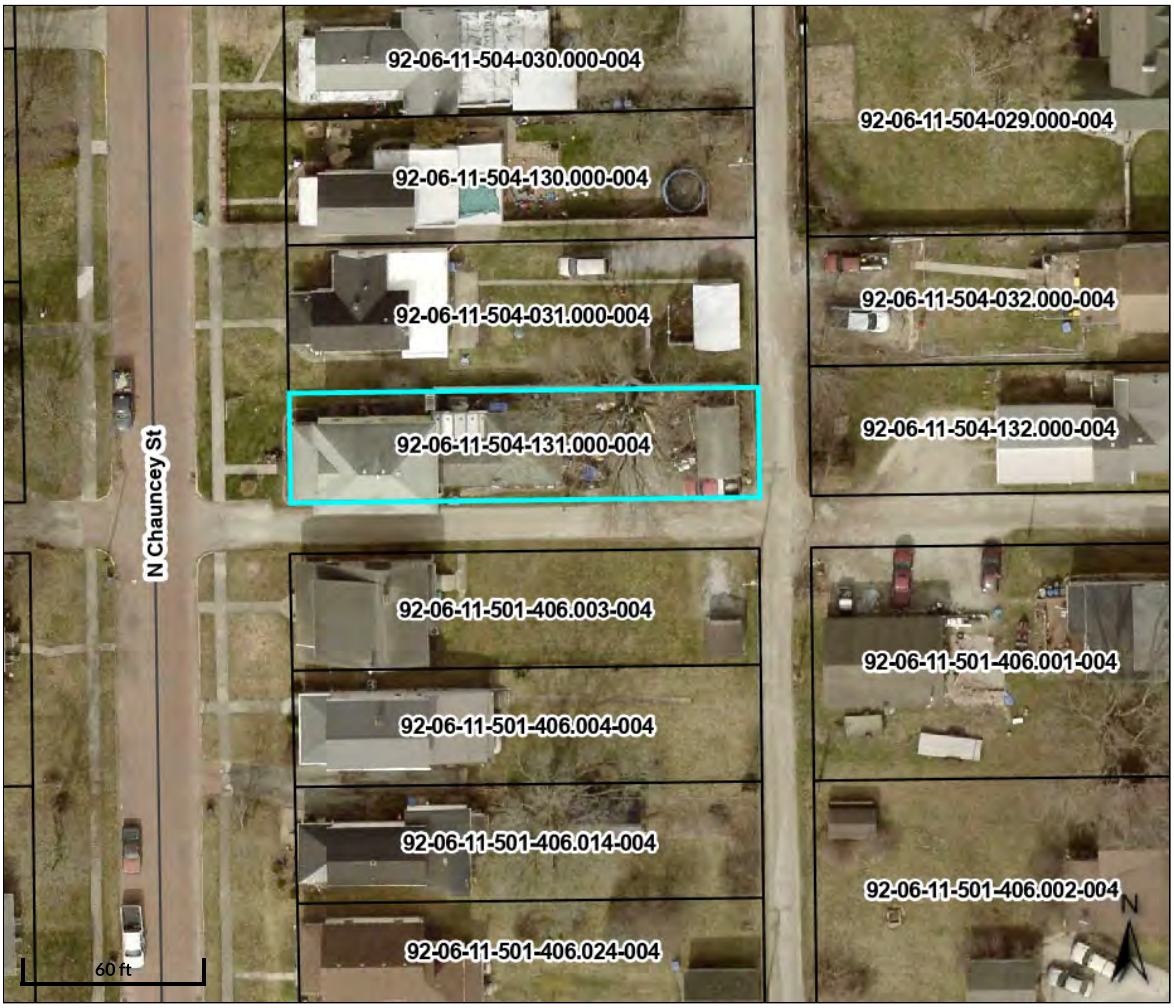
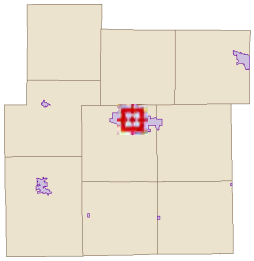
Beacon™ Whitley County, IN



Overview



Legend

- Corporate Limits
- Parcels
- State Highways
- Road Centerlines
- Lakes

Parcel ID	92-06-11-504-131.000-004	**Alternate ID**	92-06-11-504-131.000-004	**Owner Address**	Norton, Brian L Trust c/o Duane Shipley, Trustee 318 N Chauncey St Columbia City, IN 46725
Sec/Twp/Rng	--	**Class**	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	318 N Chauncey St Columbia City	**Acreage**	n/a		

District	Columbia City
Brief Tax Description	S 35 FT LOT 31 COLLINS 2ND ADD (Note: Not to be used on legal documents)

Date created: 7/28/2026
Last Data Uploaded: 7/28/2026 8:09:40 AM

Developed by SCHNEIDER GEOSPATIAL



Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

Property address (number and street, city, state, and ZIP code)
318 N. Chauncey St. Columbia City, IN 46725

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*)
Diane [illegible]	09/10/2026		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)

Property address (number and street, city, state, and ZIP code) 318 N. Chauncey St. Columbia City, IN 46725

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: _____ 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]	09/10/2026		
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Property address (number and street, city, state, and ZIP code)
318 N. Chauncey St. Columbia City, IN 46725

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*)
Diane Snyder	09/10/2026		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)



Average Utilities

Utility	Company	Average Amount
Gas	Unknown	$ Unknown
Electric	Columbia City Utilities	$ Unknown
Water	Columbia City Utilities	$ Unknown
Septic/Sewer	Columbia City Utilities	$ Unknown
HOA	N/A	$
Other		$

Additional Notes

General Information

Parcel Number
92-06-11-504-131.000-004

Local Parcel Number
021-180-00004300

Tax ID:

Routing Number
40

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Whitley

Township
COLUMBIA TOWNSHIP

District 004 (Local 021)
COLUMBIA CITY

School Corp 8665
WHITLEY COUNTY CONSOLIDAT

Neighborhood 920418-004
COLUMBIA CITY VI

Section/Plat

Location Address (1)
318 N Chauncey St
Columbia City, IN 46725

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Wednesday, May 6, 2026
Review Group 2024

Ownership

Norton, Brian L Trust
c/o Duane Shipley, Trustee
338 N Chauncey St
Columbia City, IN 46725

Legal

S 35 FT LOT 31 COLLINS 2ND ADD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/11/2025	Norton, Brian L Trust	2025070174	QC	/		I
08/31/2017	Norton, Brian L	2017080614	WD	/	$100,000	V
02/19/2004	Ressler, Billie D & Res		QC	0402/440		I
01/01/1900	RESSLER HERBERT I		WD	/		I

Notes

9/28/2023 RA24: no change

9/13/2021 RA22: no change

12/18/2017 RA18: Reassessment 2018 changed cond of detgar and gave obso

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
02/23/2026	As Of Date	04/10/2026	04/15/2025	04/11/2024	04/10/2023	04/07/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
$8,700	**Land**	**$8,700**	**$8,700**	**$8,700**	**$8,200**	**$7,700**
$8,700	Land Res (1)	$8,700	$8,700	$8,700	$8,200	$7,700
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$199,900	**Improvement**	**$199,900**	**$158,600**	**$146,800**	**$141,100**	**$133,500**
$199,900	Imp Res (1)	$199,900	$158,600	$146,800	$139,600	$131,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$1,500	$1,600
$208,600	**Total**	**$208,600**	**$167,300**	**$155,500**	**$149,300**	**$141,200**
$208,600	Total Res (1)	$208,600	$167,300	$155,500	$147,800	$139,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$1,500	$1,600

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 75' X 150', CI 75' X 150')

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		35	35x149	1.00	$247	$247	$8,645	0%	1.0000	100.00	0.00	0.00	$8,650

Data Source Aerial **Collector** 09/22/2023 KW **Appraiser** 09/22/2023 KW

Land Computations

Calculated Acreage	0.12
Actual Frontage	35
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	$8,700
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$8,700**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	29
Finished Area	2148 sqft
Make	

Floor Finish

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

Wall Finish

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

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

Heat Type

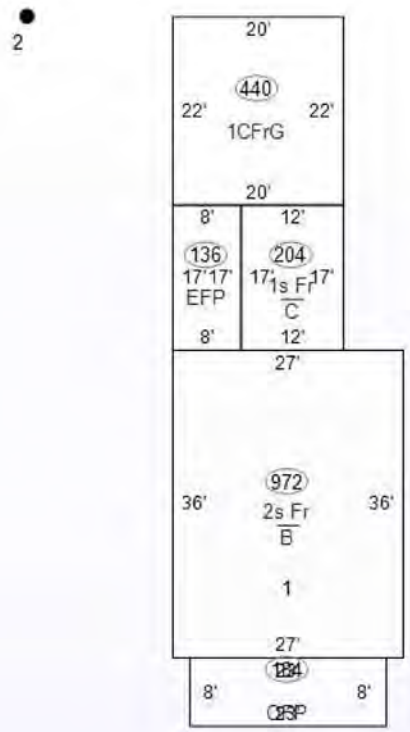
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	184	$8,500
Porch, Enclosed Frame	136	$11,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1176	1176	$142,600	
2	1Fr	972	972	$79,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		972	0	$53,500	
Crawl		204	0	$3,500	
Slab					
			Total Base		$278,800
Adjustments			**1 Row Type Adj. x 1.00**		$278,800
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:1176 2:972	$7,900
No Elec (-)					$0
Plumbing (+ / -)				7 – 5 = 2 x $1,400	$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$289,500
				Sub-Total, 1 Units	
Exterior Features (+)				$19,900	$309,400
Garages (+) 440 sqft				$21,500	$330,900
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.96
				Replacement Cost	$285,898

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 R 01	2	Wood Fr	D+2	1910	1949	77	A		0.96		3,120 sqft	$285,898	50%	$142,950	0%	100%	1.380	1.000	100.00	0.00	0.00	$197,300
2: Detached Garage (12x20)	1	Wood Fr	D+1	1925	1925	101	F	$76.71	0.96	$62.60	12'x20'	$15,023	65%	$5,260	50%	100%	1.000	1.000	100.00	0.00	0.00	$2,600

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Create an Account:

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- 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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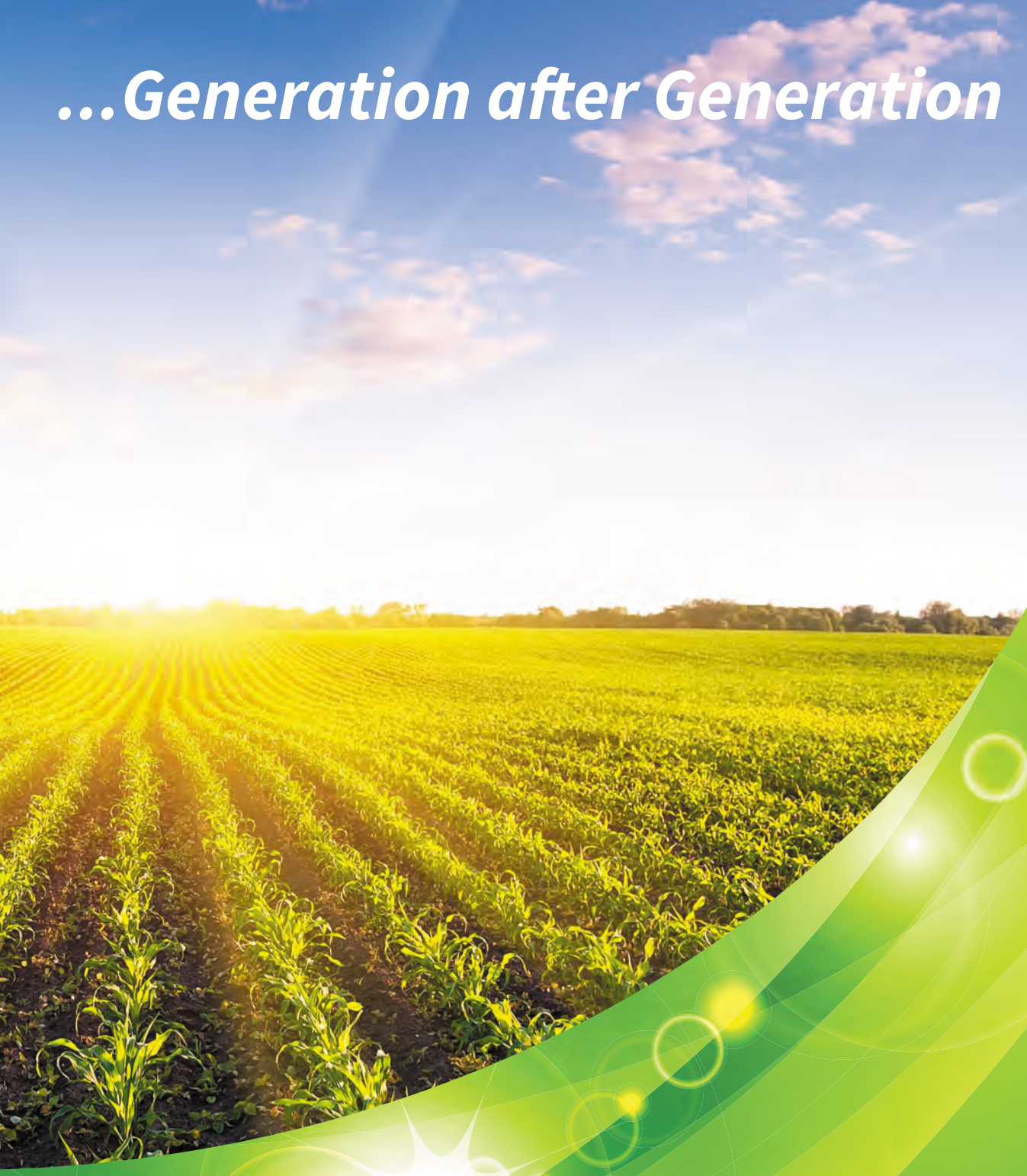

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