

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Absolute Auction

These properties will sell regardless of price!



*A Unique Opportunity to Reimagine,
Repurpose & Invest*

OFFERED IN 5 TRACTS

Monon, IN

Silver Lake, IN

With four unique buildings & an additional parking lot, each featuring its own layout, character, and potential, this auction presents an opportunity to think creatively about future residential, commercial,

investment, or adaptive-reuse possibilities! Whether you envision a new business venture, a place to live, an income-producing property, or a completely different purpose, these buildings and land offer a foundation for new ideas and future potential. For the buyer who can envision what these properties could become, this is an opportunity to create something uniquely their own.

This unique opportunity is being offered in 5 tracts via Online Auction in the multi-parcel format so that buyers will have the flexibility to purchase individual tracts, a combination of tracts, or bring a new vision to the entire offering. Bid on Each Tract Individually, Any Combination or the Entirety!

ONLINE AUCTION: Thurs. NOVEMBER 19th • 6 pm

ABSOLUTE AUCTION TERMS

FOUR BUILDINGS & PARKING LOT • 5 TRACTS
SELLING REGARDLESS OF PRICE!

This property will be offered via Online Auction on Thurs., November 19, 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. *This Auction is ABSOLUTE, the Properties will Sell Regardless of Price!!* 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 per tract 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 30, 2026. Possession will be at closing. Taxes will be prorated to the day of closing; however, these properties are considered tax exempt, and the last tax bill was \$0.00. 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., NOV. 19, 2026 • BIDDING BEGINS CLOSING OUT AT 6PM EST

TRACTS 1-3 IN MONON: OPEN HOUSE: MON., NOV. 9TH • 5:30 - 6 PM EST

TRACTS 4-5 IN SILVER LAKE: OPEN HOUSE: MON., NOV. 16TH • 5:30 - 6 PM EST

WWW.BIDMETZGER.COM

Listings 10/26/2026

Page 1 of 1

Property			COMMERCIAL	Statu: Active	CDOM 0	DOM 0	Auction Yes
MLS	202644264	601 N Race Street		Monon	IN 47959	Statu: Active	LP \$0
		Are: White County	Parcel ID 91-84-21-000-083.300-014		Typ: Mixed Use		
		Cross Street	Age 78				
		REO N	Short Sale No				
		Legal	3 Parcels: HINKLES ADD LOT 37 & HINKLES ADD LOT 35 & HINKLES ADD LOT 33				
		Direction:	Head North on Hwy 421, turn Left on W Brook St., turn Right on N Race St., 1st Parcel is corner of				
		Inside City	City	County	Zoning		

Remarks ABSOLUTE ONLINE REAL ESTATE AUCTION, Thurs. Nov. 19th at 6 pm! This property will sell regardless of price!! A unique opportunity to reimagine, repurpose, & invest in three tracts, each offering its own features and potential all located side-by-side! Tract 1 is a spacious building offering an expansive main room with stage, 2 bathrooms, & additional basement space with a large open area & separate room. Explore the possibilities for a gathering venue, meeting space, creative studio, community facility, or other adaptive-reuse concept. Tract 2 is a versatile multi-room building featuring two large rooms, two additional smaller rooms, a kitchen, two bathrooms, and an attached 2-car garage. A flexible opportunity for potential residential, office, business, or investment use. Tract 3 is a residential-style

Agent Remarks Online Absolute Auction: Thursday, November 19th at 6 pm Open House: Monday, November 9th from 5:30-6 pm Taxes are exempt due to property owned by a church. Lot Dimensions are for the entirety. Full terms available in DOCS. RE BROKERS:

Sec	Lo 37	Township	Monon	Lot	0.5100 / 22,216 / 183x122	Src	N
Year	1948	Age 78	New No	Years	Exterior Brick, Vinyl	Foundation Full	
Const	Site Built			Total # 3	Stories 1.0	Total	5
Bldg #1 Total Above Gd	4,500			Total Below Gd 2,472	Story 1	Finished Office	200
Bldg #2 Total Above Gd				Total Below Gd	Story	Finished Office	
Bldg #3 Total Above Gd				Total Below Gd	Story	Finished Office	
Location				Fire Township, Volunteer	Fire	No	
Bldg Height				Roof Material Asphalt, Shingle	Int Height	12	
Interior	Block, Drywall			Ceiling Height 10	Column	None	
Flooring	Carpet, Concrete, Laminate,			Parking Garage, Street	Water	City	
Road	City			Equipment No	Well Type		
Currently Lsd No				Enterprise No	Sewer	City	
					Fuel /	Forced Air	
SALE INCLUDES	Building, Land				Heating		
INTERNAL ROOMS	Kitchen, Office, Storage				Cooling	Central Air	
SPECIAL FEATURES	Basement, Office Space				Burglar	No	
PROPERTY USE	Investment Property, Vacant-Best for Owner/Usr				Channel		
					Water Frtg		
Water				Water	Lake Type		

SALE INCLUDES Building, Land

INTERNAL ROOMS Kitchen, Office, Storage

SPECIAL FEATURES Basement, Office Space

PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Water		Water		Lake Type	
Water Features					
Auction Yes		Auctioneer Name		Auctioneer License #	
Chad Metzger				AC31300015	
Occupancy		Owner			
Financing Existing		Proposed		Excluded None	
Annual \$0.00		Exemption Tax Exempt		Year Taxes Payable 2026	
Assessed Value					
Is Owner/Seller a Real Estate Licensee		No		Possessor At closing	
List Metzger Property Services, LLC - Off: 260-982-0238		List Agent		Chad Metzger - Cell: 260-982-9050	
Agent ID RB14045939		Agent E-mail		chad@metzgerauction.com	
Co-List Metzger Property Services, LLC		Co-List Agent		Tiffany Reimer - Cell: 260-571-7910	
Showing Instr		Showingtime or Open House			
List Date 10/26/202		Exp Date 11/19/202		Publish to Yes	
Show Addr to Yes		Allow AVM Yes		Show Yes	
IDX Y		Contract Type Exclusive Right to Sell		Special Listing None	
Seller Concessions Offer No		Seller Concession			
Virtual				Type of	
Offer Accepted Date		Closing Date		Selling Price	
How Sold		CDOM 0			
Total Concessions		Sold/Concession			
Sell		Sell		Sell	
Co-Sell		Co-Selling			
Presented		Tiffany Reimer - Cell: 260-571-7910		/ Metzger Property Services, LLC - Off: 260-982-0238	

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N-RACE-ST

TRACT 3

605 N RACE ST

TRACT 2

603 N RACE ST

TRACT 1

**91-84-21-
000-083.
300-014**

601 N RACE ST

W-BROOK-ST

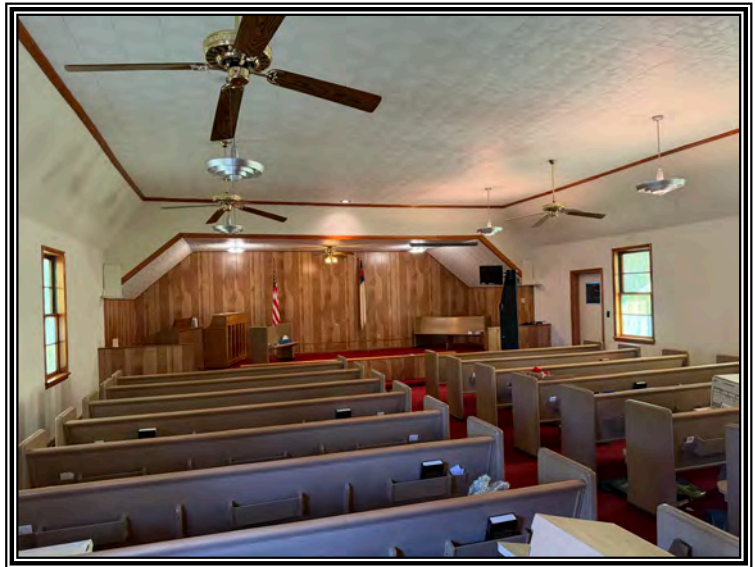
TRACT 1

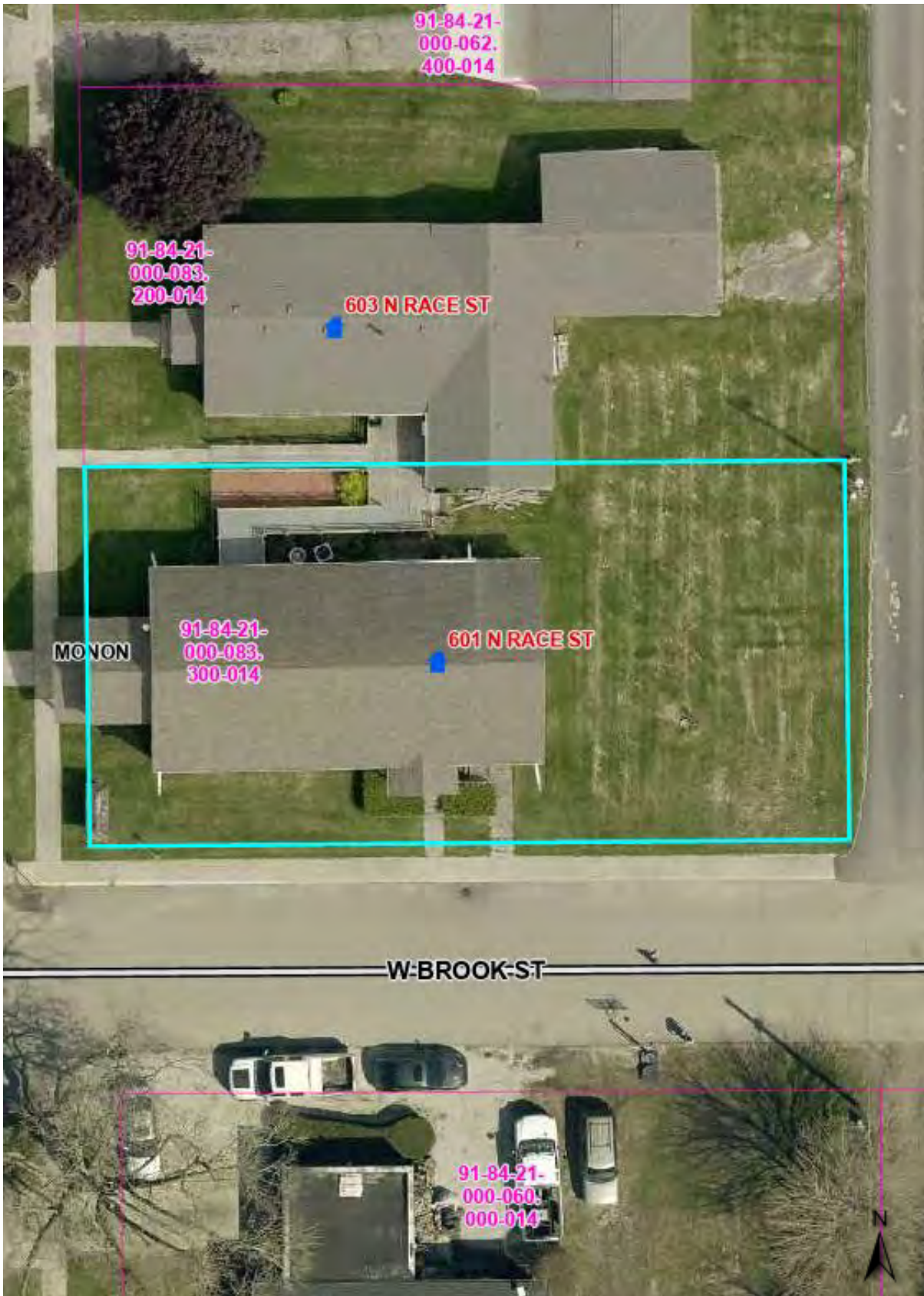
601 N. Race Street, Monon, IN 47959



Tract 1 offers a unique opportunity to reimagine a spacious building with an expansive main room, stage area, and additional lower-level space. The open layout provides a foundation for a variety of potential uses, whether envisioned as an event or gathering venue, meeting facility, creative studio, community space, or another concept entirely.

The basement adds another dimension of usable space, featuring a large open area and a separate room that could accommodate offices, storage, or other functions. With two bathrooms and multiple areas to work with, this property invites buyers to think creatively about how its layout could serve a new purpose.





- ☐ Parcels
- Parcel State ID Labels
- Corporate Boundaries
- Address Points
- ☒ ACCESSORY STRUCTURE
- ☒ NON-CLASSIFIED
- ☒ PRINCIPAL STRUCTURE
- ☒ SPECIAL CONDITIONS
- County Outlines
- ☐ White
- ☐ <all other values>

(LCM: 92.00)

TRACT 2

603 N Race Street, Monon, IN 47959



Tract 2 consists of multiple generously sized rooms and a practical layout, offering an opportunity for buyers seeking adaptable space for a future residential, business, or investment venture. Two large rooms provide flexibility for living areas, shared workspaces, meeting rooms, or other uses, while two additional smaller rooms offer possibilities for private

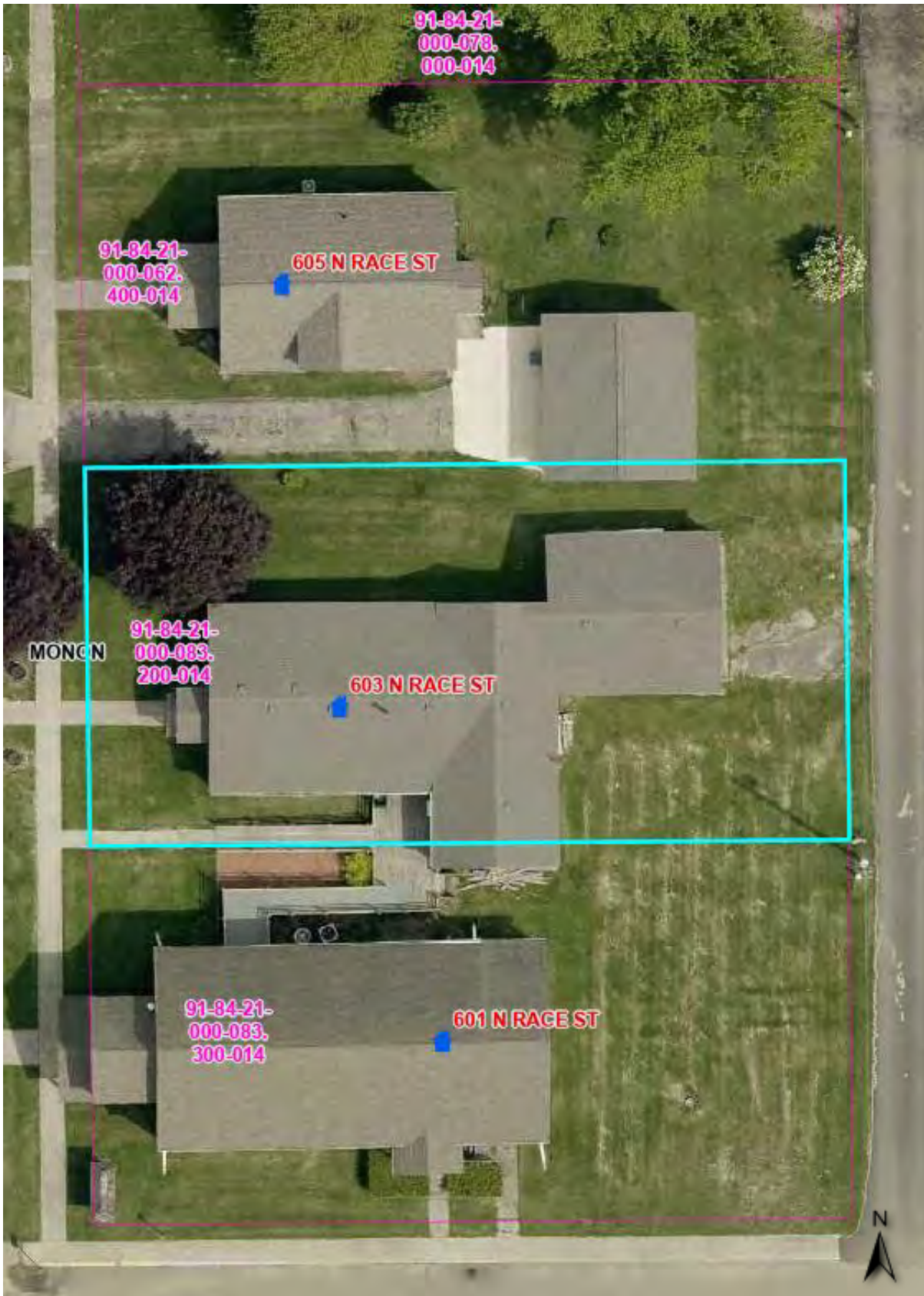
offices, bedrooms, or specialty spaces.

A kitchen, two bathrooms, and an attached two-car garage add functionality and versatility to the property. Whether reimagined as a residential setting, professional office space, or a property tailored to a new business concept, this building offers a variety of possibilities for its next owner.



Monon Township • White County • Monon, IN

Open House: Nov. 9th from 5:30-6 pm



- ☐ Parcels
- Parcel State ID Labels
- Corporate Boundaries
- Address Points
- ☒ ACCESSORY STRUCTURE
- ☒ NON-CLASSIFIED
- ☒ PRINCIPAL STRUCTURE
- ☒ SPECIAL CONDITIONS
- County Outlines
- ☐ White
- ☐ <all other values>

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 1.0
Finished Area: 1728
Attic: None
Basement: None

ROOFING
Material:Asphalt shingles

FLOORING
EXTERIOR COVER
Wood siding 1.0

INTERIOR FINISH
Drywall 1.0

ACCOMMODATIONS
Finished Rooms 8
Bedrooms 3

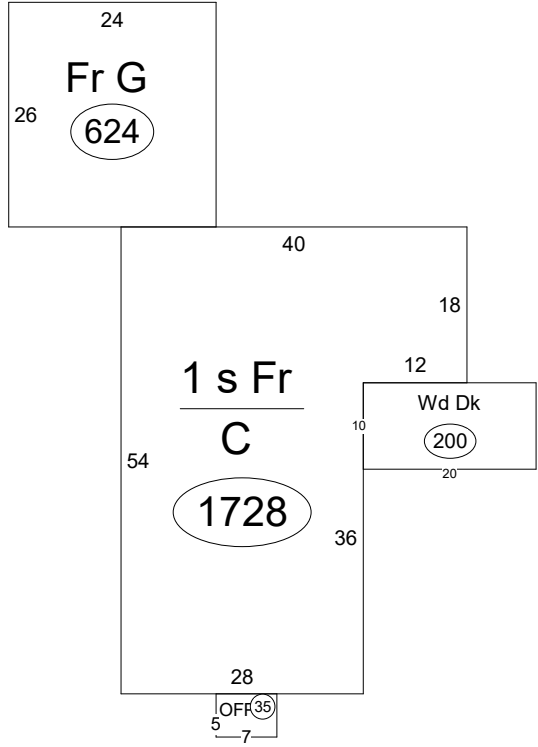
HEATING AND AIR CONDITIONING
Primary Heat:Central Warm Air
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fixt. Baths 2 6
Kit Sink 1 1
Water Heat 1 1
TOTAL 8

REMODELING AND MODERNIZATION
Amount Date

IMPROVEMENT DATA



Construction	Base Area	Floor Area	Finished		Value
			Sq Ft		
1 WOOD FRAME	1728	1.0	1728		188520

		1728 Crawl	----	9780
TOTAL BASE				198300
Row Type	Adjustment			1.00%
SUB-TOTAL				198300
		0 Interior Finish		0
		0 Ext Lvg Units		0
		0 Basement Finish		0
		Fireplace(s)		0
		Heating		0
		Air Condition		0
		Frame/Siding/Roof		0
		Plumbing Fixt: 8		4200
		SUB-TOTAL ONE UNIT		202500
		SUB-TOTAL 0 UNITS		202500
Exterior Features				
Description	Value	Garages		
OFF	3190	0 Integral		0
WDDK	4000	624 Att Garage		27720
		0 Att Carports		0
		0 Bsmt Garage		0
		Ext Features		7190
		SUB-TOTAL		237410
Quality		Class/Grade		D+2
GRADE ADJUSTED VALUE				196580

(LCM: 92.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value																			
		ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysDepr	ObsolDepr	Market Adj	% Comp	Value	
		D	DWELL	1.00		D+2	1948	1959	AV	0.00	N	0.00	1728	196580	29	0	95	100	132600	
		G01	ATTGAR	0.00	1				AV	44.43	N	44.43	24x 26	27720	0	0	0	100	0	

TRACT 3

605 N Race Street, Monon, IN 47959

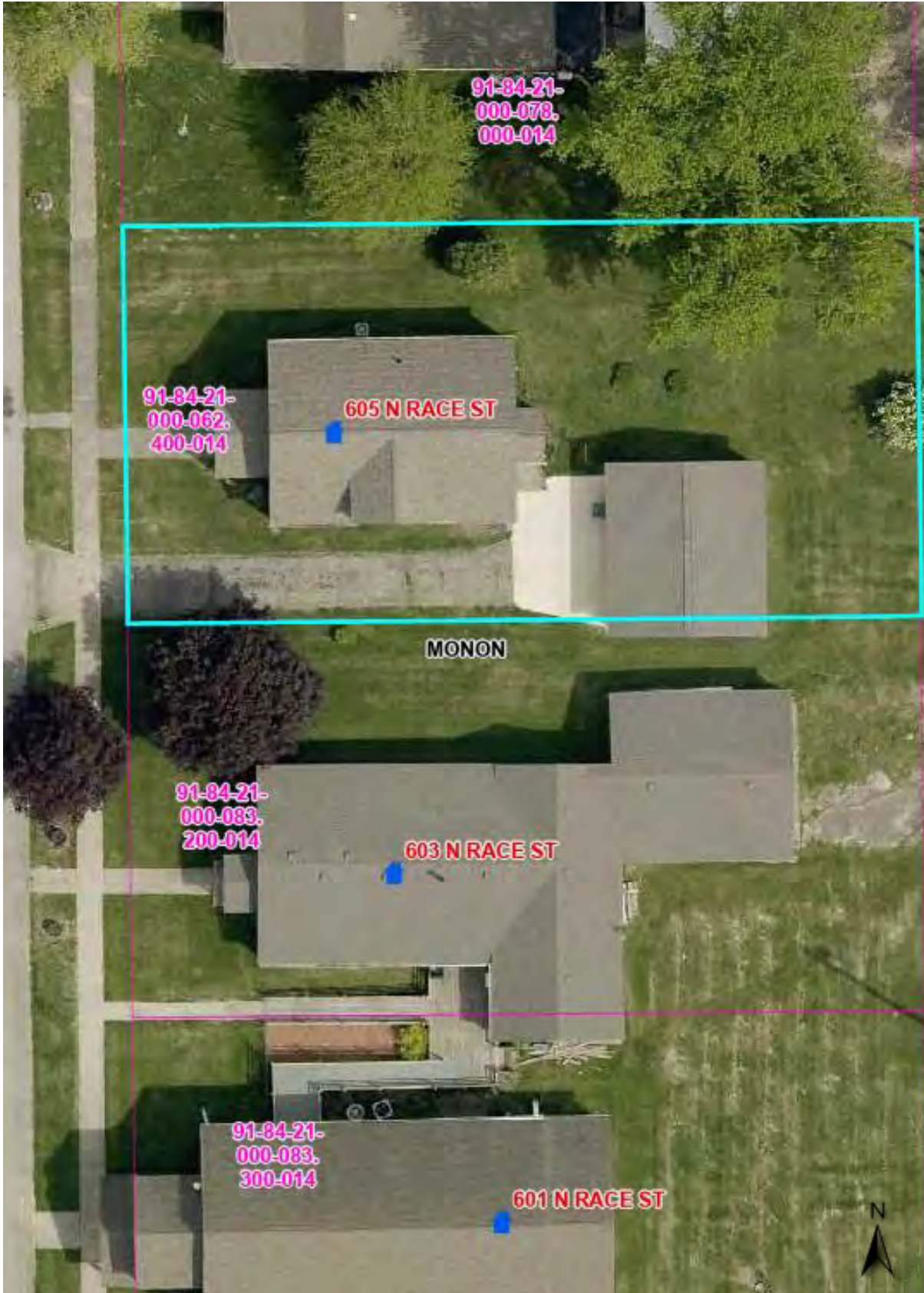
Tract 3 presents a residential opportunity with a comfortable layout and features that offer flexibility for a variety of needs. The main level includes an open living and dining area, kitchen, three additional rooms, and one bathroom. The rooms could accommodate bedrooms, home offices, hobby areas, or other uses suited to the next owner's plans.



A full basement provides substantial additional space for storage, recreation, or workspace, while the detached two-car garage adds valuable utility.



Whether purchased as a personal residence, considered for rental purposes, or adapted to meet changing needs, this property offers a practical foundation for its next chapter.



- ☐ Parcels
- Parcel State ID Labels
- Corporate Boundaries
- Address Points
- ☒ ACCESSORY STRUCTURE
- ☒ NON-CLASSIFIED
- ☒ PRINCIPAL STRUCTURE
- ☒ SPECIAL CONDITIONS
- County Outlines
- ☐ White
- ☐ <all other values>

[illegible]

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
Story Height: 1.5
Finished Area: 1944
Attic: None
Basement: Full

ROOFING
Material:Asphalt shingles

Framing: Std for class
Pitch: Not available

FLOORING
Slab B
Sub and joists 1.0, 1.5
Carpet 1.0, 1.5

EXTERIOR COVER
Wood siding 1.0, 1.5

INTERIOR FINISH

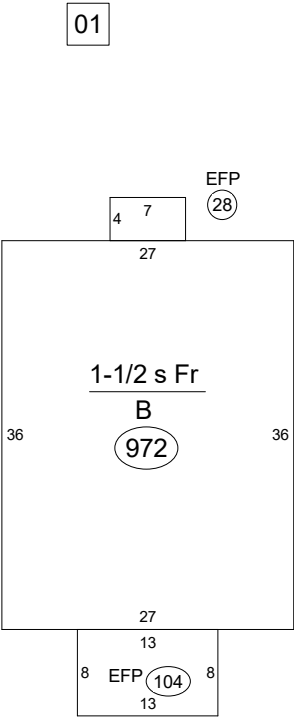
ACCOMMODATIONS
Finished Rooms 6
Bedrooms 3
Formal Dining Rooms 1

HEATING AND AIR CONDITIONING
Primary Heat:Central Warm Air
Lower Full Part
/Bsmt 1 Upper Upper
Air Cond 0 972 0 972

PLUMBING

3 Fixt. Baths 1 3
Kit Sink 1 1
Water Heat 1 1
TOTAL 5

REMODELING AND MODERNIZATION
Amount Date



		Finished			
Construction	Base Area	Floor Area	Sq Ft	Value	
1 WOOD FRAME	972	1.0	972	126040	
1 WOOD FRAME	972	1.5	972	63000	
4 CONCRETE BLOCK	972	Bsmt	0	53530	
	0	Crawl	----	0	

TOTAL BASE			242570
Row Type	Adjustment		1.00%
SUB-TOTAL			242570
0 Interior Finish			0
0 Ext Lvg Units			0
0 Basement Finish			0
Fireplace(s)			0
Heating			0
Air Condition			6110
Frame/Siding/Roof			0
Plumbing Fixt: 5			0
SUB-TOTAL ONE UNIT			248680
SUB-TOTAL 0 UNITS			248680
Exterior Features			
Description	Value	Garages	
EFP	10270	0 Integral	0
EFP	4870	0 Att Garage	0
		0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	15140
SUB-TOTAL			263820
Quality Class/Grade			D+1
GRADE ADJUSTED VALUE			206310

(LCM: 92.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	PhysDepr	ObsolDepr	Market Adj	% Comp	Value
		D	DWELL	0.00		D+1	1900	1900	AV	0.00	N	0.00	2916	206310	30	0	95	100	137200
		01	DETGAR	7.00	1	D	1948	1948	AV	57.48	N	42.31	20x 22	18620	50	0	70	100	6500

TRACTS 4 & 5

106 W. Walnut Street, Silver Lake, IN 46982

Tract 4 stands out with its expansive interior, multiple separate rooms, and distinctive architectural

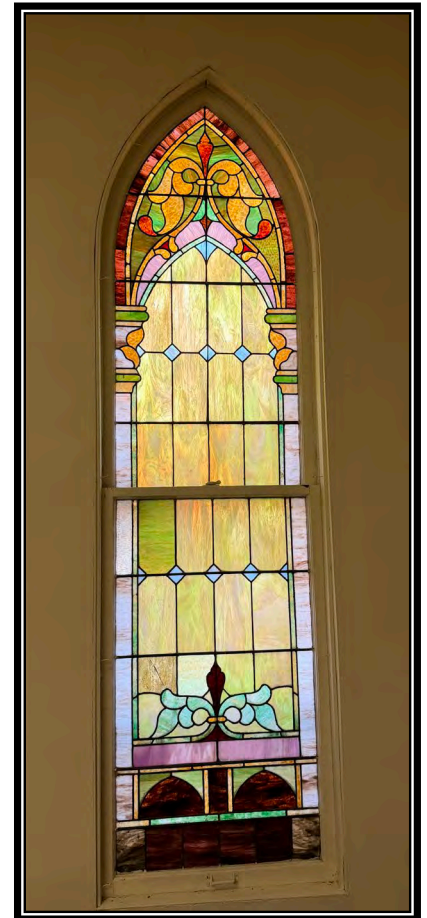
character. The large main room features a stage and beautiful stained-glass windows, creating a memorable focal point with potential for gatherings, events, meetings, or other creative applications.



Beyond the main area, several additional rooms provide opportunities for offices, studios, workspaces, classrooms, or specialized uses. A nursery-sized room, three bathrooms, and a kitchen area further enhance the building's functionality. The full basement offers a large open area along with three additional rooms, providing even more space to consider when developing a new plan for the property.

With an adjacent gravel parking lot and a combination of open gathering space and smaller individual rooms, Tract 4 offers an intriguing opportunity for buyers to explore a variety of business, community, event, or adaptive-reuse concepts.

Tract 5 consist of vacant land, creating additional flexibility for parking, expansion, outdoor space, future development or support acreage for the adjoining improvement.

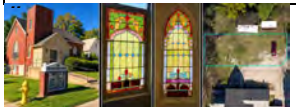


Lake Township • Kosciusko County • Silver Lake, IN

Open House: Nov. 16, 2026 • 5:30 – 6 pm

Listings 10/26/2026

Page 1 of 1

Property	COMMERCIAL		Statu:	Active	CDOM	0	DOM	0	Auction	Yes	
MLS	202644267	106 W Walnut Street		Silver Lake	IN	46982	Statu	Active	LP	\$0	
		Are:	Kosciusko County	Parcel ID	43-18-06-200-569.000-014			Typ:	Mixed Use		
		Cross Street							Age	93	
		REO	N	Short Sale	No						
		Legal	18-28-193 LOTS 11 & 12 TOWN OF SILVER LAKE & PT VAC ALLEY, 018-028-194 S 33								
		Direction:	Head North on State Rd 15, turn Left on Walnut St., turn Right where road ends, 1st Parcel is 1st								
						</					

Remarks ABSOLUTE ONLINE REAL ESTATE AUCTION, Thurs. Nov. 19th at 6 pm! This property will sell regardless of price!! Situated in Silver Lake, this is Tract 4 & 5. Unique offering combining a distinctive building full of character and versatile interior space with adjacent vacant land. Creating an opportunity to explore new uses, future expansion, or a creative redevelopment vision. Tract 4 is a distinctive building featuring a spacious main room with stage & beautiful stained-glass windows, multiple additional rooms, kitchen area, 3 bathrooms, and a full basement with ample space. Tract 5 is vacant land offering added flexibility for potential parking, expansion, outdoor space, future development, or additional acreage to complement an adjoining property. Open House: Monday, November 16th

Agent Remarks Online Absolute Auction: Thursday, November 19th at 6 pm est Open House: Monday, November 16th from 5:30-6 pm Taxes are exempt due to property owned by a church. Full terms available in DOCS. RE BROKERS: Must register clients in 24 hrs in

Sec	Lo	Township	Lake	Lot	0.5400 / 23,522 / 175x132	Src	N	
Year	1933	Age	93	New	No	Years		
Const	Site Built		Total #	1	Exterior	Brick	Foundation	Finished
Bldg #1 Total Above Gd	6,130		Total Below Gd	1,566	Stories	1.0	Total	3
Bldg #2 Total Above Gd			Total Below Gd		Story	1	Finished Office	150
Bldg #3 Total Above Gd			Total Below Gd		Story		Finished Office	
Location			Fire	Volunteer	Story		Finished Office	
Bldg Height			Roof Material	Asphalt, Metal, Shingle	Int Height	12	Column	None
Interior	Block, Drywall		Ceiling Height	14	Water	City	Well Type	
Flooring	Carpet, Ceramic Tile,		Parking	Gravel	Sewer	City	Fuel /	Forced Air
Road	City		Equipment	No	Heating		Cooling	Central Air
Currently Lsd	No		Enterprise	No	Burglar	No	Channel	
					Water Frtg		Lake Type	

SALE INCLUDES Building, Land

SPECIAL FEATURES Handicap Access, Basement, Office Space

Water			Lake Type		
Water Features					
Auction Yes		Auctioneer Name		Auctioneer License #	
		Chad Metzger		AC31300015	
Occupancy		Owner			
Financing Existing		Proposed			
		Excluded None			
Annual \$0.00		Exemption Tax Exempt		Year Taxes Payable 2026	
Is Owner/Seller a Real Estate Licensee No		Assessed Value			
List Metzger Property Services, LLC - Off: 260-982-0238		Possessor At closing			
Agent ID RB14045939		List Agent Chad Metzger - Cell: 260-982-9050			
Agent E-mail chad@metzgerauction.com					
Co-List Metzger Property Services, LLC		Co-List Agent Tiffany Reimer - Cell: 260-571-7910			
Showing Instr Showingtime or Open House					
List Date 10/26/202		Exp Date 1/31/2027		Publish to Yes	
IDX Y		Contract Type Exclusive Right to Sell		Show Addr to Yes	
Seller Concessions Offer No		Allow AVM Yes			
Virtual		Show Special Listing None			
Offer Accepted Date		Seller Concession		Type of	
Closing Date		Selling Price		How Sold	
Total Concessions		Sold/Concession		CDOM 0	
Sell		Sell		Sell	
Co-Sell		Co-Selling			
Presented		Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238			

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TRACT 5

TRACT 4

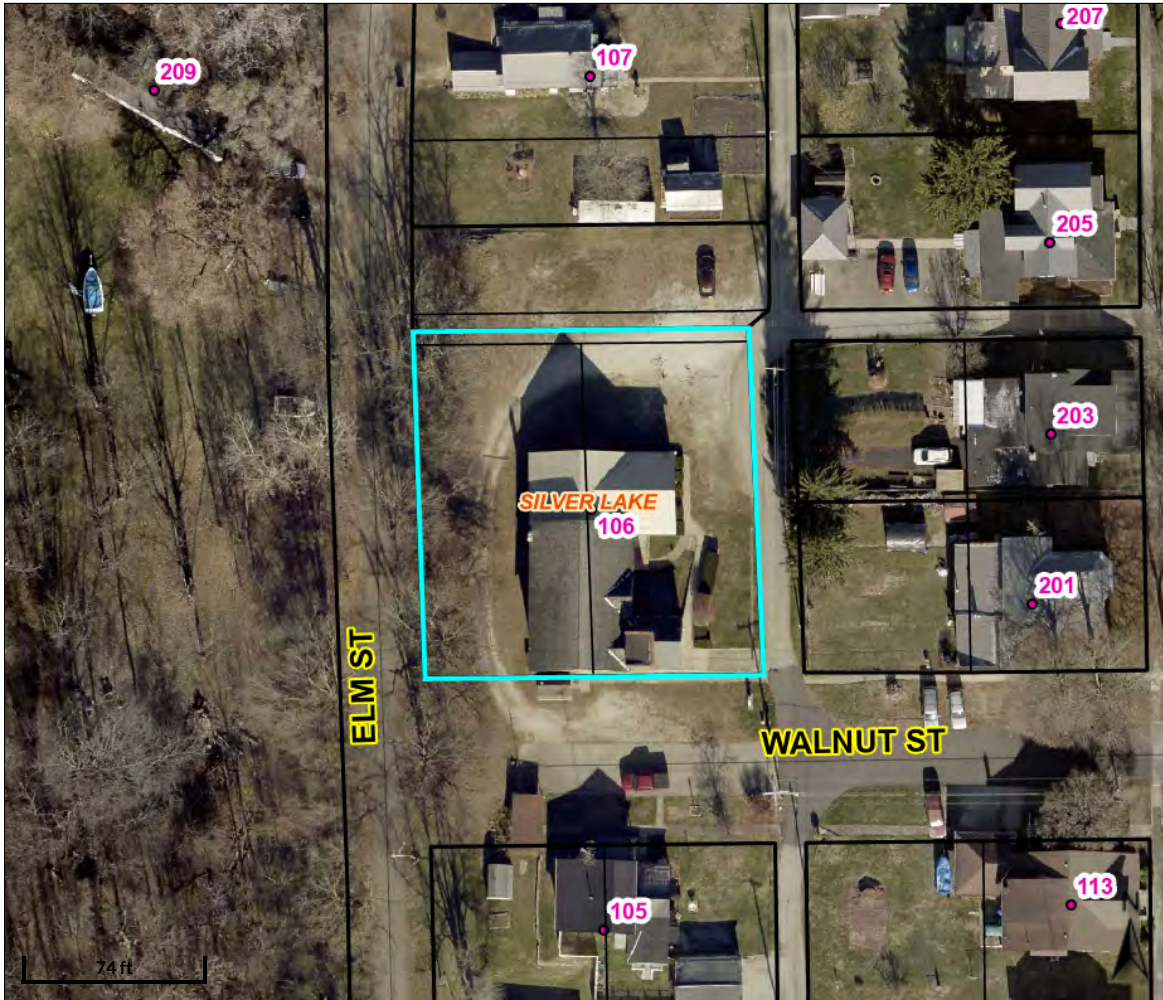
SILVER LAKE

106

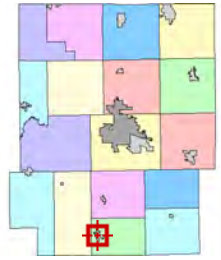


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID 018-028-193 **Alternate ID** 018-720001-90
Sec/Twp/Rng -- **Class** CHURCH, CHAPEL, MOSQUE, SYNAGOGUE, TABERNACLE, OR TEMPLE THAT IS GRANTED AN EXEMPTION
Property Address 106 W WALNUT ST SILVER LAKE
Acreage n/a
District Silver Lake
Brief Tax Description 018-028-193
Lots 11 & 12 Town of Silver Lake
& Pt Vac Alley
(Note: Not to be used on legal documents)

Owner Address Indiana North District Of The Wesleyan Church Inc
PO Box 217
Silver Lake, IN 46982

Date created: 9/22/2026
Last Data Uploaded: 9/22/2026 3:34:53 AM

Developed by SCHNEIDER
GEOSPATIAL

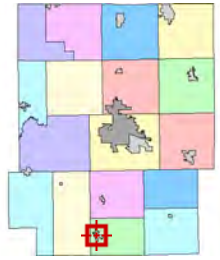


Beacon™

Kosciusko County, IN



Overview



Legend

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

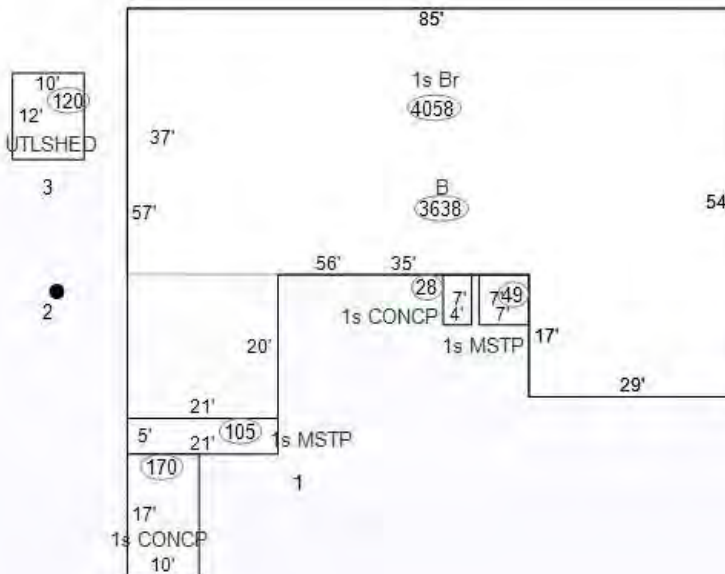
Parcel ID	018-028-194	Alternate ID	018-706000-10	Owner Address	Indiana North Dist Of Wesleyan Church Inc C/O Silver Lk Churc PO Box 217 Silver Lake, IN 46982
Sec/Twp/Rng --		Class	EXEMPT PROPERTY OWNED BY A RELIGIOUS ORG THAT IS GRANTED AN EXEMPTION		
Property Address		Acreage	n/a		
District	Silver Lake				
Brief Tax Description	018-028-194 S 33 Ft Lot 2 Rager & Hommans Add & Pt Vac Alley (Note: Not to be used on legal documents)				

Date created: 10/20/2026

Last Data Uploaded: 10/20/2026 4:17:55 AM

Developed by SCHNEIDER
GEOSPATIAL

Description	Area	Value
Stoop, Masonry	105	\$3,000
Stoop, Masonry	49	\$2,000
Patio, Concrete	170	\$1,400
Patio, Concrete	28	\$200



Sub-Total (all floors)	\$1,187,257	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$1,213,477
Plumbing	\$19,620	Quality (Grade)	1.00
Other Plumbing	\$0	Location Multiplier	0.92
Special Features	\$0	Repl. Cost New	\$1,116,395
Exterior Features	\$6,600		

Floor/Use Computations			
Pricing Key	GCM	GCM	GCM
Use	GENOFF	THEATRE	GENOFF
Use Area	3638 sqft	2492 sqft	1566 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	100.0%	61.4%	38.6%
Eff Perimeter	278'	318'	318'
PAR	8	8	8
# of Units / AC	0	0	0
Avg Unit sz dpth	-1	-1	-1
Floor	B	1	1
Wall Height	9'	12'	8'
Base Rate	\$174.06	\$203.71	\$181.70
Frame Adj	(\$5.80)	(\$19.07)	(\$16.48)
Wall Height Adj	(\$4.45)	(\$34.32)	(\$17.80)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$163.81	\$150.32	\$147.42
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$163.81	\$150.32	\$147.42
Interior Finish	\$0.00	\$0.00	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$0.00	\$0.00	(\$9.03)
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00	\$0.00
S.F. Price	\$163.81	\$150.32	\$138.39
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$595,941	\$374,597	\$216,719

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: C/I Building C 01	1	Brick	C	1933	1957	69	A		0.92		7,696 sqft	\$1,116,399	80%	\$223,280	0%	100%	1.000	1.000	0.00	0.00	100.00	\$223,300
2: Paving C 01	1	Crushed	C	1933	1933	93	A	\$0.94	0.92	\$0.86	8,648 sqft	\$7,479	80%	\$1,500	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,500
3: Utility Shed C 01	1		C	2000	2000	26	A	\$28.66	0.92	\$26.37	10'x12'	\$3,164	55%	\$1,420	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,400

General Information

OccupancyPaving

DescriptionPaving

Story Height0

StyleN/A

Finished Area

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

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Plumbing

#TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value

Cost Ladder										
Floor	Constr	Base	Finish	Value	Totals					
1										
2										
3										
4										
1/4										
1/2										
3/4										
Attic										
Bsmt										
Crawl										
Slab										
						Total Base				
Adjustments						Row Type Adj.				
Unfin Int (-)										
Ex Liv Units (+)										
Rec Room (+)										
Loft (+)										
Fireplace (+)										
No Heating (-)										
A/C (+)										
No Elec (-)										
Plumbing (+ / -)										
Spec Plumb (+)										
Elevator (+)										
						Sub-Total, One Unit				\$0
						Sub-Total, 1 Units				
Exterior Features (+)										\$0
Garages (+) 0 sqft										\$0
Quality and Design Factor (Grade)										1.00
						Location Multiplier				0.92
						Replacement Cost				\$3,413

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: Paving	1	Crushed	C	1957	1957	69	A	\$0.94	0.92	\$0.86	3,947 sqft	\$3,413	80%	\$680	0%	100%	1.000	1.000	0.00	0.00	100.00	\$700

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.

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