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

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REAL ESTATE AUCTION TERMS

Remodeled Country Home & Outbuildings with Horse Stalls!

This property will be offered at Online Only Auction on Wednesday, August 2, 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 September 8, 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 \$533.82. 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, August 2, 2023
Bidding begins closing out at 6 pm!

5053 W. County Rd. 725 S., Kewanna, IN 46939
Wayne Township • Fulton County

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



260-982-0238

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County Home & Outbuildings



Metzger
Property Services, LLC AC31300015



Real Estate • Auctions • Appraisals

Chad Metzger • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon • Mike Gentry
Tiffany Reimer Dodie Hart • John Bumau • Austin Metzger
• Neil Snyder • Justin Nicodemus • Toni Dery

260-982-0238

AUCTION

Wed.

Aug. 2
6 pm


5053 County Rd. 725 S,
Kewanna, IN

Remodeled Home
Pole Barn with
Horse Stalls and
Fenced Pasture

Online Only



www.BIDMETZGER.COM

Property Type RESIDENTIAL	Status Active	CDOM 52	DOM 0	Auction Yes
MLS # 202323986	5053 W 725 S	Kewanna	IN 46939	LP \$0
	Area Fulton County	Parcel ID 25-11-19-281-001.000-012	Type Manuf. Home/Mobile	Waterfront No
	Sub None	Cross Street	Bedrm 2	F 1
	Township Wayne	Style One Story	REO No	Short Sale No
	School CASTN	Elem Caston	Jr Caston	SrH Caston
	Legal Description IRREG TRACT S OF LOTS 1, 2, 3 & 4 MT VERNON 19-29-2. 1 A. & In Mid Pt Nw 19-29-2. .25 A			
	Directions Take SR 17 south out of Kewanna, continue east on SR 17 as it turns into SR 114. Turn north on 500 W. Property is on the			
	Inside City N	City	County Zoning OTH	Zoning Description

Remarks Remodeled Country Home & Outbuildings with Horse Stalls selling via Online Only Auction on Wednesday, August 2, 2023 -- Bidding begins closing out at 6 pm! This remodeled 2 bedroom, 1 bathroom manufactured home is situated on a sprawling 1.25+/- acre property and boasts a large deck, perfect for enjoying the beautiful scenery. The property also features multiple pole barns, complete with horse stalls & fenced-in pasture, providing ample storage space and excellent opportunities for equestrian enthusiasts. Schedule your private showing today! Open House: Thursday, July 27th 5:30-6:30pm

Agent Remarks Online Auction: Wed. 8.2.23 6pm Open House: Thurs. 7.27.23 5:30-6:30pm TERMS: \$5,000 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). 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 0	Lot	1.2500	/	54,450	/	400x145	Lot Desc	0-2.9999				
Above Gd Fin SqFt	938	Above Gd Unfin SqFt	0	Below Gd Fin	0	Ttl Below Gd	0	Ttl Fin SqFt	938	Year Built	1981		
Age	42	New Const	No	Date		Ex Metal		Bsm	None	# Rooms	5		
Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material						
RM DIM	LV	B-Main	1	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No			
L	x	B-Upper	0	0	Sewer	Septic	Dryer Hookup	No	Guest Qtrs	No			
D	x	B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	No	Split FlrPln	No			
F	x	Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No			
K	x	Laundry L/W	x		Cooling	Central Air	Water Soft-Owned	Yes	Skylight	No			
B	x	AMENITIES	Main Floor Laundry, Washer Hook-Up				Water Soft-Rented	No	ADA Features	No			
D	x					Alarm Sys-Sec	No	Fence					
M	10 x 12	M					Alarm Sys-Rent	No	Golf Course	No			
2	12 x 14	M					Garden Tub	No	Nr Wlkg Trails	No			
3	x	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No			
4	x	Outbuilding	Pole/Post Building		40	x 30	Pool	No	Off Street Pk				
5	x	Outbuilding					Pool Type						
R	x	Assn Dues			Frequency	Not Applicable	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Washer, Water Heater Electric, Water Softener-Owned						
LF	x	Other Fees											
E	x	Restrictions											

Water	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction 8/2/2023	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual \$533.82	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 7/11/2023	Start Showing Date	Exp Date 11/30/2023
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 3.0%	Variable Rate No
Virtual	Lockbox Type None	Lockbox Location n/a
Pending Date	Closing Date	Selling Price
Ttl Concessions Paid	Sold/Concession Remarks	
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

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2023 IRMLS. All Rights Reserved.

5053 W. 725 S., Kewanna, IN





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7/10/23

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)

1255 W 500 N Kewanna, IN. 46939

1. The following are in the conditions indicated:

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

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

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	7/10/23		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

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

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

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

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

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

1258 W 500 N Kewanee, IA 46939

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

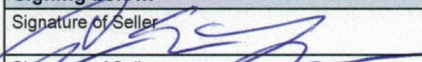
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			<input checked="" type="checkbox"/>
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?		<input checked="" type="checkbox"/>	
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" 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	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
	<u>11/13</u>		
Signature of Seller	Date (mm/dd/yy)	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 SERVICES, LLC
Metzger
 CHAD METZGER, CAL, CAGA

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Average Utilities

	Company	Average Amount
Gas	Zane LP - Rented tank	\$ 2000/yr. LP
Electric	REMC - Fulton	\$ 140 summer
Water	4" well	\$ 80 winter
Other	well has new pump + pressure tank	\$
HOA		\$

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
 - **We WILL NOT charge your card if you are the winning bidder**
 - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

**Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com**

25-11-19-281-001.000-012

Lewis Arden E

5053 W 725 S

540, Mobile or Manufactured Home - Pla

Wayne Res Acreage Defaul 1/2

General Information

Parcel Number 25-11-19-281-001.000-012

Local Parcel Number 01310602690

Tax ID:

Routing Number 11-19-000-015

Property Class 540 Mobile or Manufactured Home - Plat

Year: 2022

Location Information

County Fulton

Township WAYNE TOWNSHIP

District 012 (Local 013) WAYNE TOWNSHIP

School Corp 2650 CASTON

Neighborhood 13000-012 Wayne Res Acreage Default

Section/Plat

Location Address (1) 5053 W 725 S KEWANNA, IN 46939

Zoning

Subdivision

Lot

Market Model 03091

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022

Review Group 2

Ownership

Lewis Arden E 5053 W 725 S Kewanna, IN 46939

Legal

IRREG TRACT S OF LOTS 1, 2, 3 & 4 MT VERNON 19-29-2. 1 A.



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include Lewis Arden E, Righter Michael, RIGHTER MICHAEL & M DOED LLC, SHEETZ LARRY G & AUDREY & MARCIA F.

Notes

8/23/2019 20RS: Per cyc/rev added 8x32 rfx/wddk changed crawl to slab grade from E to E-1 and cond from F to A removed 15% obs; pb added electric and concrete and nbhd from .65 to 1 done for 2020 pay 2021-aw
10/28/2011 : MH REDRAWN AS STICK BUILT GRADE E, COND FAIR, FUNCTIONAL OBS 15% PAY 13 VL
11/23/2010 : CYC REV RTO 5/19/10 MH AND PB HERE, 2ND MH GONE SR
3/1/2009 : 3/1/90 ADDED 1970 MOBILE HOME & EFP. 3/1/91 1970 M.H. DESTR 1981 HILLCREST.

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

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

Land Data (Standard Depth: Res 100', CI 100' 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. Row shows values for 9 A 0 1.0000 1.00 \$16,000 \$16,000 \$16,000 0% 100% 0.9000 \$14,400.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$14,400), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,400).

Data Source External Only

Collector 03/26/2019 PM

Appraiser

General Information

Occupancy Single-Family
 Description SWMH
 Story Height 1
 Style Mobile Home
 Finished Area 938 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
Wood Deck	200	\$3,500
Wood Deck	256	\$4,200
Canopy, Roof Extension	256	\$2,400

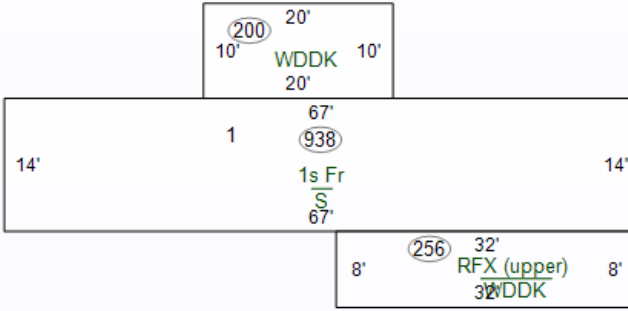
Plumbing

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

Accommodations

Bedrooms 2
 Living Rooms
 Dining Rooms
 Family Rooms
 Total Rooms

Heat Type



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	938	938	\$77,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	938	0	\$0	
			Total Base	\$77,400

Adjustments

Adjustment	Value	Total
1 Row Type Adj. x 1.00		\$77,400
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:938	\$3,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$80,800

Sub-Total, 1 Units

Exterior Features (+)	\$10,100	\$90,900
Garages (+) 0 sqft	\$0	\$90,900
Quality and Design Factor (Grade)		0.30
Location Multiplier		0.88
Replacement Cost		\$23,998

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: SWMH	100%	1	Wood Frame	E-1	1981	1981	41 A		0.88		938 sqft	\$23,998	38%	\$14,880	0%	100%	1.000	0.8100	\$12,100
2: PB-All Walls	0%	1	T3AW	C	1983	1983	39 A	\$19.27	0.88	\$0.00	40' x 30' x 12'	\$19,758	55%	\$8,890	0%	100%	1.000	1.0000	\$8,900

25-11-19-281-002.000-012

Lewis Adren E

7258 S 500 W

599, Other Residential Structures

Wayne Res Acreage Defaul 1/2

General Information

Parcel Number 25-11-19-281-002.000-012

Local Parcel Number 01311201650

Tax ID:

Routing Number 11-19-000-014

Property Class 599 Other Residential Structures

Year: 2022

Location Information

County Fulton

Township WAYNE TOWNSHIP

District 012 (Local 013) WAYNE TOWNSHIP

School Corp 2650 CASTON

Neighborhood 13000-012 Wayne Res Acreage Default

Section/Plat

Location Address (1) 7258 S 500 W KEWANNA, IN 46939

Zoning

Subdivision

Lot

Market Model 13000-012

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 26, 2022

Review Group 2

Ownership

Lewis Adren E 5053 W 725 S Kewanna, IN 46939

Legal

IN MID PT NW 19-29-2 .25A 313-12005-00



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 (WIP, AA), As Of Date (02/16/2022, 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), and various valuation categories like Land, Improvement, Total, etc.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type (91), Pricing Method (A), Soil (A), Act Front. (0), Size (0.2500), Factor (1.00), Rate (\$2,000), Adj. Rate (\$2,000), Ext. Value (\$500), Infl. % (0%), Res Elig % (0%), Market Factor (1.0000), Value (\$500)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Includes entries for Lewis Adren E, LOOKER CASSANDR, LOOKER WILLIAM E, LOOKER, TAMARA A, LOOKER, WILLIAM E, LOOKER, CATHERIN.

Res

Notes

8/23/2019 20RS: Per cyc/rev SV garage at \$100 done for 2020 pay 2021-aw
9/5/2012 : PER FIELD VISIT TO PROPERTY 8/28/2012 NOTHING STARTED, RECHECK IN SPRING FOR NEW GARAGE SR
3/23/2012 : PER FIELD VISIT TO PROPERTY 3/14/2012 TORN OLD BLDG, NEW ONE NOT STARTED, RECHECK IN FALL SR
6/29/2011 : PER FIELD VISIT TO PROPERTY 6/24/2011 PER PERMIT ADDITION TO EXISTING GARAGE, NO ACTIVITY WILL NEED A NEW PERMIT SR/RC
11/3/2010 : VISITED PROPERTY 11/3/10 NOTHING STATED FOR NEW CONSTRUCTION SR
6/2/2010 : RTO, CYC/REV. 2009/10, OLD MH STILL HERE--NC PERMIT 8/2009, NOT STARTED YET, MATERIALS ON SITE, CHECK 2011 ADD ONTO GF--10 PAY 11 ---DM.
3/1/2009 : 2/7/97 MOHO REMOVED AND SOLD FOR SALVAGE

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.25), Actual Frontage (0), Developer Discount (checkbox), Parcel Acreage (0.25), 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 (0.25), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$500), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$500), Total Value (\$500)

Data Source External Only

Collector 03/25/2019 PM

Appraiser

General Information		Plumbing	
Occupancy	Detached Garage	#	TF
Description	Garage-CB	Full Bath	
Story Height	0	Half Bath	
Style	N/A	Kitchen Sinks	
Finished Area		Water Heaters	
Make		Add Fixtures	
Floor Finish		Total	
<input type="checkbox"/> Earth	<input type="checkbox"/> Tile	Accommodations	
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet	Bedrooms	
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished	Living Rooms	
<input type="checkbox"/> Wood	<input type="checkbox"/> Other	Dining Rooms	
<input type="checkbox"/> Parquet		Family Rooms	
Wall Finish		Total Rooms	
<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished	Heat Type	
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other		
<input type="checkbox"/> Fiberboard			

Roofing				
<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input 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
		1

Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
			Total Base	
			Adjustments	Row Type Adj.
Unfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
			Sub-Total, One Unit	\$0
			Sub-Total, 1 Units	
Exterior Features (+)			\$0	\$0
Garages (+) 0 sqft			\$0	\$0
Quality and Design Factor (Grade)				0.60
Location Multiplier				0.88
			Replacement Cost	\$9,492

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: Garage-CB	0%	1	sv	E+2	1940	1940	82 VP		0.88		576 sqft		95%		0%	100%	1.000	1.0000	\$100

...Generation after Generation



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