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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

Move-In Ready 3-4 Bedroom Home!

This property will be offered at Online Only Auction on Thursday, September 29, 2022 – Bidding begins closing out at 6:00 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer will settle any disputes as to bids and his 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 Sellers and the Buyer(s). An earnest money deposit of \$2,000 down the day 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. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before November 4, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$960.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Online Auction: Thursday, September 29, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 435 W. Tipton St., Huntington, IN 46750
Huntington Township • Huntington County

<https://bidmetzger.com/auctions/>



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

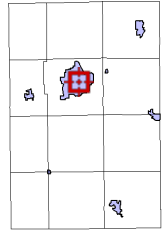
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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Overview




Legend

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
-  Private Drives
-  County Roads
-  Municipal Roads
-  State Routes
-  US Route
-  Interstate

Parcel ID	35-05-15-200-409.900-005	Alternate ID	350515200409900005	Owner Address	Jagger, Scott M & Kimberly K
Sec/Twp/Rng	15-28N-9E	Class	One Family Dwelling Platted		435 W Tipton St
Property Address	435 W TIPTON ST HUNTINGTON	Acreage	n/a		Huntington, IN 46750
District	HTGN. CORP. RE				
Brief Tax Description	014-04099-00 LAFONTAINES ADD LOT 24 <i>(Note: Not to be used on legal documents)</i>				

Date created: 9/3/2022
Last Data Uploaded: 9/2/2022 11:22:06 PM

Developed by 

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202237122	435 W Tipton Street	Huntington	IN 46750	LP \$0
	Area Huntington County	Parcel ID 35-05-15-200-409.900-005	Type Site-Built Home	Waterfront No
	Sub LaFontaines	Cross Street	Bedrms 3	F Baths 2
	Township Huntington	Style One and Half Story	REO No	Short Sale No
	School District HCS	Elem Flint Springs	JrH Crestview	SrH Huntington North
	Legal Description 014-04099-00 LAFONTAINES ADD LOT 24			
	Directions From 224, go west on Tipton St. Property is on Tipton in-between Oak & LaFontaine.			
	Inside City Limits Y	City Zoning R1	County Zoning	Zoning Description

Remarks Move-In Ready 3-4 bedroom Home with 2 baths is going to auction Online Only Auction, Thursday, September 29 at 6 pm. This home features 3 large bedrooms and 2 full baths. Living Room opens up to the formal dining room that flows to the kitchen. The downstairs has hardwoods and crown molding! There are 2 additional rooms downstairs that could potentially be bedrooms, one is being used as an office and the other as a storage room. Main floor laundry leads you out to the large, fenced backyard! Large is extra large, perfect for pets, and features a patio, fire pit, room for a garden and a detached garage for storage. The home is nicely landscaped and ready for you to call home! Come see for yourself, Open House: Tuesday, September 20 from 5:30-6pm

Agent Remarks Online Auction: Thurs. 9.29 at 6 pm. Open House: 9.20, 5:30 - 6 pm. TERMS: \$2,000.00 down with the balance due at closing. Taxes prorated. No Survey. RE BROKERS: Must register clients 24 hour in advance & be present at all showings with your client in order to receive compensation. Registration form is in docs.

Sec	Lot 24	Lot Ac/SF/Dim	0.2000	/ 8,712	/ 66X132	Lot Desc	0-2.9999				
Above Gd Fin SqFt	1,749	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	894	Ttl Fin SqFt	1,749	Year Built	1888
Age	134	New Const	No	Date Complete		Ext	Other	Bsmt	Partial Basement, Unfinished	# Rooms	6
Room Dimensions		Baths	Full	Half	Water	City		Basement Material	Block, Stone		
RM DIM	LVL	B-Main	1	0	Sewer	City		Dryer Hookup Gas	No	Fireplace	No
LR	15 x 13	M	B-Upper	1	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No
DR	15 x 13	M	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	Yes
FR	x					Cooling	Window	Disposal	No	Ceiling Fan	Yes
KT	15 x 12	M	Laundry Rm	Main			15x8	Water Soft-Owned	No	Skylight	No
BK	x		AMENITIES Ceiling Fan(s), Crown Molding, Detector-Smoke, Dryer Hook Up Electric, Landscaped, Patio Open, Range/Oven Hook Up Gas, Split Br Floor Plan, Tub/Shower Combination, Formal Dining Room, Main Floor Laundry, Washer Hook-Up								
DN	x							Water Soft-Rented	Yes	ADA Features	No
MB	20 x 18	U						Alarm Sys-Sec	No	Fence	Chain Link, Wood
2B	18 x 18	U						Alarm Sys-Rent	No	Golf Course	No
3B	18 x 15	U	Garage	1.0	/ Detached	/	26 x 12 / 312.00	Garden Tub	No	Nr Wlkg Trails	No
4B	x		Outbuilding 1	None			x	Jet Tub	No	Garage Y/N	Yes
5B	x		Outbuilding 2				x	Pool	No	Off Street Pk	No
RR	x		Assn Dues		Frequency	Not Applicable		Pool Type			
LF	x		Other Fees					SALE INCLUDES	Refrigerator, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Water Heater Gas, Water Softener-Rented		
EX	x		Restrictions								

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	9/6/2022	Time	6 pm
Financing:	Existing	Proposed		Location	online only	Excluded Party	None
Annual Taxes	\$960.00	Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022	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		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	9/6/2022	Start Showing Date		Exp Date	2/24/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.5%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Agent		Sell Team	

Presented by:

Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month day year) 9/3/2022

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

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 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 a part of any contract between the buyer and the owner. 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. An owner 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 real estate.

Property address (number and street, city, state, and ZIP code) 435 W. Tipton St., Huntingtown IN 46750

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer <u>Elec.</u>			X	
Clothes Washer			X	
Dishwasher	X			
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood		X		
Microwave Oven	X			
Oven <u>gas</u>			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)			X	
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks	X			
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)		X		
60 / 100 / 200 Amp Service (Circle one)			X	
Generator	X			

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 agent, 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 <u>[Signature]</u>	Date (mm/dd/yy) <u>9.3.2022</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>[Signature]</u>	Date (mm/dd/yy) <u>9.3.2022</u>	Signature of Buyer	Date (mm/dd/yy)

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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	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			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
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 improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning	X			
Hot Water Heat	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source				

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

435 W. Tipton St, Huntington, IN 46750

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>18</u> Years.			
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? <u>Maybe 2</u>			X

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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 13-14-1-15?			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:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	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	
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	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?		X	
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		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 agent, 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>[Signature]</i>	Date (mm/dd/yy) <u>2-3-2012</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>2-3-2012</u>	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



Metzger
PROPERTY SERVICES, LLC
CHAD METZGER CAI, CAGA

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Average Utilities

	Company	Average Amount
Gas	Center point energy	\$ = \$120 / mo.
Electric	Duke Energy	\$ = \$120 / mo.
Trash/ Sewer/ Water	City of Huntington	\$ = \$100 / mo
Other	Softner: Rented at Culligan	\$ 37. / mo
HOA		\$

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**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0140409900

Printed 03/18/2022 Card No. 1 of 1

PARCEL NUMBER
35-05-15-200-409.900-005
Parent Parcel Number

Jagger, Scott M & Kimberly K
435 W Tipton St
Huntington, IN 46750 USA
014-04099-00 LAFONTAINES ADD LOT 24

TRANSFER OF OWNERSHIP

Table with columns: Date, Owner Name, Value. Rows include dates from 08/07/2012 to 09/12/1979.

Property Address
435 W TIPTON ST

Neighborhood
3505537 LAFONTAINE ADDITION

Property Class
510 Res 1 fam dwelling platted lot

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 003 Huntington
Corporation N
District 005 Huntington Corp
Section & Plat 15
Routing Number 80-52

VALUATION RECORD

Homestead Allocations

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value, and various allocation values.

Site Description

Topography:
Level, High

Public Utilities:
All

Street or Road:
Paved, Sidewalk, Alley

Neighborhood:
Static

Zoning:
1 FRONT LOT

Legal Acres:
0.0000

Admin Legal
0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Soil ID, Effective Frontage, Effective Depth, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

CY16: CYCLICAL REASSESSMENT 2016
1-1-16 no changes
CY21: CYCLICAL REASSESSMENT 2021
changed eff age of dwell

Supplemental Cards

Supplemental Cards

MEASURED ACREAGE

TRUE TAX VALUE

13200

FARMLAND COMPUTATIONS

- Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]

Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)

TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards
TOTAL LAND VALUE

13200

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 1.5
 Finished Area: 1749
 Attic: None
 Basement: Full

ROOFING
 Material: Asphalt shingles

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

EXTERIOR COVER
 Shingle-asbestos 1.0, 1.5

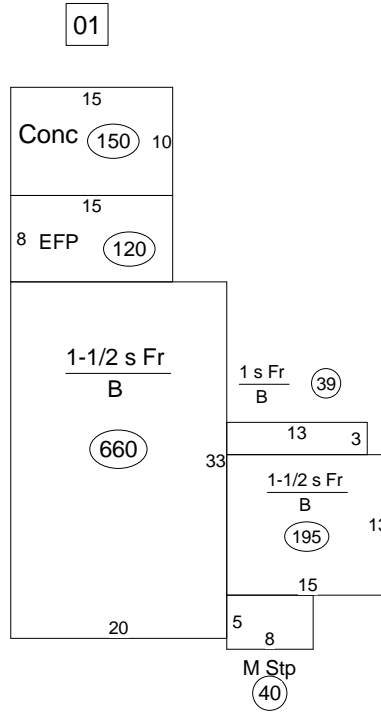
INTERIOR FINISH
 Drywall 1.0, 1.5
 Unfinished B

ACCOMMODATIONS
 Finished Rooms 6
 Bedrooms 3

HEATING AND AIR CONDITIONING
 Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper
 Central War 0 894 0 855
 Air Cond 0 894 0 855

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

REMODELING AND MODERNIZATION
 Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	894	1.0	894	73950	
1 WOOD FRAME	855	1.5	855	28940	
1 WOOD FRAME	894	Bsmt	0	24920	
	0	Crawl	----	0	

TOTAL BASE			127810
Row Type	Adjustment	1.00%	
SUB-TOTAL			127810

0 Interior Finish	0
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	4360
Frame/Siding/Roof	0
Plumbing Fixt: 5	0

SUB-TOTAL ONE UNIT		132170
SUB-TOTAL 0 UNITS		132170
Exterior Features	Value	
Description	Value	
MSTP	1820	0
EFP	8030	0
CONCP	900	0
Ext Features		10750
SUB-TOTAL		142920
Quality Class/Grade	D+2	
GRADE ADJUSTED VALUE		122200

(LCM: 95.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
01 :NE	-5	D	DWELL	1.50	D+2	1888	1969	AV	0.00	N	0.00	2643	122200	45	0	138	100	92800
		01	DETGAR	0.00	5	D-1	2005	2005	AV	29.88	Y	16.35	12x 26	5100	20	0	100	4100

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

MH 11/16/1993

03/01/1995

Neigh 3505537 AV

TOTAL IMPROVEMENT VALUE

96900

...Generation after Generation



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