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

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# REAL ESTATE AUCTION TERMS

## ***Great Investment Opportunity! 3 Homes offered in 3 Tracts!***

This property will be offered at Online Auction on Wednesday, May 24, 2023 – 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 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 Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before June 30, 2023. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 22' due in 23' were approximately \$5,428.74 in total. 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: Wednesday, May 24, 2023**

***Bidding begins closing out at 6 pm!***

**Tract 1: 7730 Aboite Center Rd., Fort Wayne, IN 46804**

**Tract 2: 7820 Aboite Center Rd., Fort Wayne, IN 46804**

**Tract 3: 7828 Aboite Center Rd., Fort Wayne, IN 46804**

**Aboite Township • Allen County**

***Auction Manager: Tim Pitts 317.714.0432***

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

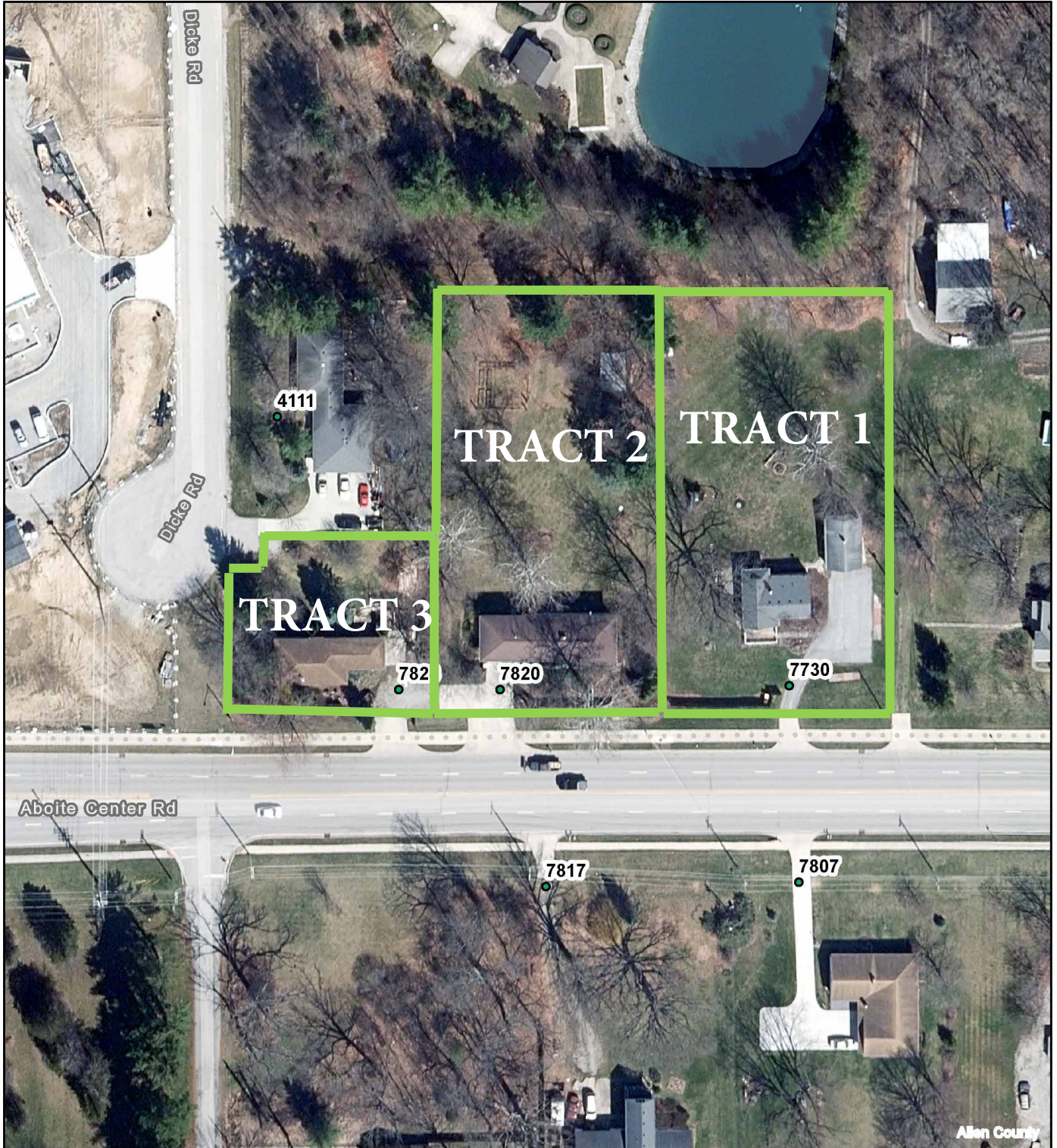


**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL, CAGA  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
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Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 3/28/2023

1" = 83'



# LEGAL DESCRIPTION:

Part of the Southwest Quarter of Section 13, in Township 30 North, Range 11 East, in Allen County, Indiana, in particular described as follows, to-wit:  
 Commencing at the Southwest corner of said section; thence running North on the West line of said section, a distance of 174 feet; thence East and parallel to the South line of said section 145 feet; thence South parallel to the West line of said section, a distance of 174 feet to the South line of said section; thence West on the aforesaid line, a distance of 145 feet to the place of beginning, said in previous deed to contain 0.58 acres of land, more or less.

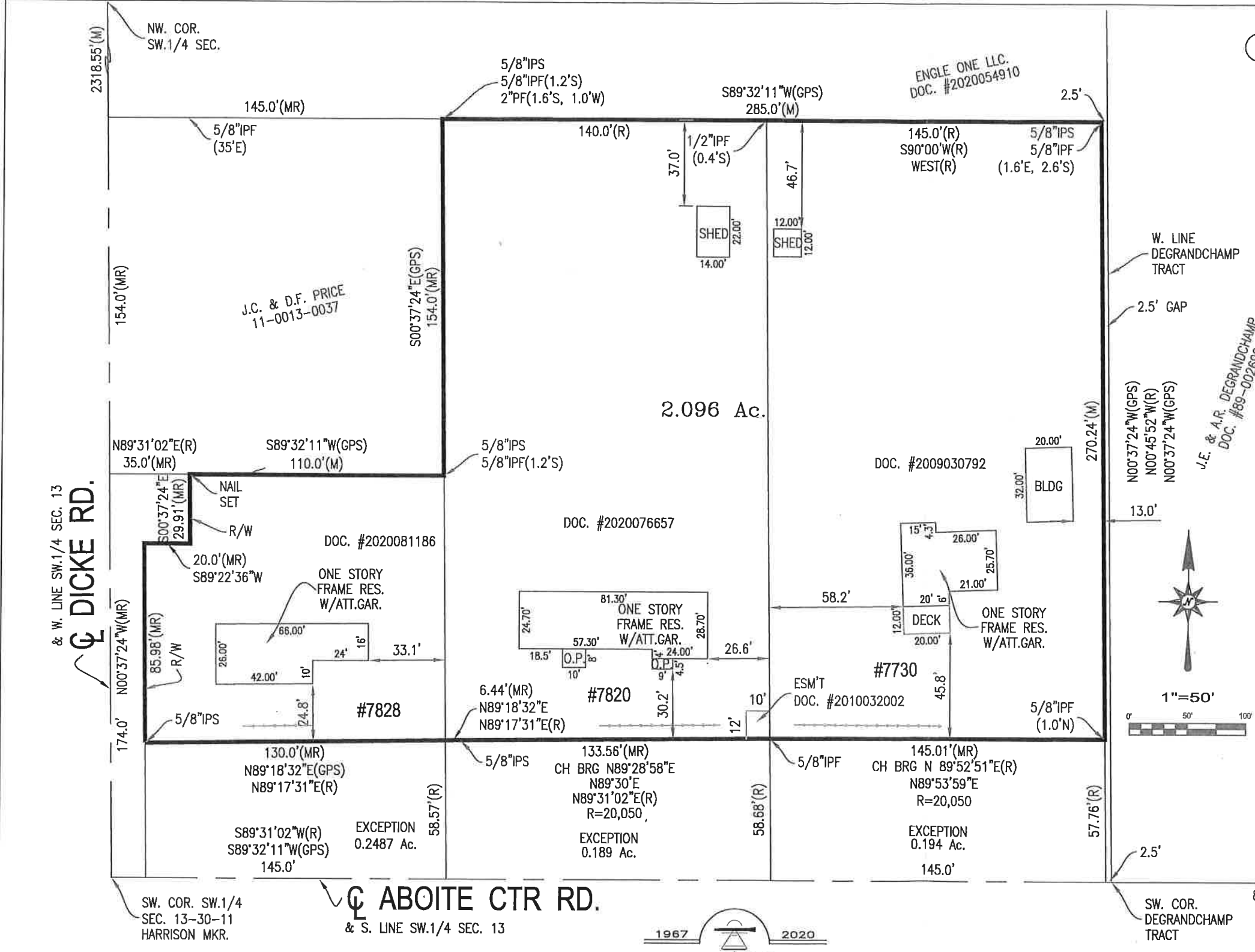
**EXCEPTING THEREFROM:**  
 A part of the Southwest Quarter of Section 13, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, described as follows: Beginning at the Southwest corner of said section; thence North 0 degrees 37 minutes 24 seconds West 174.00 feet (distance quoted from Instrument No. 92022998) along the West line of said Section to the Northwest corner of the 0.58-acre tract of land described in Instrument No. 92022998; thence North 89 degrees 31 minutes 02 seconds East 35.00 feet along the North line of said 0.58-acre tract; thence South 0 degrees 37 minutes 24 seconds East 29.91 feet; thence South 89 degrees 22 minutes 36 seconds West 20.00 feet to the East boundary of Dicke Road; thence South 0 degrees 37 minutes 24 seconds East 85.98 feet along said East boundary; thence North 89 degrees 17 minutes 31 seconds East 130.00 feet to the East line of said 0.58-acre tract of land; thence South 0 degrees 37 minutes 24 seconds West 145.00 feet (distance quoted from Instrument No. 92022998) along said South line to the point of beginning and containing 0.248 acres, more or less, inclusive of the presently existing right-of-way which contains 0.120 acres, more or less, for a net additional taking of 0.128 acres, more or less.

**TOGETHER WITH:**  
 Part of the Southwest Quarter of Section 13, in Township 30 North, Range 11 East, in Allen County, Indiana, by metes and bounds described as follows, to-wit: Commencing on the South line of said Section at a point situated 145 feet East of the Southwest corner thereof; thence continuing East on the South line of said Section a distance of 140 feet; thence North and parallel to the West line of said Section a distance of 328 feet; thence West and parallel to the South line of said Section a distance of 140 feet; thence South and parallel to the West line of said Section a distance of 328 feet to the place of beginning, said in previous deed to contain 1.05 acres of land, more or less, subject to public highway upon and over the South 20 feet thereof.

**EXCEPTING THEREFROM:**  
 A part of the Southwest Quarter of Section 13, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana described as follows: Beginning at a point on the South line of said section North 89 degrees 31 minutes 02 seconds East 145.00 feet (distance quoted from Instrument No. 71-2889) from the Southwest corner of said section, which point of beginning is also the Southwest corner of the 1.05-acre tract described in Instrument No. 71-2889; thence North 0 degrees 37 minutes 24 seconds West 58.57 feet along the West line of said 1.05-acre tract; thence North 89 degrees 17 minutes 31 seconds East 6.44 feet; thence Easterly 133.56 feet along an arc to the right having a radius of 20,050.00 feet and subtended by a long chord having a bearing of North 89 degrees 28 minutes 58 seconds East and a length of 133.56 feet; thence South 0 degrees 37 minutes 24 seconds East 58.58 feet to the South line of said section; thence South 89 degrees 31 minutes 02 seconds West 140.00 feet (distance quoted from Instrument No. 71-2889) along said South line to the point of beginning and containing 0.189 acres, more or less, inclusive of the presently existing right-of-way which contains 0.064 acres, more or less, for a net additional taking of 0.125 acres, more or less.

**TOGETHER WITH:**  
 Part of the Southwest Quarter of Section 13, Township 30 North, Range 11 East, in Allen County, Indiana, more particularly described as follows, to-wit:  
 Beginning at a point on the South line of said Southwest Quarter, said point being monumented by a P.K. Nail found 1.0 feet North, said point also situated North ninety degrees 00 minutes 00 seconds East (assumed bearing and is the basis of all bearings relative to this description and recorded "East"), a distance of 285.00 feet from a rebar found monument the Southwest corner of said Southwest Quarter; thence North ninety degrees 00 minutes 00 seconds East (recorded "East"), along said South line, being within the right of way of Aboite Center Road a distance of 145.00 feet to a point; thence North 00 degrees 45 minutes 52 seconds West (recorded "North") and parallel with the West line of said Southwest Quarter a distance of 328.00 feet to a point, said point being monumented by a rebar found 0.9 feet; South and 0.2 feet West; thence South ninety degrees 00 minutes 00 seconds West, (recorded "West") and parallel with the south line of said Southwest Quarter, a distance of 145.00 feet to a rebar found; thence South 00 degrees 45 minutes 52 seconds East (recorded "South") and parallel with the West line of said Southwest Quarter, a distance of 328.00 feet to the point of beginning.  
 Excepting therefrom:

A part of the Southwest Quarter of Section 13, Township 30 North, Range 11 East, Aboite Township, Allen County, Indiana, and being that part of the grantor's land lying within the right of way line depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows:  
 Beginning at a point on the South line of said Quarter Section North 89 degrees 31 minutes 02 seconds East 285.00 feet (distance quoted from Instrument No. 94-016193) from the Southwest corner of said Quarter Section, which point of beginning is also the Southwest corner of the grantor's land; thence North 0 degrees 37 minutes 24 seconds West 58.68 feet along the West line of said grantor's land to an arc between the point designated "B48" and the point designated "B47" on said Exhibit "B"; thence Easterly 145.01 feet along said arc to the right having a radius of 20,050 feet and subtended by a long chord having a bearing of North 89 degrees 52 minutes 51 seconds East and a length of 145.01 feet to the East line of said grantor's land; thence South 0 degrees 37 minutes 24 seconds East 57.76 feet along said East line to the South line of said Quarter Section; thence South 89 degrees 31 minutes 02 seconds West 145.00 feet (distance quoted from Instrument 94-016193) along said South line to the point of beginning and containing 0.194 acres, more or less, inclusive of the presently existing right of way which contains 0.067 acres, more or less, for a net additional taking of 0.127 acres, more or less.



I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IC 1-12.

& W. LINE SW.1/4 SEC. 13  
 & DICKE RD.

**ABOITE CTR RD.**  
 & S. LINE SW.1/4 SEC. 13

SE. COR. SW.1/4 SW.1/4  
 SEC. 13-30-11  
 BRASS PLUG

1967 2020  
**DONOVAN**  
 ENGINEERING, INC  
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 Fort Wayne, Indiana 46805  
 Office 260.424.7418  
 Fax 260.424.1918  
 www.donovan-eng.com

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REVISIONS			
NO.	DATE	DESCRIPTION	BY

## PLAT OF SURVEY

7730 - 7820 ABOITE CTR ROAD  
 FORT WAYNE, INDIANA


SCALE: 1"=50'  
 JOB NUMBER: 21-4886  
 DATE: 03-05-21

# HAROUFF

SHEET  
**1**  
 OF  
**1**



Listings as of 04/06/2023

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes		
<b>MLS #</b>	202310132	<b>7730 Aboite Center Road</b>	<b>Fort Wayne</b>	<b>IN</b>	<b>46804</b>	<b>LP \$0</b>					
	<b>Area</b>	Allen County	<b>Parcel ID</b>	02-11-13-351-011.000-075		<b>Type</b>	Site-Built Home		<b>Waterfront</b>	No	
	<b>Sub</b>	None	<b>Cross Street</b>			<b>Bedrms</b>	2	<b>F Baths</b>	2	<b>H Baths</b>	0
	<b>Township</b>	Aboite	<b>Style</b>	One Story		<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	SWA	<b>Elem</b>	Haverhill		<b>JrH</b>	Summit	<b>SrH</b>	Homestead		
	<b>Legal Description</b>	E 145 OF W 430 OF S 328 FT SW1/4 SEC 13 EX R/W									
	<b>Directions</b>	Head west on Aboite Center Rd. from Jefferson Blvd. Properties are .4 miles up on the right.									
	<b>Inside City Limits</b>	Y	<b>City</b>	OTH	<b>County Zoning</b>			<b>Zoning Description</b>	AR		

**Remarks** 2 Bedroom Ranch Home with Detached Garage selling via Online Only Auction on Wednesday, May 24, 2023 -- Bidding begins closing out at 6 pm! This is Tract 1 which features a Ranch Home in Southwest Allen County School District. Open Concept Kitchen, Dining, & Living Room. Spacious Master Bedroom has Ensuite & Walk-In Closet. There is a 2nd Bedroom & Full Bath off the hallway. Converted Detached Garage would make a great workspace or extra storage. Bid on this home individually or in combination with 2 more homes next door! Or Buy all 3 homes for office space with close proximity to IU Health & Lutheran Hospital! Open House: Tuesday, May 16th 5-6pm

**Agent Remarks** Online Auction: Wed. 5.24.23 6pm Open House: Tues. 5.16.23 5-6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register Clients 24 hrs. in

Sec	Lot	Lot Ac/SF/Dim	0.9000	/	39,030	/	145x269	Lot Desc	Slope	0-2.9999			
<b>Above Gd Fin SqFt</b>	1,292	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	720	<b>Ttl Fin SqFt</b>	1,292	<b>Year Built</b>	1930		
<b>Age</b>	93	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Aluminum	<b>Bsmt</b>	Partial Basement	<b># Rooms</b>	6		
<b>Room Dimensions</b>		<b>Baths</b>	Full	Half	<b>Water</b>	WELL		<b>Basement Material</b>	Poured Concrete				
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0	<b>Sewer</b>	City		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	x	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Forced Air		<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No		
<b>DR</b>	11 x 14	<b>B-Blw G</b>	0	0	<b>Heating</b>			<b>Dryer Hookup G/E</b>	Yes	<b>Split FlrPln</b>	No		
<b>FR</b>	13 x 14				<b>Cooling</b>	Central Air		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes		
<b>KT</b>	12 x 11	<b>Laundry Rm</b>	Basement	x				<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No		
<b>BK</b>	x	<b>AMENITIES</b>	Alarm System-Security, Attic Pull Down Stairs, Breakfast Bar, Ceiling Fan(s), Chair Rail, Closet(s) Walk-in, Countertops-Laminate, Crown Molding, Deck Open, Detector -Carbon Monoxide, Detector-Smoke, Disposal, Dryer Hook Up										
<b>DN</b>	x												
<b>MB</b>	17 x 14												
<b>2B</b>	9 x 11												
<b>3B</b>	x	<b>Garage</b>	2.0	/	Detached	/	30 x 20	/	600.00	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
<b>4B</b>	x	<b>Outbuilding 1</b>	Shed				8 x 13			<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>5B</b>	x	<b>Outbuilding 2</b>					x			<b>Pool Type</b>			
<b>RR</b>	x	<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable					<b>SALE INCLUDES</b>	Dishwasher, Refrigerator, Washer, Window Treatments, Dryer-Electric, Dryer-Gas, Kitchen Exhaust Hood, Range -Electric, Water Heater Gas, Water Softener-Owned		
<b>LF</b>	x	<b>Other Fees</b>											
<b>EX</b>	x	<b>Restrictions</b>											

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>		
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>		
<b>Auctioneer Name</b>	Chad Metzger & Tim Pitts	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	5/24/2023	<b>Time</b>	6 PM	
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com			
<b>Annual Taxes</b>	\$2,119.90	<b>Exemptions</b>	No Exemptions	<b>Excluded Party</b>	None			
<b>Possession</b>	At closing			<b>Year Taxes Payable</b>	2023			
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Timothy Pitts - Cell: 317-714-0432			
<b>Agent E-mail</b>	tpitts5467@hotmail.com			<b>List Agent - User Code</b>	UP388055047			
<b>Co-List Office</b>	Metzger Property Services, LLC			<b>List Team</b>				
<b>Showing Instr</b>	Showingtime or Open House			<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050			
<b>List Date</b>	4/6/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	7/31/2023	<b>Owner/Seller a Real Estate Licensee</b>	No	
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker</b>	2.0%	<b>Variable Rate</b>	No			
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	front door			
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>				
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>					<b>How Sold</b>	
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>		
						<b>Sell Team</b>		

**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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).  
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# TRACT 1: 2 Bedroom Ranch Home

7730 Aboite Center Rd., Fort Wayne, IN 46804







**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**  
 State Form 46234 (R/6-14)

Date (month, day, year)  
**03/27/23**

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) **7730 Aboite Center Road, Fort Wayne, IN 46804**

1. The following are in the conditions indicated:

A. APPLIANCES					C. WATER & SEWER SYSTEM					
None/Not Included/Rented	Defective	Not Defective	Do Not Know	None/Not Included/Rented	Defective	Not Defective	Do Not Know			
Built-in Vacuum System	<input checked="" type="radio"/>			Cistern			<input checked="" type="radio"/>			
Clothes Dryer			<input checked="" type="radio"/>	Septic Field/Bed	<input checked="" type="radio"/>					
Clothes Washer			<input checked="" type="radio"/>	Hot Tub	<input checked="" type="radio"/>					
Dishwasher			<input checked="" type="radio"/>	Plumbing			<input checked="" type="radio"/>			
Disposal			<input checked="" type="radio"/>	Aerator System	<input checked="" type="radio"/>					
Freezer	<input checked="" type="radio"/>			Sump Pump	<input checked="" type="radio"/>					
Gas Grill	<input checked="" type="radio"/>			Irrigation Systems	<input checked="" type="radio"/>					
Hood			<input checked="" type="radio"/>	Water Heater/Electric	<input checked="" type="radio"/>					
Microwave Oven	<input checked="" type="radio"/>			Water Heater/Gas			<input checked="" type="radio"/>			
Oven	<input checked="" type="radio"/>			Water Heater/Solar	<input checked="" type="radio"/>					
Range			<input checked="" type="radio"/>	Water Purifier	<input checked="" type="radio"/>					
Refrigerator			<input checked="" type="radio"/>	Water Softener					<input checked="" type="radio"/>	
Room Air Conditioner(s)	<input checked="" type="radio"/>			Well					<input checked="" type="radio"/>	
Trash Compactor	<input checked="" type="radio"/>			Septic and Holding Tank/Septic Mound	<input checked="" type="radio"/>					
TV Antenna/Dish	<input checked="" type="radio"/>			Geothermal and Heat Pump	<input checked="" type="radio"/>					
Other:	<input checked="" type="checkbox"/>			Other Sewer System (Explain)	<input checked="" type="radio"/>					
				Swimming Pool & Pool Equipment	<input checked="" type="radio"/>					
								Yes	No	Do Not Know
				Are the structures connected to a public water system?					<input checked="" type="radio"/>	
				Are the structures connected to a public sewer system?				<input checked="" type="radio"/>		
				Are there any additions that may require improvements to the sewage disposal system?						<input checked="" type="radio"/>
				If yes, have the improvements been completed on the sewage disposal system?						
				Are the improvements connected to a private/community water system?					<input checked="" type="radio"/>	
				Are the improvements connected to a private/community sewer system?					<input checked="" type="radio"/>	
B. Electrical System					D. HEATING & COOLING SYSTEM					
None/Not Included/Rented	Defective	Not Defective	Do Not Know	None/Not Included/Rented	Defective	Not Defective	Do Not Know			
Air Purifier	<input checked="" type="radio"/>			Attic Fan	<input checked="" type="radio"/>					
Burglar Alarm			<input checked="" type="radio"/>	Central Air Conditioning			<input checked="" type="radio"/>			
Ceiling Fan(s)			<input checked="" type="radio"/>	Hot Water Heat	<input checked="" type="radio"/>					
Garage Door Opener / Controls	<input checked="" type="radio"/>			Furnace Heat/Gas			<input checked="" type="radio"/>			
Inside Telephone Wiring and Blocks/Jacks			<input checked="" type="radio"/>	Furnace Heat/Electric	<input checked="" type="radio"/>					
Intercom	<input checked="" type="radio"/>			Solar House-Heating	<input checked="" type="radio"/>					
Light Fixtures			<input checked="" type="radio"/>	Woodburning Stove	<input checked="" type="radio"/>					
Sauna	<input checked="" type="radio"/>			Fireplace	<input checked="" type="radio"/>					
Smoke/Fire Alarm(s)			<input checked="" type="radio"/>	Fireplace Insert	<input checked="" type="radio"/>					
Switches and Outlets			<input checked="" type="radio"/>	Air Cleaner	<input checked="" type="radio"/>					
Vent Fan(s)			<input checked="" type="radio"/>	Humidifier					<input checked="" type="radio"/>	
60/100/200 Amp Service (Circle one)			<input checked="" type="radio"/>	Propane Tank	<input checked="" type="radio"/>					
Generator	<input checked="" type="radio"/>			Other Heating Source	<input checked="" type="radio"/>					

**NOTE: Means a condition that would have a significant "Defect" 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	Date (mm/dd/yy) 03/29/2023	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) 03/29/2023	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)



Property address (number and street, city, state, and ZIP code)  
**7730 Aboite Center Road, Fort Wayne, IN 46804**


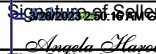
2. ROOF	YES	NO	DO NOT KNOW
Age, if known <b>6</b> Years.			
Does the roof leak?			<input checked="" type="radio"/>
Is there present damage to the roof?			<input checked="" type="radio"/>
Is there more than one layer of shingles on the house?		<input checked="" type="radio"/>	
If yes, how many layers?			

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?			<input checked="" type="radio"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="radio"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			<input checked="" type="radio"/>
Explain:			

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)
<b>Basement floor will get wet w/ heavy rain or heavy snow melting</b>

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="radio"/>
Are there any foundation problems with the structures?			<input checked="" type="radio"/>
Are there any encroachments?			<input checked="" type="radio"/>
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="radio"/>	
Is the present use of non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="radio"/>	
Is the access to your property via a public road?	<input checked="" type="radio"/>		
Is the access to your property via an easement?		<input checked="" type="radio"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="radio"/>	
Are there any structural problems with the building?			<input checked="" type="radio"/>
Have any substantial additions or alterations been made without a required building permit?			<input checked="" type="radio"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="radio"/>		
Is there any damage due to wind, flood, termites, or rodents?			<input checked="" type="radio"/>
Have any structures been treated for wood destroying insects?			<input checked="" type="radio"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input checked="" type="radio"/>
Is the property in a flood plain?		<input checked="" type="radio"/>	
Do you currently pay for flood insurance?		<input checked="" type="radio"/>	
Does the property contain underground storage tank(s)?			<input checked="" type="radio"/>
Is the homeowner a licensed real estate salesperson?	<input checked="" type="radio"/>		
Is there any threatened or existing litigation regarding the property?		<input checked="" type="radio"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="radio"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="radio"/>	

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 	Date (mm/dd/yy) 03/29/2025	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller 	Date (mm/dd/yy) 03/29/2025	Signature of Buyer	Date (mm/dd/yy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



FORM #03.



Listings as of 04/06/2023

<b>Property Type</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	0	<b>DOM</b>	0	<b>Auction</b>	Yes
<b>MLS #</b>	202310133	<b>7820 Aboite Center Road</b>	<b>Fort Wayne</b>	<b>IN</b>	<b>46804</b>	<b>LP</b>	<b>\$0</b>		
	<b>Area</b>	Allen County	<b>Parcel ID</b>	02-11-13-351-010.000-075		<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No
	<b>Sub</b>	None	<b>Cross Street</b>			<b>Bedrms</b>	4	<b>F Baths</b>	2
	<b>Township</b>	Aboite	<b>Style</b>	One Story		<b>REO</b>	No	<b>Short Sale</b>	No
	<b>School District</b>	SWA	<b>Elem</b>	Haverhill		<b>JrH</b>	Summit	<b>SrH</b>	Homestead
	<b>Legal Description</b>	E140 OF W 285 FT OF S328 FT SW1/4 SEC 13 EX R/W							
<b>Directions</b>	Head west on Aboite Center Rd. from Jefferson Blvd. Properties are .4 miles up on the right.								
<b>Inside City Limits</b>	Y	<b>City</b>	OTH	<b>County Zoning</b>			<b>Zoning Description</b>	AR	

**Remarks** 4 Bedroom Ranch Home with 2-Car Garage selling via Online Only Auction on Wednesday, May 24, 2023 -- Bidding begins closing out at 6 pm! This is Tract 2 which features a Nice Ranch Home in Southwest Allen County School District. It has 3 Bedrooms & 1 Full Bath on the Main Level with an additional bedroom & full bath in the Finished, Walk-Out Basement! Main Level also has a Eat-In Kitchen, Living Room, Dining Room, & Laundry. Nice Paved Driveway leads to a 2-Car Attached Garage. Bid on this home individually or in combination with 2 more homes next door! Or Buy all 3 homes for office space with close proximity to IU Health & Lutheran Hospital! Open House: Tues. May 16th 5-6pm

**Agent Remarks** Online Auction: Wed. 5.24.23 6pm Open House: Tues. 5.16.23 5-6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property Services, LLC. RE BROKERS: Must Register Clients 24 hrs. in

Sec	Lot	Lot Ac/SF/Dim	0.8600	/	37,505	/	140x270	Lot Desc	Partially Wooded, Slope, 0-2.9999		
<b>Above Gd Fin SqFt</b>	1,396	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	1,396	<b>Ttl Below Gd SqFt</b>	1,396	<b>Ttl Fin SqFt</b>	2,792	<b>Year Built</b>	1956
<b>Age</b>	67	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Bsmnt</b>	Walk-Out Basement	<b># Rooms</b>	5
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	WELL		<b>Basement Material</b>	Poured Concrete		
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	City		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No
LR	x	M	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
DR	x	M	<b>B-Blw G</b>	1	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
FR	x					<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
KT	x	M	<b>Laundry Rm</b>	Main			3 x 6	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No
BK	x	M	<b>AMENITIES</b> Attic Pull Down Stairs, Breakfast Bar, Countertops								
DN	x		-Laminate, Foyer Entry, Garage Door Opener, Near Walking								
MB	12 x 12	M	Trail, Main Floor Laundry, Washer Hook-Up								
2B	12 x 12	M						<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
3B	12 x 10	M	<b>Garage</b>	2.0	/ Attached	/	25 x 21 / 525.00	<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	None
4B	14 x 14	B	<b>Outbuilding 1</b>	None			x	<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
5B	x		<b>Outbuilding 2</b>				x	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	Yes
RR	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
LF	x		<b>Other Fees</b>					<b>Pool</b>	No	<b>Off Street Pk</b>	
EX	x		<b>Restrictions</b>					<b>Pool Type</b>		<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Washer, Window Treatments, Dryer-Electric, Range-Electric, Water Heater Gas, Water Softener-Owned	

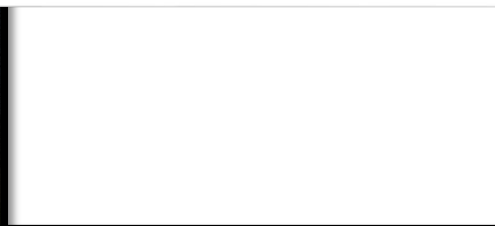
<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger & Tim Pitts	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	5/24/2023	<b>Time</b>	6:00 PM
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$2,590.74	<b>Exemptions</b>	No Exemptions	<b>Excluded Party</b>	None		
<b>Possession</b>	At closing			<b>Year Taxes Payable</b>	2023	<b>Assessed Value</b>	
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238			<b>List Agent</b>	Timothy Pitts - Cell: 317-714-0432		
<b>Agent E-mail</b>	tpitts5467@hotmail.com			<b>List Agent - User Code</b>	UP388055047	<b>List Team</b>	
<b>Co-List Office</b>	Metzger Property Services, LLC			<b>Co-List Agent</b>	Chad Metzger - Cell: 260-982-9050		
<b>Showing Instr</b>	Showingtime or Open House						
<b>List Date</b>	4/6/2023	<b>Start Showing Date</b>		<b>Exp Date</b>	7/31/2023	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Contract Type</b>	Exclusive Right to Sell	<b>Buyer Broker</b>	2.0\$	<b>Variable Rate</b>	No	<b>Special List Cond.</b>	None
<b>Virtual Tours:</b>		<b>Lockbox Type</b>	Mechanical/Combo	<b>Lockbox Location</b>	Front door	<b>Type of Sale</b>	
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>How Sold</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>Conc Paid By</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Co-Sell Off</b>		<b>Co-Sell Agent</b>	
						<b>Sell Team</b>	

**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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).  
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# TRACT 2: 4 Bedroom Ranch Home with 2-Car Garage

7820 Aboite Center Rd., Fort Wayne, IN 46804









Property address (number and street, city, state, and ZIP code)  
**7820 Aboite Center Road, Fort Wayne, IN 46804**

2. ROOF	YES	NO	DO NOT KNOW
Age, if known Years.			<input checked="" type="radio"/>
Does the roof leak?			<input type="radio"/>
Is there present damage to the roof?			<input type="radio"/>
Is there more than one layer of shingles on the house?			<input type="radio"/>
If yes, how many layers?			<input checked="" type="radio"/>
			<input checked="" type="radio"/>
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?			<input type="radio"/>
Is there any contamination caused by the manufacture or a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input type="radio"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="radio"/>	
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input type="radio"/>
Are there any foundation problems with the structures?			<input type="radio"/>
Are there any encroachments?			<input type="radio"/>
Are there any violations of zoning, building codes, or restrictive covenants?			<input type="radio"/>
Is the present use of non-conforming use? Explain:			<input type="radio"/>
Is the access to your property via a private road?		<input type="radio"/>	
Is the access to your property via a public road?	<input type="radio"/>		
Is the access to your property via an easement?		<input type="radio"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input type="radio"/>	
Are there any structural problems with the building?			<input type="radio"/>
Have any substantial additions or alterations been made without a required building permit?			<input type="radio"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input type="radio"/>
Is there any damage due to wind, flood, termites, or rodents?			<input type="radio"/>
Have any structures been treated for wood destroying insects?			<input type="radio"/>
Are the furnace/woodstove/chimney/flue all in working order?			<input type="radio"/>
Is the property in a flood plain?		<input type="radio"/>	
Do you currently pay for flood insurance?		<input type="radio"/>	
Does the property contain underground storage tank(s)?			<input type="radio"/>
Is the homeowner a licensed real estate salesperson?	<input type="radio"/>		
Is there any threatened or existing litigation regarding the property?		<input type="radio"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input type="radio"/>	
Is the property located within one (1) mile of an airport?		<input type="radio"/>	

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 	Date (mm/dd/yy) 03/29/2025	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller 	Date (mm/dd/yy) 03/29/2025	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)



**FORM #03.**



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

MLS # 202310134 7828 Aboite Center Road Fort Wayne IN 46804 Status Active LP \$0



Area Allen County Parcel ID 02-11-13-351-009.000-075 Type Residential Land  
 Sub None Cross Street Lot #  
 School District SWA Elem Haverhill JrH Summit SrH Homestead  
 REO No Short Sale No Waterfront Y/N N  
 Legal Description S174 OF W 145 FT SW1/4 SEC 13 EX R/W  
 Directions Head west on Aboite Center Rd. from Jefferson Blvd. Properties are .4 miles up on the right.  
 Inside City Limits Y City Zoning OTH County Zoning Zoning Description AR

Remarks Residential Lot with Project Home selling via Online Only Auction on Wednesday, May 24, 2023 -- Bidding begins closing out at 6 pm! This is Tract 3 which features Project Home with the demo already started for you. Fix up or start fresh and build your dream home! Bid on this home individually or in combination with 2 more homes next door! Or Buy all 3 homes for office space with close proximity to IU Health & Lutheran Hospital! Open House: Tues. May 16th 5-6pm

Agent Remarks Online Auction: Wed. 5.24.23 6pm Open House: Tues. 5.16.23 5-6pm TERMS: 10% down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50 /50 by the Seller and Buyer(s). Metzger Property reserves the right to charge a buyer's premium and that premium collected shall be retained by Metzger Property

Sec Lot Lot Ac/SF/Dim 0.3300 / 14,462 / 85x110  
 Parcel Desc 0-2.9999 Platted Development No Platted Y/N Yes  
 Township Aboite Date Lots Available Price per Acre \$ \$0.00  
 Type Use Residential Road Access City Road Surface Asphalt Road Frontage City  
 Water Type Private Easements Yes  
 SEWER TYPE City Water Frontage  
 Type Fuel None Assn Dues Not Applicable  
 Electricity Available Other Fees

Features DOCUMENTS AVAILABLE Aerial Photo LAND FEATURES House

Strctr/Bldg Imprv Yes  
 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 & Tim Pitts Auctioneer License # AC31300015  
 Auction Location Online Only: bidmetzger.com Auction Start Date 5/24/2023  
 Financing: Existing Proposed Excluded Party None  
 Annual Taxes \$718.10 Exemption No Exemptions Year Taxes Payable 2023 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 Timothy Pitts - Cell: 317-714-0432  
 Agent ID RB21001581 Agent E-mail tpitts5467@hotmail.com  
 Co-List Office Metzger Property Services, LLC Co-List Agent Chad Metzger - Cell: 260-982-9050  
 Showing Instr  
 List Date 4/6/2023 Exp Date 7/31/2023  
 Contract Type Exclusive Right to Sell BBC 2.0% Variable Rate No Special Listing Cond. None  
 Virtual Tours:  
 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



# TRACT 2: *Project Home*

7828 Aboite Center Rd., Fort Wayne, IN 46804



# 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](mailto:info@metzgerauction.com)**



02-11-13-351-011.000-075

Harouff Christopher & Angela

7730 ABOITE CENTER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

RURAL HOMESITES FW A

1/2

**General Information**

**Parcel Number**  
02-11-13-351-011.000-075

**Local Parcel Number**  
11-0013-0062

**Tax ID:**

**Routing Number**  
- - -

**Ownership**

Harouff Christopher & Angela  
9420 Saratoga Rd  
Fort Wayne, IN 46804

**Legal**

E 145 OF W 430 OF S 328 FT  
SW1/4 SEC 13 EX R/W

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/17/2009	Harouff Christopher &	2009030792	WD	/	\$46,750	I
04/13/2009	WISE RONALD A JR	2009017255	QC	/	\$0	I
04/13/2009	KMG RENTALS II LLC	2009017254	SW	/	\$27,100	I
06/03/2008	HSBC BANK USA	2008026715	SH	/	\$61,625	I
10/13/2005	CUNNINGHAM CARL		SW	05/18859	\$93,000	I
10/13/2005	UNION FEDERAL BA		SH	05/18858	\$93,000	I

**Notes**

**Property Class 511** RENTAL  
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2022

**Location Information**

**County**  
Allen

**Township**  
ABOITE TOWNSHIP

**District 075 (Local 059)**  
075 FORT WAYNE ABOITE (59)

**School Corp 0125**  
M.S.D. SOUTHWEST ALLEN COU

**Neighborhood 381009-075**  
RURAL HOMESITES FW ANNEX

**Section/Plat**  
0013

**Location Address (1)**  
7730 ABOITE CENTER RD  
FORT WAYNE, IN 46804

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

2022	Assessment Year	2022	2021	2020	2019	2018
WIP	<b>Reason For Change</b>	AA	AA	AA	AA	AA
01/31/2022	<b>As Of Date</b>	03/21/2022	03/08/2021	03/13/2020	03/15/2019	03/20/2018
Income Approach	<b>Valuation Method</b>	Income Approach	Income Approach	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000
	<b>Notice Required</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>\$35,900</b>	<b>Land</b>	<b>\$35,900</b>	<b>\$39,700</b>	<b>\$48,400</b>	<b>\$33,900</b>	<b>\$33,900</b>
\$35,900	Land Res (1)	\$35,900	\$39,700	\$48,400	\$33,900	\$33,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$62,700</b>	<b>Improvement</b>	<b>\$62,700</b>	<b>\$57,700</b>	<b>\$70,800</b>	<b>\$69,000</b>	<b>\$68,100</b>
\$62,700	Imp Res (1)	\$62,700	\$57,700	\$70,800	\$69,000	\$68,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$98,600</b>	<b>Total</b>	<b>\$98,600</b>	<b>\$97,400</b>	<b>\$119,200</b>	<b>\$102,900</b>	<b>\$102,000</b>
\$98,600	Total Res (1)	\$98,600	\$97,400	\$119,200	\$102,900	\$102,000
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

**Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')**

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	0.8963	1.08	\$50,000	\$54,000	\$48,400	0%	100%	1.0000	\$48,400

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Characteristics**

**Topography** Level

**Flood Hazard**

**Public Utilities** ERA

Gas, Electricity

**Streets or Roads** TIF

Paved

**Neighborhood Life Cycle Stage**  
Other

Printed Friday, April 8, 2022

Review Group 2019

Data Source N/A

Collector

Appraiser 08/08/2019 kawhaa

**Land Computations**

Calculated Acreage	0.90
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.90
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.90
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	\$48,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$48,400
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$48,400</b>

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (1292 S  
**Story Height** 1  
**Style** 12 Older conv 1 stoy/b  
**Finished Area** 1292 sqft  
**Make**

**Floor Finish**

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

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

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

**Exterior Features**

Description	Area	Value
Patio, Concrete	50	\$300
Wood Deck	240	\$4,200

**Plumbing**

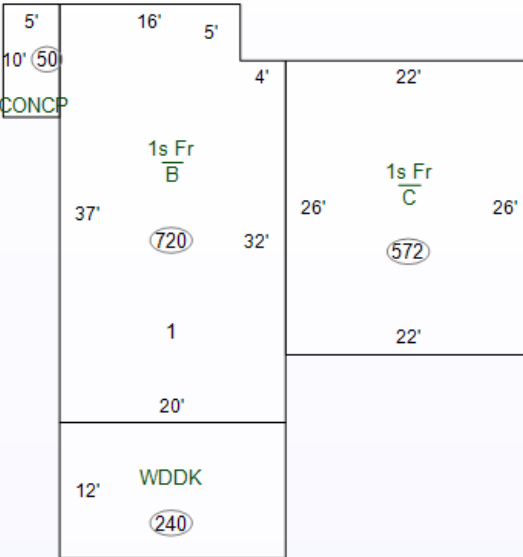
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	1
Family Rooms	1
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1292	1292	\$94,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	720	0	\$22,400	
Crawl	572	0	\$4,800	
Slab				

<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>	<b>\$121,700</b>
--------------------	-------------------------------	------------------

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1292	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>	<b>\$125,000</b>
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<b>Sub-Total, 1 Units</b>	<b>\$125,000</b>
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Exterior Features (+)	\$4,500	\$129,500
Garages (+) 0 sqft	\$0	\$129,500
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.95	
<b>Replacement Cost</b>	<b>\$98,420</b>	

**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 (1292 Sq	100%	1	Wood Frame	D	1930	1930	92 A		0.95		2,012 sqft	\$98,420	50%	\$49,210	0%	100%	1.550	1.0000	\$76,300
2: Detached Garage (22x	100%	1	Wood Frame	D	1990	1930	92 A	\$28.90	0.95	\$21.96	22'x34'	\$16,429	50%	\$8,210	0%	100%	1.000	1.0000	\$8,200
3: Utility Shed (12x12)	0%	1	SV	D	2001	2001	21 A		0.95		12'x12'		55%		0%	100%	1.000	1.0000	\$0



General Information

Parcel Number 02-11-13-351-010.000-075
Local Parcel Number 11-0013-0035

Tax ID:

Routing Number - - -

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County Allen
Township ABOITE TOWNSHIP
District 075 (Local 059)
School Corp 0125
Neighborhood 381009-075
Section/Plat 0133011
Location Address (1)
7820 ABOITE CENTER RD
FORT WAYNE, IN 46804

Ownership

Harouff Angela K & Christopher T
9420 Saratoga Rd
Fort Wayne, IN 46804

Legal

E140 OF W 285 FT OF S328 FT
SW1/4 SEC 13 EX R/W



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/08/2020 and 01/01/1900.

Notes

Res

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 for 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

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

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Other

Printed Friday, April 8, 2022

Review Group 2019

Data Source N/A

Collector

Appraiser 08/08/2019 kawhaa

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$47,800.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (1396 S  
**Story Height** 1  
**Style** 41 Conventional 1 stor  
**Finished Area** 1396 sqft  
**Make**

**Floor Finish**

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

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

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

**Exterior Features**

Description	Area	Value
Patio, Concrete	70	\$500
Porch, Enclosed Frame	200	\$10,500
Patio, Concrete (Terraced)	45	\$900
Patio, Concrete	243	\$1,400

**Plumbing**

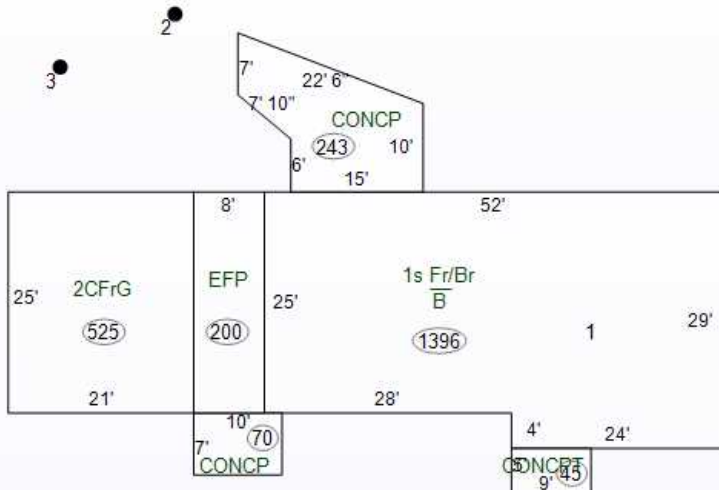
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

Heat Pump



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1396	1396	\$99,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1396	0	\$32,800	
Crawl				
Slab				

**Total Base** \$132,400

**Adjustments** 1 Row Type Adj. x 1.00 \$132,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:700	\$9,100
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1396	\$3,500
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$151,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,300	\$165,200
Garages (+) 525 sqft	\$16,200	\$181,400
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.95
<b>Replacement Cost</b>		\$155,097

**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 (1396 Sq	100%	1	1/6 Masonry	D+2	1956	1956	66 A		0.95		2,792 sqft	\$155,097	47%	\$82,200	0%	100%	1.550	1.0000	\$127,400
2: Utility Shed (14x22)	0%	1	SV	D	1993	1993	29 A		0.95		14'x22'		60%		0%	100%	1.000	1.0000	\$0
3: Utility Shed (8x8)	0%	1	SV	D	1970	1970	52 F		0.95		8'x8'		70%		0%	100%	1.000	1.0000	\$0



General Information

Parcel Number 02-11-13-351-009.000-075
Local Parcel Number 11-0013-0034

Tax ID:

Routing Number

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County Allen
Township ABOITE TOWNSHIP
District 075 (Local 059)
School Corp 0125
Neighborhood 381009-075
Section/Plat 0133011
Location Address (1)
Zoning
Subdivision
Lot
Market Model

Ownership

Harouff Angela K & Christopher T
9420 Saratoga Rd
Fort Wayne, IN 46804

Legal

S174 OF W 145 FT SW1/4
SEC 13 EX R/W



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/28/2020 and 01/01/1900.

Notes

Res

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 for 2022 and 2021.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

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

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

Characteristics

Topography Level
Public Utilities Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Other

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (0 SqFt)  
**Story Height** 1  
**Style** 40 Conventional 1 stor  
**Finished Area** 0 sqft  
**Make**

**Floor Finish**

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

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

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

**Exterior Features**

Description	Area	Value

**Plumbing**

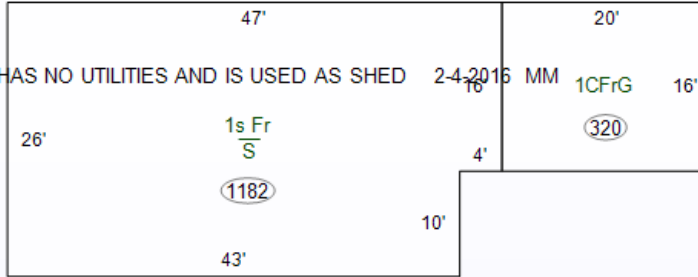
	#	TF
<b>Full Bath</b>	0	0
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	0	0
<b>Water Heaters</b>	0	0
<b>Add Fixtures</b>	0	0
<b>Total</b>	0	0

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	5

**Heat Type**

No Heat, Gravity



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1182	0	\$88,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1182	0	\$0	
<b>Total Base</b>			\$88,600	

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>	\$88,600
Unfin Int (-)	1:1182 (\$25,700)
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	0 - 5 = -5 x \$0 (\$6,600)
Spec Plumb (+)	\$0
Elevator (+)	\$0
<b>Sub-Total, One Unit</b>	\$56,300
<b>Sub-Total, 1 Units</b>	\$56,300

Exterior Features (+)	\$0	\$56,300
Garages (+) 320 sqft	\$11,500	\$67,800
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.95
<b>Replacement Cost</b>		\$51,528

**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 (0 SqFt)	100%	1	Wood Frame	D	1950	1950	72 VP		0.95		1,182 sqft	\$51,528	95%	\$2,580	0%	100%	1.550	1.0000	\$4,000



*...Generation after Generation*



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