Expanding your Horizon...



Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238 WWW.METZGERAUCTION.COM

PROVIDING PROFESSIONAL AUCTION, APPRAISAL AND REAL ESTATE SOLUTIONS FOR BUYERS AND SELLERS THROUGHOUT INDIANA, OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.

WITH SPECIALISTS IN REAL ESTATE, FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND BUSINESS VALUATIONS AND LIQUIDATIONS, WE CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-ALS EVERY YEAR... MAKING US BIG ENOUGH TO GUARANTEE PROFESSIONAL SERVICE AND SMALL ENOUGH TO VALUE YOUR BUSINESS!



Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962 WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS Stunning Victorian Home with 2-Car Garage!

This property will be offered at Online Auction on Tuesday, September 26, 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 Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before October 27, 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 \$2,571.00. 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, September 26, 2023 Bidding begins closing out at 6 pm! 600 S. Main St., Ligonier, IN 46767 Perry Township • Noble County

https://bidmetzger.com/auctions/



☆ FARMLAND AUCTIONS ☆ ANTIQUE APPRAISALS ☆ FARM SALES ☆ PERSONAL PROPERTY AUCTIONS ☆ REAL ESTATE APPRAISALS ☆ REAL ESTATE SALES 260-982-0238

www.MetzgerAuction.com

🕺 🖸 🔢 🖸 🔂 属 💽 💽 💽 🛄 👘 Residential Agent Full Detail Report

Schedule a Showing

Property Type RESIDENT	IAL Status Active		CDOM 0	DOM 0	Auction Yes							
MLS # 202330751	600 S Main Street	Ligonier	IN 4676	7	LP \$0							
	Area Noble County	Parcel ID 57-01-27-400-7	176.000-014 Type Site-B	uilt Home	Waterfront No							
	Sub Wellman(s)	Cross Street	Bedrms 3	F Baths 3	H Baths 0							
	Township Perry	Style Two Story	REO No	Short Sale	No							
	School District WNS	Ele West Noble	JrH West Noble	SrH	West Noble							
	Legal Description WELLM	IANS ADDITION EX 2' S SIDE C	DF LOT 22									
	Directions From SR 5, head w	Directions From SR 5, head west on 6th St. Property is on the southwest corner of 6th & Main.										
	Inside City Limits Y City	y ZoningR2.5 County 2	Zoning Zoning	J Description								

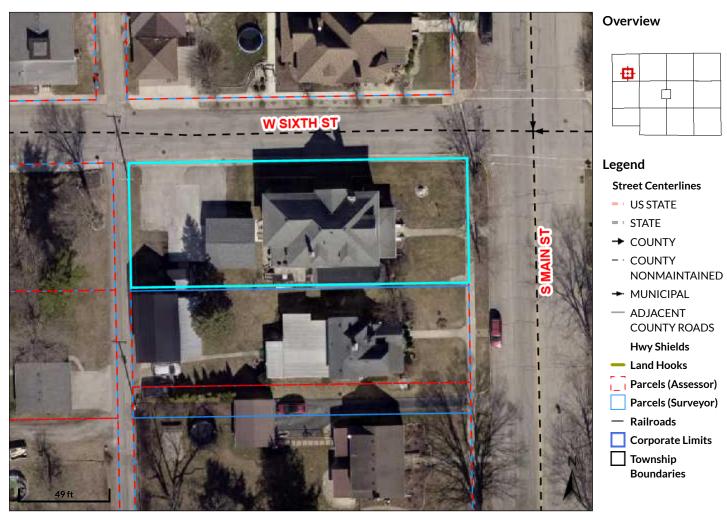
Remarks Stunning Victorian Home with Detached Garage selling via Online Only Auction on Tuesday, September 26, 2023 -- Bidding begins closing out at 6 pm! Remarkable Victorian home! As you step into the formal entry, you'll immediately be greeted by the intricate details and architectural beauty that define Victorian homes. The ornate woodwork, high ceilings, and polished hardwood & tiled floors create a sense of opulence and grace. There is a beautiful staircase off the grand entry that adds a touch of grandeur as well as a 2nd staircase in the rear of the home leading you to the upper levels of this magnificent home. The formal dining room has ornate built-ins and is the perfect space for hosting gatherings. Embrace the charm and sophistication of the parlor and formal sitting room. These well-appointed spaces offer a refined atmosphere, perfect for intimate gatherings or simply unwinding after a long day. The updated kitchen features stylish cabinetry and generous counter space. Venture upstairs to discover 3 spacious bedrooms including a remodeled master suite. Additionally,

Agent Remarks Online Auction: Tues. 9.26.23 6pm Open House: Sun. 9.17.23 1-2pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Personal Representative'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.

Sec Lot 22	Lot	0.2600	/ 11,2	.00 /	64X175	Lot Des	c Corner, 0-2.9999				
Above Gd Fin	4,01	7 Above Gd Un	fin SqFt 0	Belov	v Gd Fin So	qFt 0 1	Ttl Below Gd SqFt 1	,80 1	ftl Fin SqFt 4,017	Year Built	188
Nge 134 New	v Const	No Date	Complete		Ext Shing	e, Vinyl	Bsmt Full Basemer	nt, Unfin	ished	#	g
<u>Room Dimensi</u>	<u>ons</u>	Baths Full	Half	Water	CITY		Basement Material				
RM DIM	LV	B-Main 1	0	Well Type			Dryer Hookup Gas	No	Fireplace	Yes	
.R 14 x 24	М	B-Upper 2	0	Sewer	City		Dryer Hookup Elec	: No	Guest Qtrs	No	
DR 14 x 20	М	B-Blw G 0	0	Fuel /	Forced Air		Dryer Hookup G/E	No	Split Firpin	No	
R x		Laundry Rm	<i>l</i> lain	Heating			Disposal	No	Ceiling Fan	No	
KT X	М	Laundry L/W	6 x 1	Cooling	Central Air		Water Soft-Owned	No	Skylight	No	
BK x		AMENITIES Ce	•	•			Water Soft-Rented	No	ADA Feature	s No	
ON X		Foyer Entry, Nat Range/Oven Hoo				•	Alarm Sys-Sec	No	Fence		
MB 16 x 24	U	Room, Main Floo	•	•		nai Dining	Alarm Sys-Rent	No	Golf Course	No	
2B 12 x 16	U	,	, , -		- 1		Garden Tub	No	Nr Wlkg Trail	s No	
3B 10 x 12	U	Garage 2	2.0 / Deta	ached /	24 x 24	/ 576.00	Jet Tub	No	Garage Y/N	Yes	
4B x		Outbuilding 1	lone		х		Pool	No	Off Street Pk		
5 B x		Outbuilding 2			х		Pool Type				
RR 14 x 14	U	Assn Dues	F	requency	Not Applica	able	SALE INCLUDES	Dishwa	sher, Range-Gas, Water	Heater Gas	6
LF X		Other Fees					FIREPLACE Dinin	ig Rm, L	iving/Great Rm		
Vater Access		N	Vtr Name				Water Frontage		Channel Frontage		
Nater							Water Type		Lake Type		
Auctioneer Nam	e Chad I	Vetzger	L	ic # AC313	300015	Auction Date	9/26/2023 Time	6 pm	Location Online Only	: bidmetzge	er.cor
inancing: Exi	sting			Propo	sed			E	Excluded Party None		
Annual Taxes \$	2,571.00	Exemption H	lomestead,	Mortgage,		Year Taxes	Payable 2023	4	Assessed		
Possession at c	losing										
_ist Office Met	zger Pro	perty Services, LL	C - Off: 260	982-0238	List	Agent Cha	ad Metzger - Cell: 260)-982-90)50		
Agent E-mail	chad@r	netzgerauction.co	m		List	Agent - User	UP388053395	L	_ist		
Co-List Office					Co-	List Agent					
	Showing	gtime or Open Hou	lse								
			te	Exp D	ate 12/31/	2023 Owner/S	Seller a Real Estate	License	ee No Agent/Owner	Related	No
Showing Instr	023 S	tart Showing Da		-	1.5%		Variable Rate No		Special List No	one	
Showing Instr List Date 8/25/2		tart Showing Dat Right to Sell	Buyer Bro	ker							
Showing Instr List Date 8/25/2 Contract E		-	Buyer Bro Lockbox 1			Lockbox Lo	cation n/a		Type of		
Showing Instr List Date 8/25/2 Contract E Virtual Tours:		-		ype None		Lockbox Lo Selling Price			Type of How Sold		
Showing Instr List Date 8/25/2 Contract E Virtual Tours: Pending Date	Exclusive	-	Lockbox 1	`ype None ate					•••		
Showing Instr List Date 8/25/2	Exclusive	-	Lockbox 1 Closing D	ype None ate session	Agent				How Sold		

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.

Beacon[™] Noble County, IN



Fisel Patricia A 600 S Main St

Ligonier, IN 46767

Parcel ID	57-01-27-4 014	00-176.000-	Alternate ID	002-101032-00	Owner Address					
Sec/Twp/Rng			Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED						
Property	600 S MAIN	N ST		LOT						
Address	LIGONIER		Acreage	0.000						
District 57014 Ligonier										
Brief Tax Description		Wellmans Add Ex 2' S Side Lt 22								
		(Note: Not to	be used on le	gal documents)						

Date created: 8/7/2023 Last Data Uploaded: 8/7/2023 3:06:58 AM

Developed by Schneider

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
 - o Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o 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

600 S MAIN ST \$1,000 Total Non Res (3) \$1,000	General Information Ownership Transfer of Ownership Notes H Number -27-400-176.000-014 FISEL PATRICIA A FOS MAIN ST LIGONIER, IN 46767 Date Owner Doc ID Code Book/Page Adj Sale Price VI 07/18/2019 OssHeb Cave NES: 9.MRVL 02/09/2017 SCOTE LAURA 190700423 WD / \$178,000 UNE WINKER: 9.MRVL 005/29/2012 SCOTE LAURA 190700423 WD / \$178,000 UNE WINKER: 9.MRVL 005/29/2012 SCOTE LAURA 170200181 TRD / \$178,000 UNE WINKER: 9.MRVL 005/29/2012 SCOTE LAURA 170200181 TRD / \$178,000 UNE WINKER: 9.MRVL 005/29/2012 SCOTE VAURA 170200181 TRD / \$178,000 UNE WINKER: 9.MRVL WINKER NAMULE 9252019: 20.21 N C EFF VR FOR UPE WINKER VAURE NAMULE Y102/202 STOLU THRINIA L T 120600703 QC / \$00 NOTE BED AND BREAFF 10/32-00 Unig Number 10/24/2002 STOLUT, THOMAS L & WD / \$00 / \$00 Y10000 Y00 / \$00 Y10000 Y10000 Y222017: 18-19 N C s19-17 SITE WS ANDWCR Y00 / \$00 Y22017: 18-19 N C s19-17 SITE WS ANDWCR Y2020 Y2020 Y00 Y10000	D 50% O STAY IN ATES JMB ETC - 100%- AG ST T CG/DS. 00% NO
Preset Number 57-0127-40-17 00:00 14 Local Parcel Number 02/10/22:00 FIREL PATRICLA 000 S NAM ST LIGONER, N 49767 Data 000 S NAM ST LIGONER, N 49767 Dat	H Number FISEL PATRICIA A 600 S MAIN ST LIGONIER, IN 46767 Date Owner Doc ID Code Book/Page Adj Sale Price VI B00 OS MAIN ST LIGONIER, IN 46767 98/2020 : 21-22 COR ROPA & GRDA &	O STAY IN ATES JMB ETC - 100%- AG ST T CG/DS. 00% NO
67-61-22-400-176.000-14 B00 S MAIN ST 07/16/2019 PISEL PATRICLA NOVINGE WD 1 \$17,800.0 Use WHERT ANALE. Decal Parce Mumber 02/09/2012 STOTT KLIPA Howers WD 2 \$100 Stote Stote<	-27-400-176.000-014 600 S MAIN ST 07/18/2019 FISEL PATRICIA A 190700423 WD / \$178,000 V LINEW UN SHE PAS = 9 (MR I) 1032-00 02/09/2012 SCOTT LAURA 170200181 TRD / \$91,000 925/2012 S0.21 (Lorent Viralue E 925/2012 SCOTT LAURA 170200181 TRD / \$91,000 925/2012 S0.21 (Lorent Viralue C FM PA FROE UPE 907/18/2019 FISEL PATRICIA A 190700423 WD / \$00 INCLUDING KITCHEN FROE UPE 925/2012 S0.21 (Lorent Viralue E FW PA FROE UPE 925/2012 STOUT THOMAS & WD / \$00 INCLUDING KITCHEN FROE UPE 907/18/2019 FISEL PATRICIA A 190700423 WD / \$00 INCLUDING KITCHEN FROE UPE 907/18/2019 FISEL PATRICIA A 190700423 WD / \$00 INCLUDING KITCHEN FROE UPE 907/18/2019 FISEL PATRICIA A 190700423 WD / \$00 INCLUDING KITCHEN FROE UPE 907/18/2019 FISEL PATRICIA A 190700423 WD / \$00 INCLUDING KITCHEN FROE UPE PATRICIA A 10/16/2002 STOUT THOMAS & & WD / \$00 FISEL PATRICIA A 10/16/2002 <td< td=""><td>ATES JMB ETC - 100%- AG ST T CG/DS. 00% NO</td></td<>	ATES JMB ETC - 100%- AG ST T CG/DS. 00% NO
Local Parcel Number 02-101032-00 LEGNIER, M 42/97 2009(32017 SCOTT LUARA 1000011 TOURS IT RD / \$\$\$11000 Tax ID: 02-101032-00 Dispace 100 Transmit Rest Part Rest Rest Rest Rest Rest Rest Rest Res	I Parcel Number 1032-00 LIGONIER, IN 46767 02/09/2017 SCOTT LAURA 170200181 TRD / \$\$1,000 925/2019 : 20-21 NC EFF YR FOR UPE MOST STUTCHEN REMO, BATH, PL MOST STUTCHEN REMO, BATH, PL MORT STUTCHEN R	JMB ETC - 100%- AG ST T CG/DS. 00% NO
02-10032-00 00	11032-00 05/29/2012 STOUT VIRGINIA L T 120500703 QC / \$0 INCLUDING KITCHEN REMOLBATH, PERMOLBATH,	JMB ETC - 100%- AG ST T CG/DS. 00% NO
Tax ID: 02-011032-00 Lungsl 100/4/2002 STORT THOMAS & V WD 4 Stort Thomas & V Control Thomas & V WD 4 Stort Thomas & V Control Thomas & V WD 4 Stort Thomas & V V Control Thomas & V WD 4 Stort Thomas & V Stort Thomas & V Stort Thomas & V WD 4 Stort Thomas & V Stort Thomas & V WD 4 Stort Thomas & V Stort Thomas & V Stort Thomas & V Stort Thomas & V WD 4 Stort Thomas & V Stort Thomas & V Stort Thomas & V WD 4 Stort Thomas & V Stort Thomas & V<	D: Legal 10/24/2002 STOUT THOMAS & VI WD // \$001 CONDITIONJB ADDED DET GRAGE 1032-00 WELLMANS ADDITION EX 2'S SIDE OF LOT 22 10/16/2002 STOUT, THOMAS & VI WD / \$00 10/24/2002 STOUT, THOMAS & VI WD / \$00 10/05/10/1JB ADDED DET GRAGE Ing Number WELLMANS ADDITION EX 2'S SIDE OF LOT 22 10/16/2002 STOUT, THOMAS L & WD / \$00 / ADDED DET GRAGE AND CP LOT 22 02/22/2/2002 PARSON DOUGLAS WD / \$00 / ANDED STBED AND BREAKFA apry Class 510 mily Dwell - Platted Lot Valuation Records (Work In Progress values are not certified values and are subject to change) 12/2015: FOR SALE \$172,500 12/12015: FOR SALE \$172,500 12/12015: FOR SALE \$172,500 2023 2023 Assessment Year 2023 2022 2021 2020 2020 2020 12/12015: REAS 16-17 - REDREW HO 12/12015: REAS 16-17 - REDREW HO 12/12015: REAS 16-17 - REDREW HO 12/12012: REAS 1	ST T CG/DS. 00% NO
02-10032-00 TWELLMAR ADDITICUES 27 8 GRO 0 1072 10/16/2002 5TOUT, THOMAS L & WD / S0 10700000000000000000000000000000000000	11032-00 WELLMANS ADDITION EX 2'S SIDE OF LOT 22 10/16/2002 STOUT, THOMAS L & WD // \$0 I T/T OWNER NOT A BED AND BREAKFA Ing Number 02/22/2002 PARSON DOUGLAS WD / \$0 I Anymore erty Class 510 Nilly Dwell - Platted Lot Valuation Records (Work In Progress values are not certified values and are subject to change) 12/1/2015: FOR SALE \$172,500 12/1/2015: REAS 16-17 - REDREW HO 2023 2023 Assessment Year 2023 2023 2023 Assessment Year 2023 2023 04/15/202 04/15/202 04/14/2021 04/09/2020 02/21/3/2000 12/1/2015: REAS 16-17 - REDREW HO ty 02/24/2023 Assessment Year 2023 04/15/2022 04/15/2022 04/14/2021 04/09/2020 02/21/3/2000 12/1/2015: REAS 16-17 - REDREW HO ty 02/24/2023 As Of Date 04/07/2023 04/15/2022 04/15/2022 04/14/2021 04/09/2020 02/21/3/2000 12/1/2015: REAS 16-17 - REDREW HO ty O2/24/2023 As Of Date 04/07/2023 04/15/2022 04/15/2022 04/15/2020 02/13/2020 02/13/2020 12/12015: REAS 16-17 - REDREW HO <td>ST T CG/DS. 00% NO</td>	ST T CG/DS. 00% NO
Routing Number D2/22/2002 PARSON DOUGLAS V/D / Statution Property Class 510 1 Family Devils Characteristics Res	Ing Number 02/22/2002 PARSON DOUGLAS WD / Sol MINUME Party Class 510 Image: Class 51	00% NO
Property Class 510 1 Family Dwell - Platiett Lot Year: 2023 Statution Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progross values are not cortified values and are subject to change) Platiettion Records (Work In Progress Values are not cortified values and are subject to change) Platiettion Records (Work In Progress Values are not cortified values and are subject to change) Platiettion Records (Work In Progress Values are not cortified values and are subject to change) Platiettion Records (Work In Progress Values are not cortified values are not interval are cortint interval are cortified values are not interval are not interva	2023 2023 2023 Assessment Year 2023 2023 2022 2021 2020	00% NO
Propry Class 510 1 Family Dwell Fes PCC Year: 2023 Valuation Records (Work in Progress values are not certified values and aroush)et to change and musi-Adj Amusi-Adj Amusi-Adj Amusi-Adj Amusi	Party Class 510 nilly Dwell - Platted Lot Recx RECK. 2023 2023 2023 Assessment Year 2023 2023 2021 20201 2020 </td <td></td>	
Year: 223 Location Information County Wolf Reson For Change Annual-Ad Work Reson For Annual-Ad Work Reson For Change Annual-Ad Work Reson For Annua	2023 Assessment Year 2023 2023 Assessment Year 2023 2022 2021 2020 2021 2020 2020 2020 2021 2020 2020 2020 2021 2020 2020 2021 2020 2020 2021 2020 2020 2021 2020 2020 2021 2020 2020 2021 2020 2020 2021 2020 2021 2020 2021 2021 2020 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 2021 21/2/2012 : 12-13	JSE - NZ
Location Information 2/22 Assistsment tear 2/03	Location InformationWIPReason For ChangeAnnual-AdjAnnual-AdjAnnual-AdjAnnual-AdjNew-ComCORR NBHDty02/24/2023As Of Date04/07/202304/15/202204/14/202104/09/202002/13/20201/23/2014 : FOR SALE \$179,900ty02/24/2023As Of Date04/07/202304/15/202204/14/202104/09/202002/13/20201/23/2014 : FOR SALE \$179,900indiana Cost ModIndiana Cost Modiship1.00001.00001.00001.00001.00001.00001.00001.0000As a RESIDENCE DID C/E FOR 11 PRY TOWNSHIPNotice RequiredImage: Correct	JSE - NZ
County 02/24/2023 As Of Date 040/72023 041/17502/22 041/142021 040/02020 021/32020 01/32020 </td <td>ty 02/24/2023 As Of Date 04/07/2023 04/15/2022 04/14/2021 04/09/2020 02/13/2020 1/23/2014 : FOR SALE \$179,900 Indiana Cost Mod Indiana</td> <td></td>	ty 02/24/2023 As Of Date 04/07/2023 04/15/2022 04/14/2021 04/09/2020 02/13/2020 1/23/2014 : FOR SALE \$179,900 Indiana Cost Mod Indiana	
Nobis Out2/#102 No Date Out2/#102 Convertion	Indiana Cost Mod Indiana Cost Mod <th< td=""><td></td></th<>	
Township PERRY TOWNSHIP Induite Cos mod In	Indiana Cost Mod Valuation Method Indiana Cost Mod Indiana Cost Mod <th< td=""><td></td></th<>	
Township PERRY TOWNSHIP 1.000 Equalization Factor 1.000 1.000 1.000 1.000 1.000 1.000 AnesoEnce	Iship 1.0000 Equalization Factor 1.0000 1.0000 1.0000 1.0000 As a residence bid c/e for 11 p RY TOWNSHIP Notice Required Image: constraint of the second sec	
District 014 Local 002) Stig.800	Notice Required Image: Constraint of the state of	
LiGONIER CITY Stb800	NIER CITY \$18,800 Land Res (1) \$18,800 \$18,800 \$18,800 \$18,800 \$18,800 \$15,000	NO
School Corp 6065 WEST NOBLE S0 S0 Land Non Res (2) S0 S0	+ · · · · · · · · · · · · · · · · · · ·	
School Cut process WEST NOBLE S0 Land Non Res (3) S0 S1000		MESTEAD
Weighborhood 1450100 Ligonier Original Town \$222,300 \$223,300 imp res (1) \$233,300 \$233,300 \$233,300 \$213,800 \$217,900 \$162,300 \$100 \$192,200 \$100 for the	\$0 Land Non Bes (3) \$0 \$0 \$0 \$0 \$0	
Neighborhood 1450100 \$251,300 Imp Res (1) \$251,300 S208,300 \$217,900 \$163,400 \$190,400 \$400 Carborhood 1450100 \$400 Carborhood 14501000 \$400 Carborhood 145000000	TINODLE #050.000 #010.000 #010.000 #010.000 #010.000 #010.000 #010.000 #010.000 #010.000 #010.000 #010.000	
Ligonian Orginal rowin S1,000 S1,000 S000 S1,000 S000 S1,900 S1,900 S207,100 Section/Plat S277,100 S277,100 S255,100 S237,600 S180,300 S207,300 S207,300 Location Address (1) S1,000 S00 S1,000 S207,100 S255,100 S237,600 S180,300 S207,300 S207,300 Location Address (1) S1,000 Total Non Res (2) S0 S0 S00 S1,900 S1,900 Calculated Acreage 0.2 LiGONIER, IN 46767 Land Pricing Soil Act Size Ferror Rate Adj. Ext. Infl. Res Market Value Value S18,900 S1900 S18,900 S19	hborhood 1450100 \$251,300 Imp Res (1) \$251,300 \$238,300 \$217,900 \$163,400 \$190,400 FAMILY AREA AND DETERMINED CAP	1 AREA @
Section/Plat 027 Size 1,100 \$271,100 Total Size 1,100 \$270,100 Size 1,100 \$227,100 Size 1,000 \$227,100 Size 1,000 \$227,100 Size 1,000 \$227,100 Size 1,000 Size 1,0	HISE FOR ATTIC AREAS	REDREW
U27 \$270,100 \$1,000		
Location Address (1) 600 S MAIN ST LIGONIER, IN 46767 S0 S1000 S100		
600 S MAIN ST \$1,000 \$1,000 \$1,000 \$900 \$1,900 \$1,900 \$1,000 </td <td></td> <td>0.26</td>		0.26
Zoning Land Type Pricing Soil Method ID Act Front. Size Factor Rate Adj. Rate Ext. Value Infl. % Res Market Value Value % Parol Acreage 0.0 Subdivision F F 64 64x175 1.07 \$275 \$294 \$18,816 0% 100% 1.0000 \$18,820 82 Public Roads NV 0.0 Lot - 0.0 -	MAIN ST\$1,000 Total Non Res (3) \$1,000 \$1,000 \$900 \$1,900 \$1,900 Actual Frontage	64
Zoning Type Method ID Front. Size Pactor Rate Value % Elig % Factor Value % All Legal Drain NV 0.0 Subdivision F F 64 64x175 1.07 \$275 \$294 \$18,816 0% 100% 1.0000 \$18,820 81 Legal Drain NV 0.0 Subdivision F F 64 64x175 1.07 \$275 \$294 \$18,816 0% 100% 1.0000 \$18,820 81 Legal Drain NV 0.0 Subdivision F F 64 64x175 1.07 \$275 \$294 \$18,816 0% 100% 1.0000 \$18,820 0.0 83 UT owers NV 0.0 83 UT owers NV 0.0 91/92 Acres 0.0 104 Acres Familand 0.0 104 Acres Familand <td>NIER, IN 46767 Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 60' X 140', CI 0' X 0') Developer Discount</td> <td></td>	NIER, IN 46767 Land Data (Standard Depth: Res 150', CI 100' Base Lot: Res 60' X 140', CI 0' X 0') Developer Discount	
Zoning Type Method ID Front. Internation Rate Value % Elig % Factor 81 Legal Drain NV 0.0 F F 64 64x175 1.07 \$275 \$294 \$18,816 0% 100% 1.0000 \$18,820 81 Legal Drain NV 0.0 Subdivision 5 5 \$294 \$18,816 0% 100% 1.0000 \$18,820 83 UT Towers NV 0.0 Lot 9 Homesite 0.0 100% 100% 1.0000 \$19,92 Acress 0.0 Market Model N/A Farmland Value 5 0.0 100% <td>Land Pricing Soil Act Size Factor Poto Adj. Ext. Infl. Res Market Volue Parcel Acreage</td> <td>0.00</td>	Land Pricing Soil Act Size Factor Poto Adj. Ext. Infl. Res Market Volue Parcel Acreage	0.00
F 64 64x175 1.07 \$275 \$294 \$18,816 0% 100% 1.0000 \$18,820 82 Public Roads NV 0.0 Subdivision 83 UT Towers NV 0.0 83 UT Towers NV 0.0 Lot 9 Homesite 0.0 9 100% 100	Ig lype Method ID Front. First Rate Value % Elig % Factor 81 Legal Drain NV	0.00
Subdivision 83 UT Towers NV 0.0 9 Homesite 9 Homesite 0.0 9 Homesite 9 Homesite 0.0 9 Homesite 9 Homesite 0.0 9 Homesite 0.0 9 Homesite 0.0 Market Model Total Acres Farmland 0.0 N/A Farmland Value 9 Characteristics Measured Acreage 0.0 Topography Flood Hazard Avg Farmland Value/Acre 0.0 Level Q Classified Total 9 All Streets or Roads TIF Homesite(s) Value 9 Paved, Sidewalk Supp. Page Land Value 9 9		0.00
Lot 9 Homesite 0.0 Market Model 91/92 Acres 0.0 N/A Total Acres Farmland 0.0 N/A Masured Acreage 0.0 Topography Flood Hazard 0.0 Level 0 7000 Hazard 0.0 Public Utilities ERA All 0.0 All 0.0 1000 Hazard 0.0 Streets or Roads Tif 91/92 Value 0.0 Paved, Sidewalk 0.0 0.0 0.0	h de la companya de l	0.00
Lot 91/92 Acres 0.0 Total Acres Farmland 0.0 Market Model Farmland Value 0.0 N/A Farmland Value 0.0 N/A Measured Acreage 0.0 Topography Flood Hazard 0.0 Level O O Public Utilities ERA Classified Total 0.0 All O O 0.0 Streets or Roads TIF 91/92 Value 0.0 Paved, Sidewalk Supp. Page Land Value 0.0		0.00
Market Model Farmland Value Seasured Acreage 0.0000 N/A Measured Acreage 0.0000 Characteristics Avg Farmland Value/Acre 00000 Topography Flood Hazard Classified Total 00000 Level Classified Total 000000 Public Utilities ERA All Classified Value 000000 Streets or Roads TIF Paved, Sidewalk Supp. Page Land Value	91/92 Acres	0.00
N/A Measured Acreage 0.0 Characteristics Avg Farmland Value/Acre 0 Topography Flood Hazard 0 Level 0 Classified Total 0 Public Utilities ERA All 1 Streets or Roads TIF Paved, Sidewalk 0	Total Acres Farmland	0.00
N/A Measured Acreage 0.0 Characteristics Avg Farmland Value/Acre 0 Topography Flood Hazard 0 Level 0 Value of Farmland 0 Public Utilities ERA All 1 Streets or Roads TIF Paved, Sidewalk 91/92 Value 5	at Model	\$0
CharacteristicsAvg Farmland Value/AcreOTopography LevelFlood Hazard Classified TotalOPublic Utilities AllERA Farm / Classified ValueOStreets or Roads Paved, SidewalkTIF Supp. Page Land ValueO		0.00
Topography LevelFlood HazardDublic Utilities AllERA Farm / Classified TotalSteets or Roads Farm / Classified ValueSteets or Roads Supe. Page Land Value		0.0
Level Classified Total S Public Utilities ERA Farm / Classified Value S All Homesite(s) Value S Streets or Roads TIF Paved, Sidewalk Supp. Page Land Value		\$0
Public Utilities ERA All Image: Classified Value Streets or Roads Streets or Roads TIF Paved, Sidewalk Supp. Page Land Value		\$0
All Homesite(s) Value Streets or Roads Streets or Roads TIF Paved, Sidewalk Supp. Page Land Value		\$0
Streets or Roads TIF Paved, Sidewalk 91/92 Value Supp. Page Land Value		\$0
Paved, Sidewalk		
	nborhood Life Cycle Stage CAP 1 Value	\$0
		\$0
Review Group 2024 Data Source N/A Collector Appraiser Total Value \$18,80	Review Group 2024 Data Source N/A Collector Appraiser Total Value	\$0 \$18,800 \$0 \$0

57-01-27-400-176.000-		FISE	L PATRICIA		_	600 S M/	AIN ST			510, 1 Famil	y Dwell - P	latted L	.ot			riginal Tov	vn/145 ^{2,}
General Informat			Plumbin	· ·											Cost Lad		
	ngle-Fam	•			TF			3-	2			Floo			Finish	Value	Tota
Description SINGLE-F	amily re		l Bath	3	9							1		2275	2275	\$138,300	
Story Height	N		f Bath	1	2							2	1Fr	1742	1742	\$58,900	
Style Finished Area	N	.a Nit	chen Sinks	1	1							3					
Finished Area Make	4017 so	Wa	ter Heaters	1	1				~ 20	Er o		4					
		Ad	d Fixtures	0	0			1s Fr(Ov	er Hanaf	Sor Wer Hang)	1/4					
Floor Finish		Tot	al	6	13		12'	12'	292 2	2's Fr		1/2					
Earth Tile		_			_		16	120 15 F/10'	10' 220	B 10'		3/4					
✓ Slab ✓ Car			Accommoda	ations			(240)	3	23	the second se		Attic		1364	0	\$7,500	
	inished	Bee	drooms		5	20	0' 20'	-	34'	A		Bsmt		1808	0	\$38,900	
✔ Wood Oth	er	Liv	ing Rooms		1					15 FR DAST	Hang)	Craw	1	451	0	\$4,200	
Parquet		Din	ing Rooms		1		12'			3 A A	7	Slab		16	0	\$0	
		Far	nily Rooms		1		12'			24'317 B						Total Base	\$247,8
Wall Finish		Tot	al Rooms		9		29	9'	1240	1. 2. 4" A		Adju	stments	1 R	ow Type	Adj. x 1.00	\$247,8
✓ Plaster/Drywall ✓ Unf		_			_		19'		1340 A	1s Fr(Ovar	Hang)	Unfin	Int (-)				:
Paneling Oth	ier		Heat Typ	be					2s Fr B			Ex Li	v Units (+)				
Fiberboard		Cer	ntral Warm Air				433		В	8' 12' 1"			Room (+)			2:500	\$4,5
	Roof	ina					1s Fr 1			159 8114		Loft (+)				ç
Built-Up Metal	✓ Aspha		Slate Ti	الم	-			13'		1 ZS FF /			lace (+)			MS:2 MO:4	\$16,00
Wood Shingle	Other						13 1	.5		9'1" 8			eating (-)				9
					_			1s 14 1	14			A/C (+)		1:2	275 2:1742	\$7,50
	Exterior F	eatures				2	6' 2/ 3	0' 6' 3	1239 '	10'		No E	lec (-)				:
Description			Area	Val				9	OFP			Plum	bing (+ / -)		13 – 5	= 8 x \$800	\$6,4
Porch, Open Frame			239	\$9,0									Plumb (+)				
Wood Deck			240	\$4,2	200		S	specialty	Plumbin	Ig		Eleva	ator (+)				:
						Description				Count	Value		()		Sub-Tota	I, One Unit	\$282,2
						•										, tal, 1 Units	. ,
												Exter	ior Features	(+)		\$13,200	\$295,4
													ges (+) 0 sqf	• •		\$0	\$295,4
															esign Fac	tor (Grade)	1.
															-	n Multiplier	0.9
																ment Cost	
							Summary	of Impr	ovements	s							<i>2002</i> , 1
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Eff Co Year Age nd		LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value			bhd Mrkt	lmpr Val
1: SINGLE-FAMILY RESI	100%	2	Wood Frame	C+2	1889	1945 78 A		0.93		7,189 sqft	\$302,194	45%	\$166,210	0%	100% 1	.570 0.9000	\$234,9
				•	0040	2010 1 1	¢04.40	0.00	¢00.00	0.41-0.41	¢40.000	00/	\$40.000	00/	4000/ 4	000 4 0000	¢40.4
2: Detached Garage	100%	1	Wood Frame	С	2019	2019 4 A	\$31.48	0.93	\$29.28	24'x24'	\$16,863	3%	\$16,360	0%	5 100% I	.000 1.0000	\$16,40

... Generation after Generation



260-982-0238 WWW.METZGERAUCTION.COM