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101 S. RIVER RD.  
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# REAL ESTATE AUCTION TERMS

## *2-Story Home & Potential Building Site in 2 Tracts!*

This property will be offered at Online Only Auction on Friday, August 18, 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 22, 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 \$992.73. 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: Friday, August 18, 2023**

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

**1330 Humphrey St., Kalamazoo, MI 49048**

**Kalamazoo County**

**Auction Manager: Dodie Lambright 260.463.1717**

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



**Metzger** PROPERTY SERVICES, LLC  
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...GENERATION AFTER GENERATION

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Humphrey St

Humphrey St

1318  
HUMPHREY ST

1404  
HUMPHREY ST

**Tract 1**

1330  
HUMPHREY ST

**Tract 2**

1321  
BEACON ST

1327  
BEACON ST

1335  
BEACON ST

1403  
BEACON ST

on St

Beacon St

Beacon St

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**1330 HUMPHREY ST MI 49048** (Property Address)

Parcel Number: 06-14-127-104 Customer ID: 00001172



**Property Owner: TULK, GWENDOLYN R, TRUSTEE**

**Summary Information**

- > Residential Building Summary
  - Year Built: 1910
  - Full Baths: 1
  - Sq. Feet: 1,356
  - Bedrooms: 3
  - Half Baths: 0
  - Acres: 0.478
- > Assessed Value: \$51,500 | Taxable Value: \$34,591
- > Property Tax information found
- > 7 Building Department records found
- > 2 Invoices Found, Amount Due: 0.00

Item 1 of 4 [3 Images / 1 Sketch](#)

**Owner and Taxpayer Information**

<b>Owner</b>	TULK, GWENDOLYN R, TRUSTEE	<b>Taxpayer</b>	TULK, GWENDOLYN R TRUSTEE
	1330 HUMPHREY ST		1330 HUMPHREY ST
	KALAMAZOO, MI 49048		KALAMAZOO, MI 49048

**General Information for Tax Year 2023**

<b>Property Class</b>	401 RESIDENTIAL-IMPROVED	<b>Unit</b>	00 City of Kalamazoo
<b>School District</b>	KALAMAZOO CITY SCHOOL DIST	<b>Assessed Value</b>	\$51,500
<b>Old Parcel #</b>	No Data to Display	<b>Taxable Value</b>	\$34,591
<b>District</b>	0	<b>State Equalized Value</b>	\$51,500
<b>ASR PRE Changes</b>	No Data to Display	<b>Date of Last Name Change</b>	09/18/2012
<b>R-Fclose;P-Use</b>	No Data to Display	<b>Notes</b>	Not Available
<b>Historical District</b>	No	<b>Census Block Group</b>	No Data to Display
<b>Vet or Pov Ex</b>	No Data to Display	<b>Exemption</b>	No Data to Display

**Principal Residence Exemption Information**

**Homestead Date** 01/01/2004

Principal Residence Exemption	June 1st	Final
2023	100.0000 %	100.0000 %

**Previous Year Information**

Year	MBOR Assessed	Final SEV	Final Taxable
2022	\$44,400	\$44,400	\$32,874
2021	\$40,200	\$40,200	\$31,824
2020	\$36,700	\$36,700	\$31,385
2019	\$30,800	\$30,800	\$30,800
2018	\$32,000	\$32,000	\$30,128

**Land Information**

<b>Zoning Code</b>	RS-5	<b>Total Acres</b>	0.478
<b>Land Value</b>	\$11,000	<b>Land Improvements</b>	\$2,679
<b>Renaissance Zone</b>	No	<b>Renaissance Zone Expiration Date</b>	No Data to Display
<b>ECF Neighborhood</b>	Area 32	<b>Mortgage Code</b>	No Data to Display
<b>Lot Dimensions/Comments</b>	No Data to Display	<b>Neighborhood Enterprise Zone</b>	No

Lot(s)	Frontage	Depth
Lot 1	50.00 ft	264.00 ft
Lot 2	57.75 ft	132.00 ft
<b>Average Depth: 198.00 ft</b>		

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**Legal Description**

21154, 3374 Beg on S li of Humphrey Street at NE cor Lot 1 CW HALLS ADDITION; th S on E li of Lots 1-2-3 of sd Addition to N li of Beacon Street; th E on sd N li 50ft; th N par with sd Addition to sd S li; th W on sd S li 50ft to p.o.b. Also Part of Lots 1 & 2 of CW HALLS ADDITION Beg on S li Humphrey Street at E li of Lot 1; th S on sd E li 132ft; th W 57.75ft; th N 132ft to sd S li; th E on sd S li 57.75ft to beg.

**Land Division Act Information**

<b>Date of Last Split/Combine</b>	01/05/2004	<b>Number of Splits Left</b>	Not Available
<b>Date Form Filed</b>	06/04/2003	<b>Unallocated Div.s of Parent</b>	Not Available
<b>Date Created</b>	01/05/2004	<b>Unallocated Div.s Transferred</b>	Not Available
<b>Acreage of Parent</b>	0.48	<b>Rights Were Transferred</b>	No
<b>Split Number</b>	0	<b>Courtesy Split</b>	No
<b>Parent Parcel</b>	No Data to Display		

**Sale History**

Sale Date	Sale Price	Instrument	Grantor	Grantee	Terms of Sale	Liber/Page	Comments
04/13/2004	\$0.00	QC	GWENDOLYN R TULK	GWENDOLYN R TULK, TRUSTEE	21-NOT USED/OTHER	04/020168	GWENDOLYN R TULK REVOC TRUST
12/26/2002	\$8,000.00	WD	STAMOS, PETER S	GWENDOLYN R TULK	03-ARM'S LENGTH	03/002024	

**Building Information - 1356 sq ft 1 3/4 - 2 sty (Residential)**

**General**

<b>Floor Area</b>	1,356 sq ft	<b>Estimated TCV</b>	\$97,108
<b>Garage Area</b>	934 sq ft	<b>Basement Area</b>	649 sq ft
<b>Foundation Size</b>	689 sq ft		
<b>Year Built</b>	1910	<b>Year Remodeled</b>	No Data to Display
<b>Occupancy</b>	Single Family	<b>Class</b>	C
<b>Effective Age</b>	47 yrs	<b>Tri-Level</b>	No
<b>Percent Complete</b>	100%	<b>Heat</b>	Forced Air w/ Ducts
<b>AC w/Separate Ducts</b>	No	<b>Wood Stove Add-on</b>	No
<b>Basement Rooms</b>	0	<b>Water</b>	Public Water
<b>1st Floor Rooms</b>	2	<b>Sewer</b>	Public Sewer
<b>2nd Floor Rooms</b>	3	<b>Style</b>	1 3/4 - 2 sty
<b>Bedrooms</b>	3		

**Area Detail - Basic Building Areas**

Height	Foundation	Exterior	Area	Heated
2 Story	Basement	Siding	649 sq ft	2 Story
1 Story	Crawl Space	Siding	40 sq ft	1 Story

**Area Detail - Overhangs**

Area	Story Height	Exterior	Included in Size for Rates
18 sq ft	1 Story	Siding	No

**Exterior Information**

<b>Brick Veneer</b>	0 sq ft	<b>Stone Veneer</b>	0 sq ft
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**Basement Finish**

<b>Recreation</b>	0 sq ft	<b>Recreation % Good</b>	0%
<b>Living Area</b>	0 sq ft	<b>Living Area % Good</b>	0%
<b>Walk Out Doors</b>	0	<b>No Concrete Floor Area</b>	0 sq ft

**Plumbing Information**

<b>3 Fixture Bath</b>	1	<b>Ceramic Tub Alcove</b>	1
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**Built-In Information**

<b>Vent Fan</b>	1
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**Garage Information**

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<b>Year Built</b>	1925	1 Wall
<b>Finished</b>		No

<b>Auto Doors</b>	0	<b>Mech Doors</b>	1
<b>Area</b>	576 sq ft	<b>Exterior</b>	Siding
<b>Foundation</b>	42 Inch	<b>Common Wall</b>	Detached
<b>Year Built</b>	2003	<b>Finished</b>	No
<b>Auto Doors</b>	0	<b>Mech Doors</b>	1

**Porch Information**

<b>CCP (1 Story)</b>	32 sq ft	<b>Foundation</b>	Standard
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# 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  
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