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101 S. RIVER RD.  
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# REAL ESTATE AUCTION TERMS

This property will be offered at Online Only Auction on Thursday, May 25, 2023 -- Bidding begins closing out at 6 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(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 \$2,500.00 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 21' due in 22' were approximately \$1,722.12. 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, May 25, 2023**

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

**Property Location: 1610 Southeast Dr., South Bend, IN 46614**

**Portage Township • St. Joseph County**

***Auction Manager: John Burnau 574.376.5340***

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




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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202311272	<b>1610 Southeast Drive</b>	<b>South Bend</b>	<b>IN 46614</b>	<b>LP \$0</b>
	<b>Area</b> St. Joseph County	<b>Parcel ID</b> 71-09-19-206-023.000-026	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrm</b> 4	<b>F</b> 2
	<b>Township</b> Portage	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> SBCSC	<b>Elem</b> Lincoln Jr	<b>Jackson</b>	<b>SrH</b> Riley
	<b>Legal Description</b> LOT 123 TWYCKENHAM HILLS SECT B			
	<b>Directions</b> From St. Joseph Valley Pkwy, head north on Ironwood Rd. Turn west on Altgeld St, then south on Crest Ave. Head west on			
	<b>Inside City Limits</b> Y	<b>City</b> UNK	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** 4 Bedroom Home with 2-Car Attached Garage selling via Online Only Auction on Thursday, May 25, 2023 -- Bidding begins closing out at 6 pm! This home features an Open Kitchen & Dining Room, Spacious Living Room with lots of Natural Light & a Fireplace, and a Large Laundry Room/Mudroom. The Master Bedroom and 1 Full Bath are on the Main Level with 3 additional Bedrooms & another Full Bath upstairs. 2-Car Attached Garage for your vehicles and a Nice Backyard with Garden Shed for storing all your outdoor equipment. Come see for yourself! Open House: Wednesday, May 17th 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 5.25.23 6pm Open House: Wed. 5.17.23 5:30-6pm TERMS: \$2,500 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.

Se	Lot 12	Lot Ac/SF/Dim	0.2000 / 8,750 / 70X125	Lot Desc	Slope, 0-2.9999	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,072	Year Built	1950
<b>Above Gd Fin SqFt</b>	2,072	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	0	<b>Ttl Fin SqFt</b>	2,072	<b>Year Built</b>	1950
<b>Age</b> 73	<b>New Const</b> No	<b>Date</b>		<b>Ext Vinyl</b>		<b>Bsmnt Slab</b>				<b># Rooms</b>	9
<b>Room Dimensions</b>											
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	<b>Half</b>	0	<b>Water</b>	CITY	<b>Basement Material</b>			
<b>LR</b> 13 x 25	M	<b>B-Upper</b>	1	<b>0</b>	<b>Sewer</b>	City		<b>Dryer Hookup Gas</b>	Yes	<b>Fireplace</b>	Yes
<b>D</b> 11 x 17	M	<b>B-Blw G</b>	0	<b>0</b>	<b>Fuel /</b>	Gas, Forced Air		<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>FR</b> x					<b>Heating</b>			<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>KT</b> 12 x 18	M	<b>Laundry Rm</b>	Main	<b>1 x 9</b>	<b>Cooling</b>	Central Air		<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes
<b>B</b> x		<b>AMENITIES</b>	Attic Storage, Breakfast Bar, Cable Ready, Ceiling Fan(s), Countertops-Laminate, Detector-Smoke, Dryer								
<b>D</b> x			Hook Up Gas, Eat-In Kitchen, Garage Door Opener, Irrigation System, Patio Open, Range/Oven Hook Up Gas, Stand Up								
<b>M</b> 12 x 14	M										
<b>2B</b> 14 x 14	U										
<b>3B</b> 14 x 20	U	<b>Garage</b>	2.0	<b>/ Attached</b>	<b>/ 20 x 20</b>	<b>/ 400.00</b>		<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>4B</b> 12 x 13	U	<b>Outbuilding 1</b>	Shed		<b>13 x 13</b>			<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>5B</b> x		<b>Outbuilding 2</b>			<b>x</b>			<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
<b>R</b> x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable						
<b>LF</b> x		<b>Other Fees</b>									
<b>EX</b> x		<b>Restrictions</b>									
<b>SALE INCLUDES</b> Dishwasher, Microwave, Window Treatments, Water Heater Gas											
<b>FIREPLACE</b> Living/Great Rm											

<b>Water</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger & John Burnau	<b>Lic #</b> AC31300015	<b>Auction Date</b> 5/25/2023	<b>Time</b> 6 PM
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual</b> \$1,722.12	<b>Exemptions</b> Homestead, Mortgage,	<b>Year Taxes Payable</b> 2022	<b>Assessed Value</b>
<b>Possession</b> At closing			
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	<b>List Team</b>	
<b>Co-List Office</b>	<b>Co-List Agent</b>		
<b>Showing Instr</b> Showingtime or Open House			
<b>List Date</b> 4/14/2023	<b>Start Showing Date</b>	<b>Exp Date</b> 8/31/2023	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 2.0%	<b>Variable Rate</b> No	<b>Special List Cond.</b> None
<b>Virtual</b>	<b>Lockbox Type</b> Mechanical/Comb	<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>Sell</b>
<b>Co-Sell Office</b>	<b>Co-Sell</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



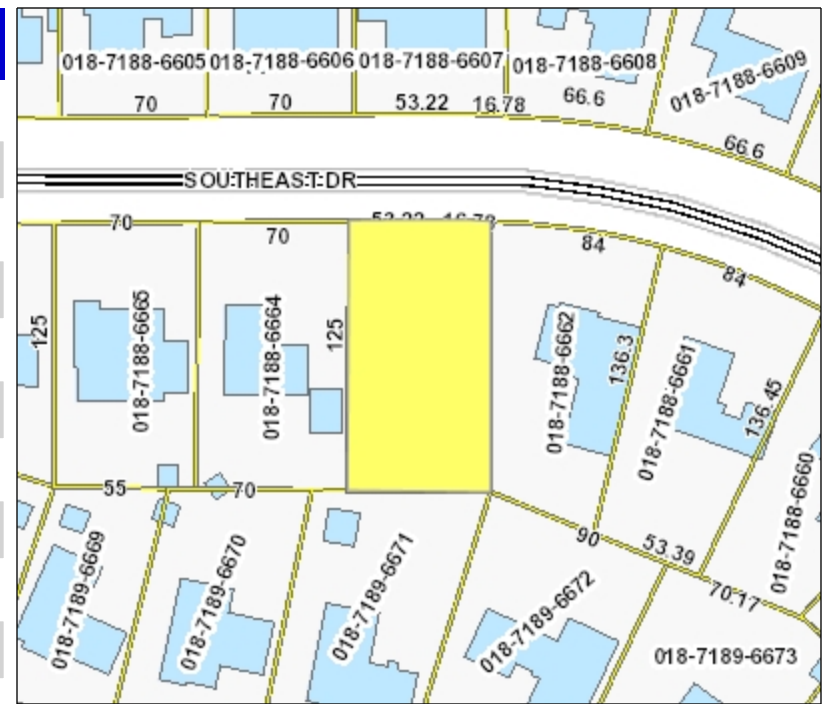
# St. Joseph County

## Property Information

<b>Subject Property:</b>	1610 SOUTHEAST DR, SOUTH BEND 46614
<b>Parcel ID:</b>	018-7188-6663
<b>State ID:</b>	71-09-19-206-023.000-026
<b>Current Owner(s):</b>	CORRELL DAVID E & JUDY K
<b>Mailing Address:</b>	1610 Southeast , South Bend IN 46614
<b>Assessed Usage:</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
<b>Township:</b>	SB Portage
<b>Municipality:</b>	SOUTH BEND
<b>Tax District:</b>	SB Portage

## Property Assessment Information as of Last Assessment Date

<b>Land Value:</b>	\$16,400.00
<b>Improved Value:</b>	\$159,100.00
<b>Assessed Year:</b>	2024
<b>Acres:</b>	0.2
<b>Legal Description:</b>	Lot 123 Twyckenham Hills Sect B



Not to Scale



Information shown on this map is not warranted for accuracy or merchantability. Reproduction or distribution of this material is not authorized.

Date Printed: January 13, 2023







# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

1-11-23

**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)

1610 Southeast Drive South Bend IN

1. The following are in the conditions indicated:

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

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

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.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump	✓			
Irrigation Systems				✓
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener			✓	
Well	✓			
Septic & Holding Tank/Septic Mound	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)				City
Swimming Pool & Pool Equipment	✓			

	Yes	No	Do Not Know
Are the structures connected to a public water system?	✓		
Are the structures connected to a public sewer system?	✓		
Are there any additions that may require improvements to the sewage disposal system?			✓
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?			✓
Are the improvements connected to a private/community sewer system?			✓

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

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)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	11/11/23		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	11/11/23		

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)

1610 Southeast Dr. South Bend, IN

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>3</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use a non-conforming use? Explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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) 1/11/23	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 1/11/23	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

260-982-0238

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**Average Utilities**

	Company	Average Amount
Gas	NipSCO	\$ 125.00
Electric	SMU      IEP	\$ 135.00
Water	SMU	\$ 75.00
Other		\$
HOA		\$



# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://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)**

ADMINISTRATIVE INFORMATION

PARCEL NUMBER 71-09-19-206-023.000-026
Parent Parcel Number
Property Address 1610 SOUTHEAST
Neighborhood 7126287 18518
Property Class 510 Res 1 fam dwelling platted lot

OWNERSHIP

CORRELL DAVID E & JUDY K
1610 SOUTHEAST
SOUTH BEND, IN 46614-1527 UNITED STATES OF AMERICA
LOT 123 TWYCKENHAM HILLS SECT B

Tax ID 018-7188-6663

Printed 04/29/2022 Card No. 1 of 1

TRANSFER OF OWNERSHIP

Table with columns: Date, Transferor, Recipient, Amount. Includes entries for 07/26/1994 and 05/02/1990.

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 71 St. Joseph
Area 011 Portage
Corporation N
District 026 SOUTH BEND (PORTAGE)
Routing Number 9-19C

VALUATION RECORD

Table with columns: Year, Reason for Change, Annual Value, Residential, Non-Residential. Shows valuation data from 2018 to 2022.

Site Description

Legal Acres: 0.0000
Admin Legal 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes entry for 1 FRONT LOT.

CR2: CYCLICAL REASSESSMENT 2ND QTR
added concp 11/2/15-mtm
CR22: CYCLICAL REASSESSMENT 18-22 2
10/18/2019 GRADE TO C/ADDED UTLSHED(PICTO) 20/21 DAW
GI20: GENERAL INFORMATION 2020
10/8/2019 Stratified Portage Twp MK KP AD PSC
RM
MM01: Plexis Conv. Note 05/12/1994 Parcel
NEW CONSTRUCTION 1990.D/C OMITTED EFF.YEAR
1964.CORRECTION ENT;D 4/18/94 BY CJC
RA12: GENERAL REASSESSMENT 2012

FARMLAND COMPUTATIONS
Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards
TRUE TAX VALUE 16380
Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)
Supplemental Cards
TOTAL LAND VALUE 16400



**IMPROVEMENT DATA**

Conc OFF  
 (468) (24) 01

**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 2  
 Finished Area: 2072  
 Attic: None  
 Basement: None

**ROOFING**

Material: Asphalt shingles

**FLOORING**

Slab 1.0  
 Sub and joists 2.0  
 Wood 2.0  
 Vinyl tile 1.0, 2.0  
 Carpet 1.0, 2.0

**EXTERIOR COVER**

Vinyl siding 1.0, 2.0

**INTERIOR FINISH**

Drywall 1.0, 2.0

**ACCOMMODATIONS**

Finished Rooms 9  
 Bedrooms 3  
 Family Rooms 1  
 Fireplaces: 2

**HEATING AND AIR CONDITIONING**

Primary Heat: Central Warm Air  
 Lower Full Part  
 /Bsmt 1 Upper Upper  
 Air Cond 0 1232 840 0

**PLUMBING**

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

**REMODELING AND MODERNIZATION**

Amount Date

Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 WOOD FRAME	1232	1.0	1232	91280
1 WOOD FRAME	840	2.0	840	36010

0 Crawl --- 0

TOTAL BASE 127290

Row Type Adjustment 1.00%  
 SUB-TOTAL 127290

0 Interior Finish 0  
 0 Ext Lvg Units 0  
 0 Basement Finish 0  
 Fireplace(s) 4500  
 Heating 0  
 Air Condition 4600  
 Frame/Siding/Roof 0  
 Plumbing Fixt: 8 2400

Sub-TOTAL ONE UNIT 138790  
 Sub-TOTAL 0 UNITS 138790

Exterior Features Description	Value	Garages	
CONCP	2440	0 Integral	0
OFF	2590	320 Att Garage	11960
		0 Att Carports	0
		0 Bsmt Garage	0
		Ext Features	5030

Sub-TOTAL 155780  
 Quality Class/Grade C

GRADE ADJUSTED VALUE 143320

(LCM: 92.00)

**SPECIAL FEATURES**

Description Value

D :MAS 3500  
 MAS-STK 1000

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :MAS	3500	D	DWELL	0.00	C	1950	1964	AV	0.00	Y	0.00	2072	143320	40	0	182	100	156500
MAS-STK	1000	G01	ATTGAR	0.00	1			AV	37.36	N	37.36	320	11960	0	0	0	0	0
		01	UTLSHED	0.00	1	D	2007	2007	AV	20.94	N	13x 13	2600	45	0	182	100	2600

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards  
 TOTAL IMPROVEMENT VALUE

159100

Neigh 7126287 AV

*...Generation after Generation*



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