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

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REAL ESTATE AUCTION TERMS

Shipshewana Lake Properties offered in 3 Tracts!

This property will be offered at Auction on Saturday, February 25, 2023 at 3:00 pm at the Van Buren Hotel in Shipshewana, IN. *Tracts 1&2 are selling regardless of price! Bid Live In-Person or Online!* 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 10% 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 Warranty or Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 31, 2023. 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 \$3,538.08. 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.

Auction: Saturday, February 25, 2023 at 3 pm

Auction Location: Van Buren Hotel 1175 N Van Buren St., Shipshewana, IN

Tract 1 Location: 3280 N 920 W, Shipshewana, IN

Tract 2 Location: 3310 N 920 W, Shipshewana, IN

Tract 3 Location: south of Tract 2 on the east side of the road

Newbury Township • LaGrange County

Auction Manager: Dodie Hart 260.463.1717

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



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

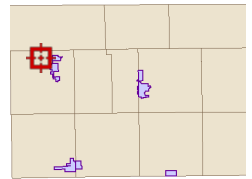
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Overview



Legend


-  Parcels
-  Roads

Parcel ID	44-05-04-400-000.013-014	Alternate ID	004-04400-13	Owner Address	Glick, Elmer J Rev Trust
Sec/Twp/Rng	0004-0037-8	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		c/o C Susan Glick
Property Address	3310 N 920 W	Acreage	n/a		113 W Spring St
District	Shipshewana				Lagrange, IN 46761
Brief Tax Description	Newbury Township SUNSET GROVE LOT 15 SHIPSHEWANA LAKE				
	(Note: Not to be used on legal documents)				

The information in this web site represents current data from a working file which is updated continuously. Its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use. LaGrange County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use

Date created: 1/9/2023
Last Data Uploaded: 1/9/2023 2:46:51 AM

Listings as of 02/08/2023

Property Type RESIDENTIAL	Status Active	CDOM 0	DOM 0	Auction Yes
MLS # 202303581	3310 N 920 W	Shipshewana	IN 46565	LP \$0
	Area LaGrange County	Parcel ID 44-05-04-400-000.013-014	Type Site-Built Home	Waterfront Yes
	Sub Sunset Grove	Cross Street	Bedrms 3	F Baths 1
	Township Newbury	Style One and Half Story	REO No	Short Sale No
	School District WESTV	Elem Shipshewana	JrH Westview	SrH Westview
Legal Description SUNSET GROVE LOT 15 SHIPSHEWANA LAKE				
Directions Northwest of Shipshewana, property is located on the east side of Shipshewana Lake on 920 W.				
Inside City Limits N	City	County Zoning L1	Zoning Description	

Remarks Lakefront Home on Shipshewana Lake going to ABSOLUTE Auction Saturday, February 25, 2023 at 3 pm! Absolute means this property is selling regardless of price! This is Tract 1 which features Lakefront Property with Project Home! Great Opportunity to renovate to your liking or start over & build your dream home with Beautiful Lake Views! Bid on this tract individually or in combination with another lakefront property down the street! Open House: Monday, February 20th 5:30-6pm

Agent Remarks Absolute Auction: Sat. 2.25.23 3pm Open House: Mon. 2.20.23 5:30-6pm TERMS: 10% down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec Lot 15	Lot Ac/SF/Dim 0.1300 / 5,699 / 41X139	Lot Desc 0-2.9999, Lake
Above Gd Fin SqFt 1,144	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0
Age 75	New Const No	Date Complete
Room Dimensions	Baths Full Half	Water WELL
RM DIM LVL	B-Main 1 0	Sewer Septic
LR x	B-Upper 0 0	Fuel / None
DR x	B-Blw G 0 0	Heating
FR x		Cooling None
KT x	Laundry Rm Main	x
BK x		
DN x		
MB 12 x 12 M		
2B 12 x 12 U		
3B 12 x 12 U	Garage /	/ x /
4B x	Outbuilding 1 None	x
5B x	Outbuilding 2	x
RR x	Assn Dues	Frequency Not Applicable
LF x	Other Fees	
EX x	Restrictions	

Water Access LAKE	Wtr Name Shipshwna	Water Frontage 40.00	Channel Frontage 0.00
Water Features		Water Type Lake	Lake Type NOSKI
Auctioneer Name Chad Metzger & Dodie Hart	Lic # AC31300015	Auction Date 2/25/2023	Time 3:00 PM
Financing: Existing	Proposed	Location Van Buren Hotel 1175 N Van	Excluded Party None
Annual Taxes \$1,930.00	Exemptions No Exemptions	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 2/8/2023	Start Showing Date	Exp Date 4/30/2023	Owner/Seller a Real Estate Licensee No
Contract Type Exclusive Right to Sell	Buyer Broker 2.0%	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 Off	Co-Sell Agent
			Sell Team

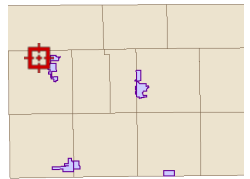
Presented by:

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

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Overview




Legend

- Parcels
- Roads

Parcel ID	44-05-04-400-000.010-014	Alternate ID	004-04400-10	Owner Address	Glick, Elmer J Rev Trust
Sec/Twp/Rng	0004-0037-8	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		c/o C Susan Glick
Property Address	3280 N 920 W	Acreage	n/a		113 W Spring St
District	Shipshewana				Lagrange, IN 46761
Brief Tax Description	Newbury Township SUNSET GROVE LOT 12 SHIPSHEWANA LAKE				
	(Note: Not to be used on legal documents)				

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Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes	
MLS #	202303583	3280 N 920 W	Shipshewana	IN	46565	LP	\$0			
	Area	LaGrange County	Parcel ID	44-05-04-400-000.010-014	Type	Site-Built Home	Waterfront	Yes		
	Sub	Sunset Grove	Cross Street		Bedrms	2	F Baths	1	H Baths	0
	Township	Newbury	Style	One Story	REO	No	Short Sale	No		
	School District	WESTV	Elem	Shipshewana	JrH	Westview	SrH	Westview		
	Legal Description	SUNSET GROVE LOT 12 SHIPSHEWANA LAKE								
	Directions	Northwest of Shipshewana, property is located on the east side of Shipshewana Lake on 920 W.								
	Inside City Limits	N	City		County Zoning	L1	Zoning Description			

Remarks Lakefront Home on Shipshewana Lake going to ABSOLUTE Auction on Saturday, February 25, 2023 at 3 pm! Absolute means this property is selling regardless of price! This is Tract 2 which features a Lakefront Property with Project Home! Great Opportunity to renovate to your liking or start over & build your dream home with Beautiful Lake Views! Bid on this tract individually or in combination with the home down the road for 2 lakefront homes! Open House: Monday, February 20th 5:30-6pm

Agent Remarks Absolute Auction: Sat. 2.25.23 3pm Open House: Mon. 2.20.23 5:30-6pm TERMS: 10% down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 12	Lot Ac/SF/Dim	0.1100	/	4,687	/	43X109	Lot Desc	0-2.9999, Lake				
Above Gd Fin SqFt	748	Above Gd Unfin SqFt	0			Below Gd Fin SqFt	0	Ttl Below Gd SqFt	608	Ttl Fin SqFt	748	Year Built	1925
Age	98	New Const	No		Date Complete		Ext	Aluminum, Other		Bsmt	Crawl, Partial Basement	# Rooms	4
Room Dimensions		Baths	Full	Half	Water	WELL		Basement Material					
RM DIM	LVL	B-Main	1	0	Sewer	Septic		Dryer Hookup Gas	No	Fireplace	No		
LR	x	B-Upper	0	0	Fuel /	None		Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x	B-Blw G	0	0	Heating			Dryer Hookup G/E	No	Split FlrPln	No		
FR	x				Cooling	None		Disposal	No	Ceiling Fan	No		
KT	x	Laundry Rm	Main			x		Water Soft-Owned	No	Skylight	No		
BK	x							Water Soft-Rented	No	ADA Features	No		
DN	x							Alarm Sys-Sec	No	Fence			
MB	12 x 12	M						Alarm Sys-Rent	No	Golf Course	No		
2B	12 x 12	M						Garden Tub	No	Nr Wlkg Trails	No		
3B	x	Garage	/		/	x	/	Jet Tub	No	Garage Y/N	No		
4B	x	Outbuilding 1	None			x		Pool	No	Off Street Pk			
5B	x	Outbuilding 2				x		Pool Type					
RR	x	Assn Dues			Frequency	Not Applicable							
LF	x	Other Fees											
EX	x	Restrictions											

Water Access	LAKE	Wtr Name	Shipshewana	Water Frontage	35.00	Channel Frontage	0.00
Water Features				Water Type	Lake	Lake Type	NOSKI
Auctioneer Name	Chad Metzger & Dodie Hart	Lic #	AC31300015	Auction Date	2/25/2023	Time	3:00 PM
Financing:	Existing	Proposed		Location	Van Buren Hotel 1175 N Van	Excluded Party	None
Annual Taxes	\$1,572.08	Exemptions	No Exemptions	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	2/8/2023	Start Showing Date		Exp Date	4/30/2023	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker	2.0%	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 Off		Co-Sell Agent	
						Sell Team	

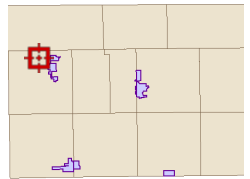
Presented by:

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Overview



Legend

-  Parcels
-  Roads

Parcel ID	44-05-04-400-015.000-014	Alternate ID	004-04415-00	Owner Address	Glick, David L
Sec/Twp/Rng	04-37N-08E	Class	RESIDENTIAL VACANT PLATTED LOT		220 Apple Valley
Property Address	N 920 W	Acreage	0.39		Lagrange, IN 46761
	Shipshewana				

District Newbury Township
Brief Tax Description PT OUT E 1/2 SE 1/4 E OF PLAT
 .39 AC

(Note: Not to be used on legal documents)

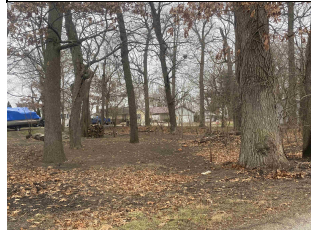
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Developed by  **Schneider**
 GEOSPATIAL

Property Type LOTS AND LAND **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202303584 ***** N 920 W** **Shipshewana** **IN 46565** **Status Active** **LP \$0**



Area LaGrange County **Parcel ID** 44-05-04-400-015.000-014 **Type** Residential Land
Sub Sunset Grove **Cross Street**
School District WEST Elem Shipshewana JrH Westview **Lot #** SrH Westview
REO No **Short Sale** No **Waterfront Y/N** N
Legal Description OUT FRL NE 1/4 N OF LOT 67 SUNSET GROVE (.17 AC) & OUT MID E 1/2 SE 1/4 E OF LOTS 9 & 10 (.31
Directions Northwest of Shipshewana, property is located on the east side of Shipshewana Lake on 920 W.
Inside City Limits N **City Zoning** **County Zoning** L1 **Zoning Description**

Remarks Vacant Lot on Shipshewana Lake going to Auction on Saturday, February 25, 2023 at 3pm! This is Tract 3 which features 140x115 lot to Build Your Dream Home with water views of Shipshewana Lake!

Agent Remarks Auction: Sat. 2.25.23 3pm TERMS: 10% down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec Lot 0 **Lot Ac/SF/Dim** 0.4800 / 20,909 / 118X143.6
Parcel Desc Lake, 0-2.9999 **Platted Development** No **Platted Y/N** Yes
Township Newbury **Date Lots Available** **Price per Acre** \$0.00
Type Use Residential, Recreational **Road Access** County **Road Surface** Tar and Stone **Road Frontage** County

Water Type None **Easements** Yes
SEWER TYPE None **Water Frontage**
Type Fuel None **Assn Dues** Not Applicable
Electricity Available **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be Divided? No

Water Access
Water Name **Lake Type**

Water Features
Water Frontage **Channel Frontage** **Water Access**

Auction Yes **Auctioneer Name** Chad Metzger **Auctioneer License #** AC31300015
Auction Location Van Buren Hotel 1175 N Van **Auction Start Date** 2/25/2023

Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes \$362.00 **Exemption** **Year Taxes Payable** 2022 **Assessed Value**

Is Owner/Seller a Real Estate Licensee No **Possession** At closing
List Office 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 Office **Co-List Agent**

Showing Instr
List Date 2/8/2023 **Exp Date** 4/30/2023

Contract Type Exclusive Right to Sell **BBC** 2.0% **Variable Rate** No **Special Listing Cond.** None
Virtual Tours: **Type of Sale**

Pending Date **Closing Date** **Selling Price** **How Sold** **CDOM** 0
Total Concessions Paid **Sold/Concession Remarks**

Sell Off **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238
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This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

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**

General Information

Parcel Number 44-05-04-400-000.010-014
Local Parcel Number 0040440010

Tax ID:

Routing Number M4AR34

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County LaGrange

Township NEWBURY TOWNSHIP

District 014 (Local 014)
NEWBURY TOWNSHIP

School Corp 4525
WESTVIEW

Neighborhood 5040700-014
SHIPSHEWANA LAKE ON WATER

Section/Plat

Location Address (1)
3280 N 920 W
SHIPSHEWANA, IN 46565

Zoning

Subdivision

Lot

Market Model
5040700-014

Characteristics

Topography Rolling Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 27, 2022

Review Group 2022

Ownership

GLICK, ELMER J REV TRUST
C/O C SUSAN GLICK
113 W SPRING ST
LAGRANGE, IN 46761

Legal

SUNSET GROVE LOT 12 SHIPSHEWANA LAKE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show ownership transfers from 1900 to 2019.

Notes

Notes section (empty)

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data from 2019 to 2022.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 53' X 232', CI 53' X 232')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows data for F F 40 43x109 0.75 \$500 \$375 \$16,125 0% 100% 1.0000 \$16,130.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.11), Actual Frontage (40), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (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 (\$16,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$16,100).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 Story Old-1959
Finished Area	748 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value

Plumbing

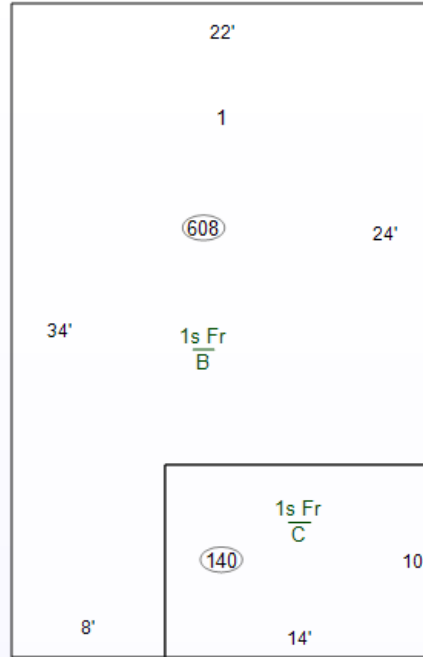
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	5	7

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

No Heat, Gravity



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	748	748	\$65,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	608	0	\$20,600	
Crawl	140	0	\$2,800	
Slab				

Total Base \$88,500

Adjustments 1 Row Type Adj. x 1.00 \$88,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:512	\$7,100
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)	1:748	(\$3,100)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$94,100

Sub-Total, 1 Units

Exterior Features (+)	\$0	\$94,100
Garages (+) 0 sqft	\$0	\$94,100
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.94	

Replacement Cost \$70,763

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family	100%	1	Wood Frame	D	1925	1925	97 VP		0.94		1,356 sqft	\$70,763	95%	\$3,540	0%	65%	1.980 1.0000	\$4,600

General Information

Parcel Number 44-05-04-400-000.013-014
Local Parcel Number 0040440013

Tax ID:

Routing Number M4AR37

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County LaGrange
Township NEWBURY TOWNSHIP
District 014 (Local 014) NEWBURY TOWNSHIP
School Corp 4525 WESTVIEW
Neighborhood 5040700-014 SHIPSHEWANA LAKE ON WATER
Section/Plat 0004
Location Address (1) 3310 N 920 W SHIPSHEWANA, IN 46565

Zoning

Subdivision

Lot

Market Model 5040700-014

Characteristics

Topography Rolling Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 27, 2022

Review Group 2022

Ownership

GLICK, ELMER J REV TRUST
C/O C SUSAN GLICK
113 W SPRING ST
LAGRANGE, IN 46761

Legal

SUNSET GROVE LOT 15 SHIPSHEWANA LAKE



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 06/18/2019 and 01/01/1900 entries.

Notes

Notes section with empty space.

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2022, 2021, 2020, 2019, and 2018.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 53' X 232', CI 53' X 232')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 40, 41x139, 0.85, \$500, \$425, \$17,425, 0%, 100%, 1.0000, \$17,430.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.13), Actual Frontage (40), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (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 (\$17,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$17,400).

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1 1/2
Style	N/A
Finished Area	1144 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

Exterior Features

Description	Area	Value
Patio, Concrete	154	\$900
Porch, Enclosed Frame	220	\$11,400
Wood Deck	152	\$2,900

Plumbing

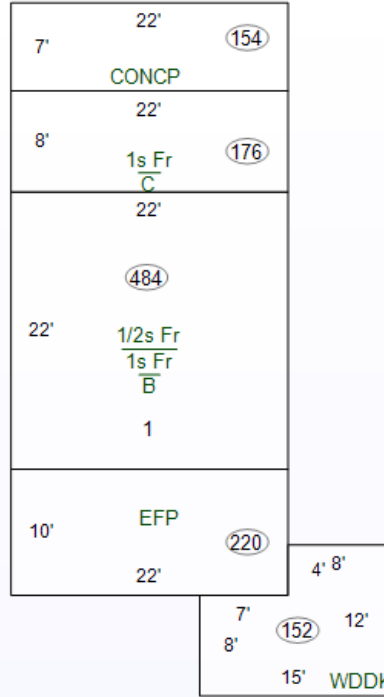
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	660	660	\$59,200	
2				
3				
4				
1/4				
1/2 1Fr	484	484	\$19,700	
3/4				
Attic				
Bsmt	484	0	\$18,200	
Crawl	176	0	\$3,000	
Slab				

Total Base \$100,100
Adjustments 1 Row Type Adj. x 1.00 \$100,100

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$100,100

Sub-Total, 1 Units

Exterior Features (+)	\$15,200	\$115,300
Garages (+) 0 sqft	\$0	\$115,300
Quality and Design Factor (Grade)	0.70	
Location Multiplier	0.94	
Replacement Cost		\$75,867

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family	100%	1 1/2	Wood Frame	D-1	1948	1948	74 P		0.94		1,628 sqft	\$75,867	75%	\$18,970	0%	100%	1.980 1.0000	\$37,600

General Information

Parcel Number 44-05-04-400-015.000-014
Local Parcel Number 0040441500
Tax ID:

Ownership

GLICK, DAVID L
220 APPLE VALLEY
LAGRANGE, IN 46761

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 06/15/2009 to 01/01/1900.

Notes

Routing Number M4AR24

Property Class 500 Vacant - Platted Lot

Legal

PT OUT E 1/2 SE 1/4 E OF PLAT .39 AC



Res

Year: 2022

Location Information

County LaGrange
Township NEWBURY TOWNSHIP
District 014 (Local 014) NEWBURY TOWNSHIP
School Corp 4525 WESTVIEW
Neighborhood 6040600-014 SHIPSHEWANA LK OFF WATER
Section/Plat 04
Location Address (1) N 920 W SHIPSHEWANA, IN 46565

Valuation Records (Work In Progress values are not certified values and are subject to change)

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for 2022 and 2021.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 52' X 105', CI 52' X 105')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows include F, F and 82, A.

Zoning

Subdivision

Lot

Market Model 6040600-014-O

Characteristics

Topography Rolling
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.39), Actual Frontage (118), Total Acres Farmland (0.34), Total Value (\$27,900).

...Generation after Generation



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