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**260-982-0238**

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**PROVIDING PROFESSIONAL AUCTION,  
APPRAISAL AND REAL ESTATE SOLUTIONS FOR  
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**WITH SPECIALISTS IN REAL ESTATE,  
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101 S. RIVER RD.  
N. MANCHESTER, IN 46962

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# REAL ESTATE AUCTION TERMS

## *3 Bedroom Home with 3-Season Porch!*

This property will be offered at Online Auction on Tuesday, June 20, 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 \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 July 21, 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 \$1,748.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Tuesday, June 20, 2023**

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

**111 W. 3<sup>rd</sup> St., Rochester, IN 46975**

**Rochester Township • Fulton County**

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



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

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

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Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202317547 111 W 3Rd Street Rochester IN 46975 LP \$0



Area Fulton County Parcel ID 25-07-91-392-004.000-009 Type Site-Built Home Waterfront No  
 Sub None Cross Street  
 Township Rochester Style Two Story Bedrm 3 F 1 H 1  
 School ROCHE Elem Columbia / Riddle Jr Rochester SrH Rochester

Legal Description LOT 43 LESS 55' E END O P.  
 Directions Just off of Main St. in Rochester. Turn west, property is on the south side of the road.  
 Inside City Y City OTH County Zoning Zoning Description IR

**Remarks** 3 bedroom home with 3 season porch selling via Online Only Auction on Tuesday, June 20, 2023 -- Bidding begins closing out at 6 pm! This home features 3 bedrooms, 1.5 baths, and a large 3-season porch making it the perfect option for families or individuals searching for a comfortable and practical living space. The interior of the home boasts a spacious living room and large 3-season porch, which provides a perfect space to relax and soak up the outdoors in comfort. The master bedroom has hardwood floors and is conveniently located on the main floor, while the two additional bedrooms are located upstairs, offering privacy and relaxation. There is a full basement which offers ample additional storage space. In addition to the indoor living space, this home features a 2-car garage with workshop area and plenty of storage space. The yard is large and provides ample room for outdoor activities, perfect for enjoying family barbecues or entertaining guests. Located in a friendly and lively neighborhood, this home offers the convenience of being close to shopping, dining, and all the amenities you could ever need. Open House: Wednesday, June 14th 5:30-6pm

**Agent Remarks** Online Auction: Tues. 6.20.23 6pm Open House: Wed. 6.14.23 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Trustee's 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). 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

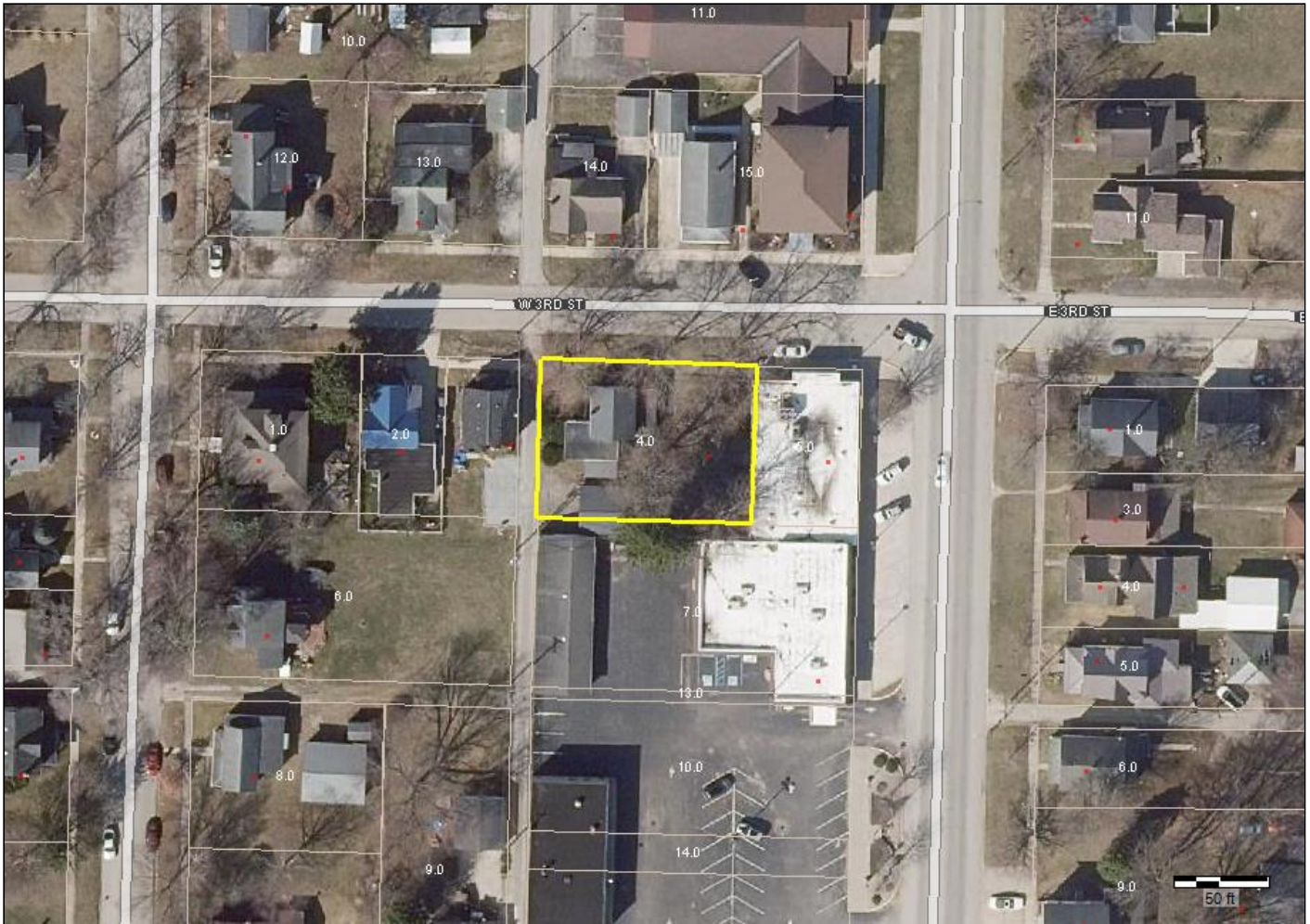
Se	Lo	43	Lot	0.2100	/	9,017	/	110X82	Lot Desc	0-2.9999			
Above Gd Fin	SqFt	1,560	Above Gd Unfin	SqFt	0	Below Gd Fin	0	Ttl Below Gd	250	Ttl Fin SqFt	1,560	Year Built	1832
Age	191	New Const	No	Date		Ex	Vinyl	Bsm	Crawl, Unfinished			# Rooms	6
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>CITY</b>		<b>Basement Material</b>					
	RM DIM	LV	B-Main	1	1	Well Type		Dryer Hookup Gas	No	Fireplace	No		
L	12 x 16	M	B-Upper	0	0	Sewer	City	Dryer Hookup	Yes	Guest Qtrs	No		
D	8 x 12	M	B-Blw G	0	0	Fuel /	Gas	Dryer Hookup G/E	No	Split FlrPln	No		
F	x		Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	Yes		
K	12 x 4	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	No	Skylight	No		
B	x		<b>AMENITIES</b> Ceiling Fan(s), Closet(s) Walk-in, Dryer Hook Up				Water Soft-Rented	No	Alarm Sys-Sec	No	ADA Features	No	
D	x		Electric, Porch Enclosed, Range/Oven Hook Up Elec, Washer Hook-Up				Alarm Sys-Rent	No	Garden Tub	No	Fence	No	
M	10 x 14	M						Jet Tub	No	Golf Course	No		
2	12 x 14	U						Pool	No	Nr Wlkg Trails	No		
3	10 x 14	U	Garage	2.0	/ Detached	/	30 x 22	/	660.00	Garage Y/N	Yes		
4	x		Outbuilding	None			x			Off Street Pk			
5	x		Outbuilding				x						
R	x		Assn Dues		Frequency	Not Applicable		Pool Type					
LF	x		Other Fees					SALE INCLUDES	Water Heater Gas				
E	x		Restrictions										

Water Wtr Name Water Frontage Channel  
 Water Features Water Type Lake  
 Auctioneer Name Chad Metzger Lic # AC31300015 Auction 6/20/2023 Time 6 pm Location Online Only: bidmetzger.com  
 Financing: Existing Proposed Excluded Party None  
 Annual \$1,748.00 Exemptions No Exemptions Year Taxes Payable 2023 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 5/26/2023 Start Showing Date Exp Date 8/19/2023 Owner/Seller a Real Estate Licensee No Agent/Owner Related No  
 Contract Type Exclusive Right to Sell Buyer Broker Comp. 3.0% Variable Rate No Special List Cond. None  
 Virtual Lockbox Type Mechanical/Comb Lockbox Location back door Type of Sale  
 Pending Date Closing Date Selling Price How Sold  
 Ttl Concessions Paid Sold/Concession Remarks Conc Paid  
 Sell Office Sell Agent Sell  
 Co-Sell Office Co-Sell

**Presented by:** Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238  
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## 25-07-91-392-004.000-009

- General
- Bills
- Payments
- Deductions
- Assessments

### Owner and General Parcel Information

<b>Property Card</b>	<a href="#">Show Property Card</a>
<b>Images</b>	<a href="#">Show Images(3)</a>
<b>OwnerName</b>	Overmyer Carl Robert 1/2 & Overmyer Richard Lee 1/2
<b>StateParcelNumber</b>	25-07-91-392-004.000-009
<b>PropertyNumber</b>	010-115022-00
<b>MapNumber</b>	
<b>LegalDescription</b>	Lot 43 Less 55' E End O P.
<b>Acreage</b>	0.0000
<b>InstrumentNumber</b>	
<b>BookNumber</b>	980

# 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)**

25-07-91-392-004.000-009

OVERMYER CARL ROBERT 1/2

111 W 3RD ST

510, 1 Family Dwell - Platted Lot

Lords/10310-009

1/2

General Information

Parcel Number 25-07-91-392-004.000-009
Local Parcel Number 01011502200

Tax ID:

Routing Number 07-91-300-054

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Fulton

Township ROCHESTER TOWNSHIP

District 009 (Local 010) ROCHESTER CITY

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 10310-009 Lords

Section/Plat

Location Address (1) 111 W 3RD ST ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 10310-009

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022

Review Group 4

Ownership

OVERMYER CARL ROBERT 1/2 & OV 2
111 W 3RD ST
ROCHESTER, IN 46975

Legal

LOT 43 LESS 55' E END O P.



Transfer of Ownership

Date 10/28/1998 Owner OVERMYER CARL R Doc ID Code Book/Page Adj Sale Price V/I WD / \$0 I

Notes

8/4/2021 22RS: Per cyc/rev: Dwelling Chgd EFP to OMP LC/kah
11/23/2011 : CYC/REV RTO 9/14/11 DWELLING COND FROM G TO A--2012 PAY 2013-AW
3/1/2009 : GAVE INFLUENCE FACTOR OF 10% FOR EX FRONTAGE; CHGD GRADE FROM C TO C- AND GARAGE GRADE FROM D TO C FOR 2007 PAY 2008 CYCLICAL REVIEW

Res

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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change (AA), As Of Date (03/08/2022, 03/12/2021, 03/10/2020, 04/04/2019, 06/20/2018), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), Land (\$7,700), Land Res (1) (\$7,700), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$79,700), Imp Res (1) (\$79,700), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$87,400), Total Res (1) (\$87,400), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (110), Size (110x82), Factor (0.73), Rate (\$115), Adj. Rate (\$84), Ext. Value (\$9,240), Infl. % (-10%), Res Elig % (100%), Market Factor (0.9200), Value (\$7,650)

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.21), Actual Frontage (110), Developer Discount (checkbox), Parcel Acreage (0.21), 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 (0.21), 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 (\$7,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$7,700)

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	1560 sqft
Make	

**Floor Finish**

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

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input 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
Porch, Enclosed Masonry	242	\$13,100

**Plumbing**

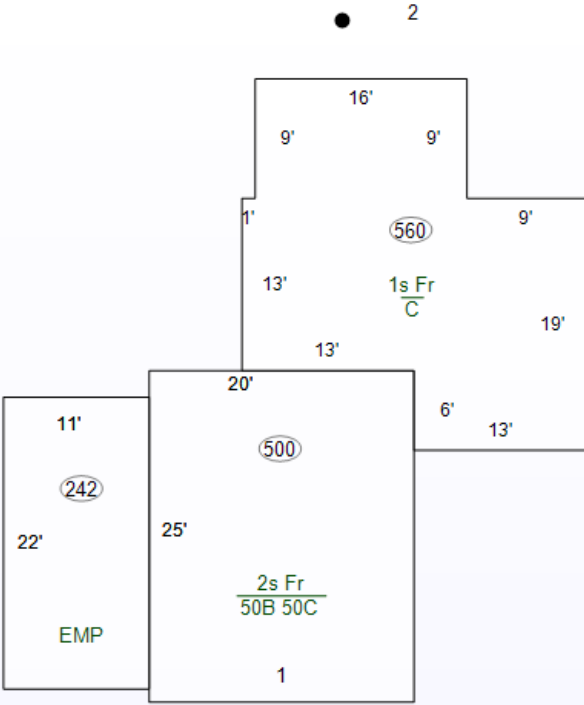
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

Bedrooms	3
Living Rooms	
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</b>

**Heat Type**

Central Warm Air



Specialty Plumbing		
Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1060	1060	\$82,800	
2 1Fr	500	500	\$26,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	250	0	\$15,000	
Crawl	810	0	\$5,300	
Slab				

**Total Base** \$130,000

**Adjustments** 1 Row Type Adj. x 1.00 \$130,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1060 2:500	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$135,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,100	\$148,700
Garages (+) 0 sqft	\$0	\$148,700
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.88

**Replacement Cost** \$117,770

**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%	2	Wood Frame	D+2	1832	1832	190 A		0.88		1,810 sqft	\$117,770	50%	\$58,890	0%	100%	1.000 1.1700	\$68,900
2: Garage-Fr	100%	1	Wood Frame	C	1963	1963	59 A	\$30.86	0.88	\$27.16	30'x22'	\$17,923	40%	\$10,750	0%	100%	1.000 1.0000	\$10,800



*...Generation after Generation*



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