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Property Services, LLC

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Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL

Property Manuf. Home/Mobile Home Status Active

CDOM 28 DOM 28 Auction No

MLS	202625515	2728 E Evergreen Drive	Warsaw	IN	46582	LP	\$198,900
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Area	Kosciusko County	Parcel ID	43-07-23-100-032.000-01	Type	Manuf.	Waterfront	No
Sub	The Pines	Cross Street		Bedrms	3	F Baths	2
Township	Plain	Style	One Story	REO	No	Short Sale	No
School District	Warsaw Community			Elem	Eisenhower		
Intermediate		JrH	Lakeview	SrH	Warsaw		

Legal Description 29-89-54 LOT 32 THE PINES

Directions to Property Going north on State Road 13, turn left onto E 500 N, then turn left onto N 475 E. Once you get to the intersection of E 450 N, turn right onto 450. The Pines housing edition is located on the right side of the road, on Pine Drive.

Inside City	City Zoning	County	Zoning
-------------	-------------	--------	--------

Remarks Move-in Ready Home in a Quiet Subdivision just outside of Warsaw. This 3 bedroom, 2 bath home is move-in ready and features an Open Kitchen, Dining & Living Area. Set up for entertaining, the open area leads out to the deck with peaceful, country views. Master Bedroom features an ensuite bathroom with garden tub & stand-up shower. 2-Car attached Garage & Garden Shed add additional storage opportunities & convenience.

Agent Remarks

Sec	Lot	Lot Ac/SF/Dim	0.5100 / 22,216 / 84x262	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,431	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	29	New Const	No	Date Complete	Ext Vinyl
Room Dimensions		Baths	Ful	Hal	Water
RM DIM	LV	B-Main	2	0	Well
LR	14 x 18	B-Upper	0	0	Sewer
DR	x	B-Blw G	0	0	Fuel /
FR	x	Laundry Rm	Main		Heating
KT	11 x 14	Laundry	10 x 6		Cooling
BK	x	AMENITIES Cable Available, Ceiling Fan(s), Countertops-Laminate			
DN	x	, Deck Open, Dryer Hook Up Electric, Garage Door Opener, Tub and			
1B	12 x 12	Separate Shower, Tub/Shower Combination, Main Floor Laundry,			
2B	12 x 12				
3B	10 x 10	Garage	2.0 / Attache	/ 24 x 23	/ 552.0
4B	x	Outbuilding 1	Shed	18 x 22	
5B	x	Outbuilding 2		x	
RR	x	Assn Dues		Frequenc	Not Applicable
LF	x	Other Fees			
EX	x	Restrictions			
Water		Wtr Name		Water Frontage	Channel Frontage
Water	None			Water Type	Lake
Auctioneer		Lic	AC31300015	Auction	Tim
Financing	Existing	Proposed			Location
Annual	\$631.54	Exemptions	Homestead, Supplemental	Year Taxes Payable	2025 Pay
Possessio	At Closing				Excluded Party
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050		None
Agent	chad@metzgerauction.com	List Agent - User	UP388053395	List Team	
Co-List Office		Co-List Agent			
Showing	Showing Time				
List Date	6/26/2026	Start Showing	Exp Date	9/30/2026	Owner/Seller a Real Estate
Seller Concessions Offer Y/N	No	Seller Concession Amount	\$		No
Contract Type	Exclusive Right to Sell				Agent/Owner
Virtual	Unbranded Virtual Tour	Lockbox	Mechanical/Combo	Lockbox Location	Front Door
Pending Date		Closing Date		Selling Price	Type of
Ttl Concessions		Sold/Concession			How Sold
Sell Office		Sell Agent			Conc Paid By
Co-Sell		Co-Sell Agent			
Presented by:	Chad Metzger - Cell: 260-982-9050				Sell Team

/ 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.

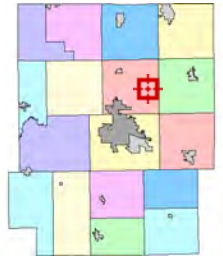


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	029-089-054	Alternate ID	029-702005-50
Sec/Twp/Rng	--	Class	RESIDENTIAL MOBILE/MANUFACTURED HOME FAMILY DWELLING ON A PLATTED LOT
Property Address	2728 E EVERGREEN DR WARSAW	Acreage	n/a
District	Plain		
Brief Tax Description	029-089-054 LOT 32 THE PINES		

(Note: Not to be used on legal documents)

Owner Address
 Sitts Billy E Sr & Ruthie J
 Sitts Rev Liv Tr
 Billy E Sitts Sr & Ruthie J
 Sitts Trustees
 2728 E Evergreen Dr
 Warsaw, IN 46582

Date created: 6/16/2026

Last Data Uploaded: 6/16/2026 10:16:43 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**

State Form 46234 (R8 / 8-25)

Date (month, day, year)

05/29/2026

Property address (number and street, city, state, and ZIP code)

2728 E Evergreen Dr Warsaw IN 46581

Seller states that the information contained in this Disclosure is correct to the best of Seller's **CURRENT ACTUAL KNOWLEDGE** as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, Indiana law (IC 32-21-5) generally requires sellers of 1-4-unit residential property to complete this form regarding the known physical condition of the property. IC 32-21-5-1(b) states that this form is **not** required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be part of any contract between the Buyer and the Seller. The Seller must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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.

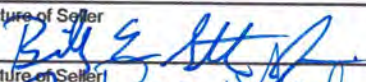
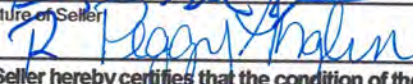
Signature of Seller <i>Bill E Little Jr</i>	Date (mm / dd / yyyy) <i>05/29/2026</i>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Planny Anglin</i>	Date (mm / dd / yyyy) <i>05-29-2026</i>	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the 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)

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:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	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://msc.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 	Date (mm / dd / yyyy) 05/29/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller 	Date (mm / dd / yyyy) 05-29-2026	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)

2728 E Evergreen Dr Warsaw, IN 46582

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				
Freezer				
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:	X			
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			X	
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			
Swimming Pool & Pool Equipment	X			
				Yes No Unknown
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?				X
Are the structure(s) connected to a private / community water system?				X
Are the structure(s) connected to a private / community sewer system?				X

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Signature of Seller <i>Bill E. Smith</i>	Date (mm / dd / yyyy) 05/29/2026	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Regina Anolin</i>	Date (mm / dd / yyyy) 05-29-2026	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)

2728 E Evergreen Dr Warsaw, IN 46582

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	2009 ?	Yes	No	Unknown
Age, if known: 29 Years.	1997	X		
Does the roof leak?			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? 0			X	

3. WATER HEATER				
Age, if known: _____ Years.			X	

4. FURNACE				
Age, if known: _____ Years.			X	

5. CENTRAL AIR CONDITIONING				
Age, if known: _____ Years.			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:	NA		

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Signature of Seller	<i>Bill E. H...</i>	Date (mm / dd / yyyy)	05/29/2024	Signature of Buyer		Date (mm / dd / yyyy)	
Signature of Seller	<i>Peggy And...</i>	Date (mm / dd / yyyy)	05-29-2024	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.



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER CAL. CAGA
 EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

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- ★ ANTIQUE APPRAISALS
- ★ FARM SALES
- ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS
- ★ REAL ESTATE SALES

260-982-0238

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[illegible]

43-07-23-100-032.000-016

General Information

Parcel Number
43-07-23-100-032.000-016

Local Parcel Number
2970200550

Tax ID:

Routing Number
029-089-054

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2026

Location Information

County
Kosciusko

Township
PLAIN

District 016 (Local 016)
PLAIN TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2900600-016
PINES

Section/Plat
23-33-6

Location Address (1)
2728 E EVERGREEN DR
WARSAW, IN 46582

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
The Pines

Lot
32

Market Model
Manufactured Homes Northern

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2025

SITTS BILLY E SR & RUTHIE J R

Ownership

SITTS BILLY E SR & RUTHIE J
REV LIV TRUST
2728 E EVERGREEN DR
WARSAW, IN 46582

Legal

29-89-54
LOT 32 THE PINES



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	\$31,200	\$31,200	\$19,200	\$19,200	\$19,200
Land Res (1)	\$31,200	\$31,200	\$19,200	\$19,200	\$19,200
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$137,300	\$119,700	\$122,500	\$108,100	\$94,100
Imp Res (1)	\$137,300	\$119,700	\$121,700	\$104,400	\$90,900
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$800	\$3,700	\$3,200
Total	\$168,500	\$150,900	\$141,700	\$127,300	\$113,300
Total Res (1)	\$168,500	\$150,900	\$140,900	\$123,600	\$110,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$800	\$3,700	\$3,200

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 102' X 170', CI 102' X 170')

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		60	84x262	1.14	\$325	\$371	\$31,164	0%	1.0000	100.00	0.00	0.00	\$31,160

2728 E EVERGREEN DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/23/2009	SITTS BILLY E SR &	2009110973	QC	/		I
09/18/2009	SITTS BILLY E & RUT	2009090782	WD	/	\$72,500	I
03/18/2009	SECRETARY OF HOU	2009031271	WD	/	\$89,315	I
02/13/2009	CHASE HOME FINAN	2009020607	NA	/	\$89,315	I
02/05/2007	GARVER MICHELLE	2007001560	WD	/	\$117,500	I
08/29/2006	OUSLEY BRANDON J		WD	/	\$120,300	I

Res

540, Mobile or Manufactured Home - Pla

PINES/2900600-016

1/2

Notes

3/3/2026 2026: 2026 REMOVED MARKET ADJ FROM AG BUILDINGS

5/19/2020 REA: 2021 CORRECTED DIMENSIONS OF LEANTO PER PICTOMETRY

8/19/2016 REA: 2017 PAY 2018 PRICED WDDK IN WITH HOUSE, REMOVED 8X8 UTL SHED & ADDED LEAN-TO PER PICTOMETRY

6/26/2013 MH: MARKET MODEL: MANUFACTURED HOMES

3/20/2012 MEM: 2009 BELLY E SR & RUTHIE J SITTS TRUSTEES

2/3/2012 MH: 2012 CHANGED MH TO 1SFR PER STATE DIRECTIVE

11/18/2008 AFF: TO TRANSFER MH TO REAL ESTATE 1997 FAIRMONT S/N RAD1009149 & RAD1009150

11/18/2008 MEM: ADDED 12X16 WD DECK PER PHOTO 2007

Land Computations

Calculated Acreage	0.51
Actual Frontage	60
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	\$31,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$31,200

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

N/A

Finished Area

1431 sqft

Make

Floor Finish

☐Earth

☒Tile

☐Slab

☒Carpet

☐Sub & Joist

☐Unfinished

☐Wood

☐Other

Wall Finish

☒Plaster/Drywall

☐Unfinished

☐Paneling

☐Other

☐Fiberboard

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description

Area

Value

Wood Deck

192

\$4,000

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

1

Dining Rooms

Family Rooms

Total Rooms

8

Heat Type

Central Warm Air

Specialty Plumbing		
Description	Count	Value
Bath Tub With Jets	1	\$2,500

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1431	1431	\$163,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl		1431	0	\$8,400
Slab				
Total Base				\$171,500
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1431
No Elec (-)				\$0
Plumbing (+ / -)				9 – 5 = 4 x \$1,400
Spec Plumb (+)				\$2,500
Elevator (+)				\$0
Sub-Total, One Unit				\$184,100
Sub-Total, 1 Units				
Exterior Features (+)				\$4,000
Garages (+) 552 sqft				\$25,000
Quality and Design Factor (Grade)				0.80
Location Multiplier				0.92
Replacement Cost				\$156,842

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	D	1997	1997	29	A		0.92		1,431 sqft	\$156,842	28%	\$112,930	0%	100%	1.090	1.080	100.00	0.00	0.00	\$132,900
2: Lean-To	1	Earth Flo	C	2012	2012	14	A	\$10.59	0.92		8'x20' x 7'	\$1,559	30%	\$1,090	0%	100%	1.000	1.080	100.00	0.00	0.00	\$1,200
3: Utility Shed	1		C	2009	2009	17	A	\$24.58	0.92	\$22.61	12'x20'	\$5,427	50%	\$2,710	0%	100%	1.090	1.080	100.00	0.00	0.00	\$3,200

Total all pages

\$137,300

Total this page

\$137,300



Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC, Chad Metzger represent,
(MPS, LLC Owner/Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Bill C. H. H. 05/29/2026
Owner Date Owner Date

Peggy Anglin 05-29-2026
Owner Date Owner Date

Purchaser Date

Purchaser Date

...Generation after Generation



Metzger
Property Services, LLC

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