

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Inviting 3-Bedroom, 2-Bath Home with Open Floor Plan and 3-Car Garage with Fenced-in Back Yard in a Great Location!

Open concept ranch home offering the perfect blend of comfort and plenty of room to enjoy both indoors and out in a great location, just South of Warsaw! Step inside to discover an open-concept floor plan designed for easy everyday living and entertaining. The generous living area features



vaulted ceilings, creating an airy, open feel, while the seamless connection to the kitchen and dining area allows everyone to stay connected. The kitchen offers abundant cabinetry, ample counter space, and a convenient breakfast bar, making meal preparation and casual dining a breeze.

The home features three bedrooms and two full bathrooms, including a main-level bedroom suite that provides a comfortable retreat with the convenience of an attached private bath. Additional bedrooms offer flexibility for family, guests, a home office, or hobbies, while the second full bathroom adds convenience for everyday routines.

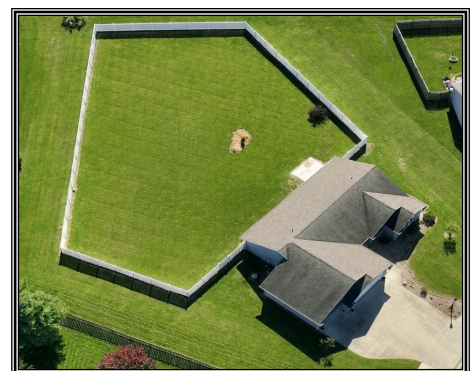
Outside, the possibilities continue. The large backyard that is fully fenced, with **virtually maintenance free PVC Fencing**, provides a wonderful space for outdoor gatherings, pets, or simply relaxing in the fresh air. A concrete patio just off the home offers an ideal spot for grilling or enjoying a quiet evening outdoors, while the landscaped front yard adds to the property's curb appeal. The attached three-car garage is another standout feature, providing generous room for vehicles, storage, tools, and recreational equipment.

This property offers a wonderful combination of open living spaces and outdoor amenities, making it an excellent opportunity for those seeking comfort, convenience, and room to enjoy both inside and out in a desirable subdivision!

Recent updates include: All new Carpet throughout the home & new Tile in the Bathrooms. Landscaping was recently refreshed, home & fencing pressure washed making this home move-in ready!

Open House: Sun. November 8th from 1-2 pm

www.BidMetzger.com





Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

***Inviting 3-Bedroom, 2-Bath Home with Open Floor Plan
and 3-Car Garage!***

This property will be offered at Online Auction on Wed., November 11, 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 \$10,000 will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional \$25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 11, 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 \$5,416.56. 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 11, 2026 • Bidding begins closing out at 6pm

Open House: Sun., November 8th from 1-2 pm

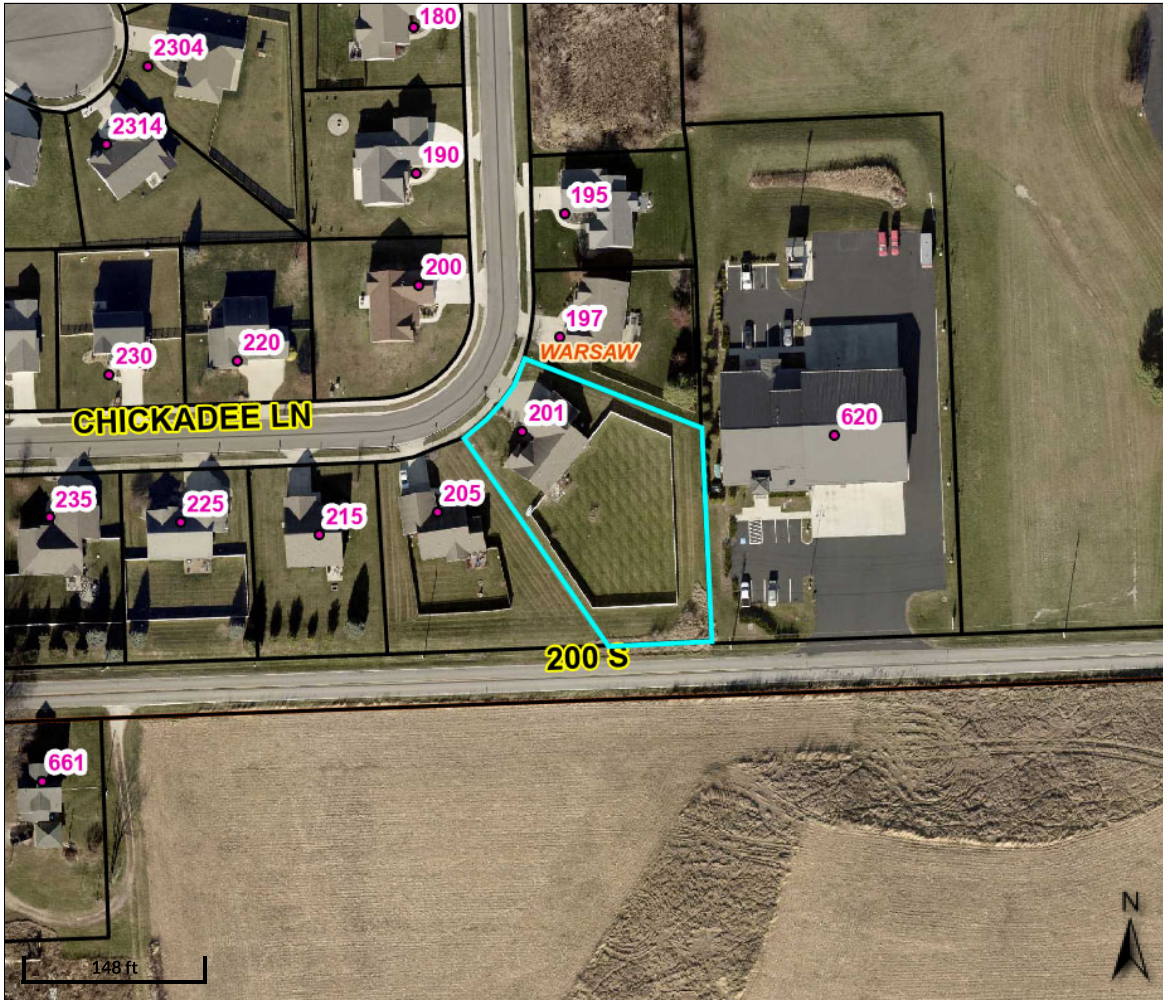
Auction Manager: Jason Conley, call/text 574.527.6330

www.BidMetzger.com

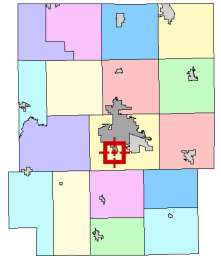


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	004-103-108	Alternate ID	004-726016-56
Sec/Twp/Rng	--		
Property Address	201 CHICKADEE LN	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
	WARSAW	Acreage	n/a

Owner
Address

Pearson Marcie K
201 Chickadee Ln
Warsaw, IN
46580

District Warsaw
Brief Tax Description 004-103-108
LOT 24 1ST ADD TO EAGLE CREST
(Note: Not to be used on legal documents)

Date created: 5/27/2026

Last Data Uploaded: 5/27/2026 3:46:28 AM

Developed by  SCHNEIDER
GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Type Site-Built Home

Status Active

CDOM 0

DOM 0

Auction Yes

MLS #	202642951	201 Chickadee Lane	Warsaw	IN	46580	LP	\$0
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Area	Kosciusko County	Parcel ID	43-11-20-300-137.000-03	Typ	Site-Built Home	Waterfront	No
Sub	Eagle Crest	Cross Street		Bedrm	3	F Baths	2
Township	Wayne	Style	One Story	REO	No	Short Sale	No
School District	Warsaw Community			Ele	Eisenhower		
Intermediate		JrH	Lakeview	SrH	Warsaw		
Legal Description	004-103-108 LOT 24 1ST ADD TO EAGLE CREST						
Directions to Property	SR 15 S to 200 S, turn R to Falcon Drive, turn L then R on Chickadee Lane, property is 9th on R side of road						

Inside City Limits	City Zoning	County Zoning	Zoning Description
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Remarks Open concept 3-Bedroom Ranch Home just South of Warsaw is Selling Online Auction on Wed., Nov. 11th at 6 pm. Step inside to discover an open-concept floor plan designed for easy everyday living and entertaining. The generous living area features vaulted ceilings, creating an airy, open feel, while the seamless connection to the kitchen and dining area allows everyone to stay connected. The kitchen offers abundant cabinetry, ample counter space, and a convenient breakfast bar, making meal preparation and casual dining a breeze. The home features three bedrooms and two full bathrooms, including a main-level bedroom suite that provides a comfortable retreat with the convenience of an attached private bath. Additional bedrooms offer flexibility for family, guests, a home office, or hobbies, while the second full bathroom adds convenience for everyday routines. The large backyard that is fully fenced, with virtually maintenance free PVC Fencing, provides a wonderful space for outdoor gatherings, pets, or simply relaxing in the fresh air. A concrete patio just off the home offers an ideal spot for grilling or enjoying a quiet evening outdoors, while the landscaped front yard adds to the property's curb appeal. The attached three-car garage is another standout feature! Recent updates include: All new Carpet throughout the home & new Tile in the Bathrooms. Landscaping was recently refreshed, home & fencing

Agent Remarks Online Auction: Wednesday, November 11th at 6pm Open House: Sunday, November 8th from 1-2 pm Full terms available in DOCS. RE BROKERS: Must register clients in 24 hrs in advance of auction & be present with them at all showings they attend. Client Registration form available on bidding site. Recent updates include: All new Carpet throughout the home & new Tile in the Bathrooms. Landscaping was recently refreshed, home & fencing pressure washed making this home move-in ready!

Sec	Lot	Lot Ac/SF/Dim	0.5400 / 23,522 / 78x197x81x168	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,475	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	0
Age	13	New Const	No	Ttl Fin SqFt	1,475
		Date Complete		Year Built	2013
				# Rooms	7
Room Dimensions		Baths	Full	Half	Water
	RM DIM	LV	B-Main	2	0
L	19 x 18 M		B-Upper	0	0
D	9 x 11 M		B-Blw G	0	0
F	x		Laundry Rm	Main	
K	12 x 10 M		Laundry L/W	5 x 6	
B	x		AMENITIES	Breakfast Bar, Ceiling-9+, Ceiling Fan(s), Ceilings	
D	x			-Vaulted, Closet(s) Walk-in, Countertops-Laminate, Dryer Hook Up	
1B	15 x 15 M			Electric, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Jet	
2B	11 x 10 M				
3B	11 x 12 M		Garage	3.0 / Attached	/ 22 x 33 / 726.
4B	x		Outbuilding	None	x
5B	x		Outbuilding 2		x
R	x		Assn Dues	\$75.00	Frequency Annually
LF	x		Other Fees		
E	x		Restrictions	Yes	

Water Access	Water	Water	Channel
			Lake
Auctioneer Name	Chad Metzger and Jason Conley	Lic #	AC31300015
Financing Existing		Propose	
Annual	\$5,416.56	Exemption	
Possession	At closing	Year Taxes	2026

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
Co-List Office	Metzger Property Services, LLC	List Team	
Showing Instr	Showingtime or Open House	Co-List Agent	Tiffany Reimer - Cell: 260-571-7910
List Date	10/16/202	Start Showing Date	
Seller Concessions Offer Y/N	No	Exp Date	11/30/202
Contract	Exclusive Right to Sell	Owner/Seller a Real Estate Licensee	No
Virtual		Agent/Owner Related	No
Offer Accepted		Seller Concession Amount \$	
Ttl Concessions Paid		Special List Cond.	None
Sell Office		Seller's Disclosure Form	Yes
Co-Sell Office		Form Exception	
Presented	Tiffany Reimer - Cell: 260-571-7910	Lockbox Type	Mechanical/Combo
		Lockbox Location	Door
		Closing Date	
		Selling Price	
		Type of Sale	
		How Sold	
		Conc Paid	
		Sell Agent	
		Co-Sell	
		Sell Team	

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)

201 CHILADEE LN

WARREN IND.

46580

1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal				X
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)				X
Garage Door Opener / Controls			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms				X
Carbon Monoxide Detectors				X
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☐ 100 ☒ 200 Amp Service				
Generator	X			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	X			
Septic Field / Bed	X			
Septic & Holding Tank / Septic Mound	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric			X	
Water Heater / Gas	X			
Water Heater / Solar	X			
Water Purifier				X
Water Softener	X			
Well	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X		X	
Swimming Pool & Pool Equipment	X			
			Yes	No
Are the structures connected to a public water system?			X	
Are the structures connected to a public sewer system?			X	
Are there any additions that may require improvements to the sewage disposal system?				X
If yes, have the improvements been completed on the sewage disposal system?				
Are the structure(s) connected to a private / community water system?				X
Are the structure(s) connected to a private / community sewer system?				X

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)
<i>Mario Pearson</i>	10-2-26		
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)

201 CHURCH LN WANDOW, IN 46580

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

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

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

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

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

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

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
X Marcie Pearson	X 10-2-26		
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)

201 CHLADFE lane WALKER, IN 46547

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

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller X Marie Pearson	Date (mm / dd / yyyy) X 10-2-26	Signature of Buyer	Date (mm / dd / yyyy)
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)
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Metzger PROPERTY SERVICES, LLC
CHAD METZGER CAI, CAGA

EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

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Average Utilities

[illegible]

43-11-20-300-137.000-032

General Information

Parcel Number
43-11-20-300-137.000-032

Local Parcel Number
0472601656

Tax ID:

Routing Number
004-103-108

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 032 (Local 032)
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 420900-032
EAGLE CREST - 1 STORY W/O BS

Section/Plat
20-32-6

Location Address (1)
201 CHICKADEE LN
WARSAW, IN 46580

Zoning
R-1 RESIDENCE DISTRICT (WAR

Subdivision
1st Add to Eagle Crest

Lot
24

Market Model
N/A

Characteristics

Topography Flood Hazard
Level, Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☒

Neighborhood Life Cycle Stage
Other

Printed Saturday, March 21, 2026

Review Group 2024

PEARSON MARCIE K

Ownership

PEARSON MARCIE K
201 CHICKADEE LN
WARSAW, IN 46580

Legal

4-103-108
LOT 24 1ST ADD TO EAGLE CREST



201 CHICKADEE LN

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/29/2014	PEARSON MARCIE K	2014101262	LW	/	\$178,750	I
11/29/2005	SUPERIOR DEVELOP		WD	/		I

EAGLE CREST - 1 STORY

1/2

Notes

10/31/2015 REA: 2016 ADDED RFX/CONC & CONC PATIO PER PICTOMETRY, CORRECTED GRADE TO BE MORE CONSISTENT WITH NEIGHBORS

1/22/2014 2014: 2014 ADDED NEW CONSTRUCTION

1/22/2014 BP: #12043 10/9/13 NC RES/ATT GARAGE \$130,000

10/6/2010 SPLT: 2011 SPLIT FROM 0470600970

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	\$56,800	\$56,800	\$51,400	\$49,800	\$49,800
Land Res (1)	\$56,800	\$56,800	\$51,400	\$49,800	\$49,800
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$218,500	\$206,600	\$205,100	\$193,400	\$189,600
Imp Res (1)	\$218,500	\$206,600	\$205,100	\$193,400	\$189,600
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$275,300	\$263,400	\$256,500	\$243,200	\$239,400
Total Res (1)	\$275,300	\$263,400	\$256,500	\$243,200	\$239,400
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 100' X 200', CI 100' X 200')

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		76	106x223	1.02	\$525	\$536	\$56,816	0%	1.0000	100.00	0.00	0.00	\$56,820

Land Computations

Calculated Acreage	0.54
Actual Frontage	76
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 / Classified 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

Data Source N/A

Collector

Appraiser

General Information		
Occupancy	Single-Family	
Description	Single-Family	
Story Height	1	
Style	N/A	
Finished Area	1475 sqft	
Make		

Floor Finish		
--------------	--	--

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

Wall Finish		
-------------	--	--

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

Roofing		
---------	--	--

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

Exterior Features		
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Description	Area	Value
Patio, Concrete	40	\$400
Canopy, Roof Extension	40	\$1,000
Patio, Concrete	144	\$1,200

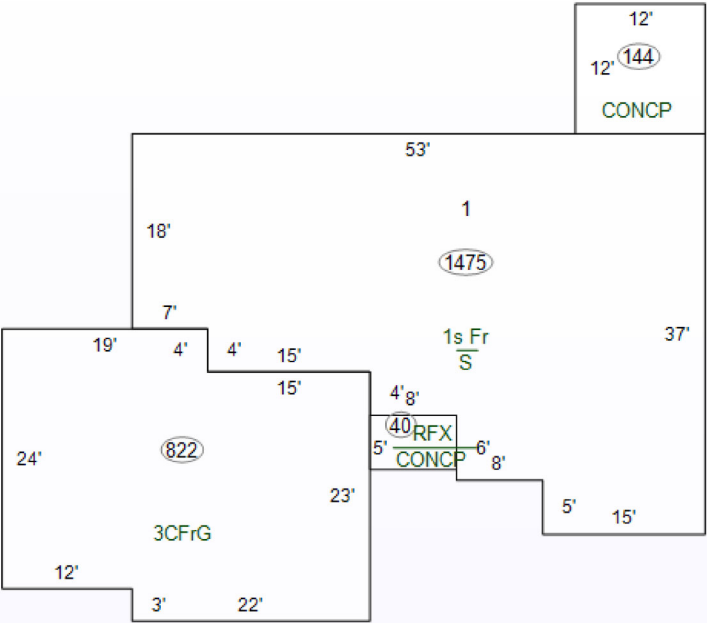
Plumbing		
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	5	9

Accommodations		
----------------	--	--

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	7

Heat Type		
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Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1475	1475	\$167,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1475	0	\$0	
		Total Base			\$167,300
Adjustments		1 Row Type Adj. x 1.00			\$167,300
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1475	\$4,600
No Elec (-)					\$0
Plumbing (+ / -)			9 – 5 = 4 x \$1,400		\$5,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$177,500
Sub-Total, 1 Units					
Exterior Features (+)				\$2,600	\$180,100
Garages (+) 822 sqft				\$34,100	\$214,200
Quality and Design Factor (Grade)					1.05
Location Multiplier					0.92
Replacement Cost					\$206,917

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	C+1	2013	2013	13	A		0.92		1,475 sqft	\$206,917	12%	\$182,090	0%	100%	1.200	1.000	100.00	0.00	0.00	\$218,500

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

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

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

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

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

You are now ready to Bid in that specific auction!

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

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

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

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