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REAL ESTATE AUCTION TERMS

Lakefront Home & Channel Front Lot on Tippecanoe Lake in 2 Tracts!

This property will be offered at Online Auction on Thursday, June 20, 2024 -- 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 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 10% 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. A 2.5% buyer's premium will be added to the winner's invoice. 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 &/or Trustee's Deed at closing along with an Owner's Title Insurance Policy. The closing(s) shall be on or before July 26, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$18,352.92 for the home, Tract 1 & \$1,950.36 for the vacant lot, Tract 2. Metzger Property Services LLC, Tim Pitts, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made on 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 any showings your client attends to receive compensation. Client Registration form is in the docs section of the MLS.

Online Auction: Thursday, June 20, 2024 Bidding begins closing out at 6 pm!

Tract 1 Home: 3846 E. Forest Glen Ave., Leesburg, IN 46538 Tract 2 Lot: Corner of T34 D & T34 D1 Lane - northside of Tippecanoe Lake Plain Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

www.BidMetzger.com



Lakefront Home on Tippecanoe Lake!

3846 E. Forest Glen Ave., Leesburg, IN 46538

🚱 🖸 🖽 M 📾 🚺 🛋 🗂 🗖 🚮 Residential Agent Full Detail Report

Schedule a Showing

Property Type RESID	DENTIAL Status Active		CDO	0	DOM 0	Auction Yes
MLS # 202417696	3846 E Forest Glen Avenue	Leesburg	IN	46538		LP \$0
11.00	Area Kosciusko County	Parcel ID 43-07-12-100-114.000-016	Туре	Site-Bu	ilt Home	Waterfront Yes
And States	Sub Forest Glenn Park	Cross Street	Bedrr	ns 5	F Baths 4	H Baths 2
	Township Plain	Style Two Story	REO	No	Short Sale	No
The second second	School District WRS	Elem Leesburg JrH	Lakeview		SrH V	Varsaw
	Legal Description 29-45-14 L	OTS 22 & 23 FOREST GLEN				
	Directions On southside of Tippe	ecanoe Lake, north of Stanton Lake. Take Arm	strong Rd to	o 450 E th	nen west on For	est Glen Ave. Property is
	Directions On southside of Tippe	ecanoe Lake, north of Stanton Lake. Take Arm	strong Rd to	o 450 E th	nen west on For	est Glen Ave. Prope

Inside City City Zoning County Zoning R1 **Zoning Description** Ν Remarks Luxurious Lakefront Home on Tippecanoe Lake & Channel front Building Site offered in 2 Tracts selling via Online Only Auction on Thursday, June 20, 2024 -- Bidding begins closing out at 6 pm! Tract 1: Breathtaking lakefront home boasts 5 bedrooms and an array of opulent features. From the moment you step inside, floor-to-ceiling windows throughout the residence provide stunning panoramic views of the tranquil lake. The expansive living room, complemented by a family room featuring a cozy fireplace and a wet bar, offers an ideal space for relaxation and entertainment, complete with surround sound for an immersive audio experience. The gourmet kitchen, complete with a central island and breakfast bar, sets the stage for culinary delights and casual dining, all while enjoying the picturesque water views. On the main level, a convenient half bath and a laundry room offer practicality and ease

Agent Remarks Online Auction: Thurs. 6.20.24 6pm Open House: Tues. 6.11.24 5-6pm 10% down day of the auction with the balance at closing. 2.5% buyer's premium will be added to the winner's final bid. Full Terms in the Docs Section. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

of use. Upstairs, 3 bedrooms and 2 full baths await, including the grand master suite featuring a double-sided corner fireplace and an expansive ensuite with a jacuzzi tub, walk-in

DN x Speaker	Date Complete Full Hal 0 1 r 2 0 2 1 y Rm Main	Below Water Well Type Sewer Fuel / Heating Cooling	v Gd Fin SqFt 1, Ext Wood, Lin WELL Private Septic Gas, Forced Air,	nestone B B D Hot D	Below Gd SqFt 1,9 Bamt Full Basement, Basement Material Dryer Hookup Gas Dryer Hookup Elec Dryer Hookup G/E	-	•	ar Built # Yes	1997 7
Room Dimensions Baths RM DIM LV B-Main LR 25 x 20 B-Uppe DR x B-Blw FR 33 x 19 Laundry KT 18 x 15 Laundry BK x AMENIT DN x Speaker	Full Hal 0 1 r 2 0 2 1 r Rm Main r LW x	Well Type Sewer Fuel / Heating	WELL Private Septic	B D Hot D	Basement Material Dryer Hookup Gas Dryer Hookup Elec	Block No	Fireplace	Yes	7
RM DIM LV B-Main LR 25 x 20 B-Uppe DR x B-Blw FR 33 x 19 Laundry KT 18 x 15 Laundry BK x AMENIT DN x Speaker -94 Ceit -94	0 1 r 2 0 2 1 r Rm Main r LW x	Well Type Sewer Fuel / Heating	Private Septic	D D Hot D	Dryer Hookup Gas Dryer Hookup Elec	No	•		
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DR x B-Blw FR 33 x 19 Laundry KT 18 x 15 Laundry BK x AMENIT DN x Speaker -9+ Ceit -9+ Ceit	2 1 / Rm Main / L/W X	Fuel / Heating	•	Hot D		No	Guest Qtrs		
FR 33 x 19 Laundry KT 18 x 15 Laundry BK x AMENIT DN x Speaker 94 Cell	/ Rm Main / L/W X	Heating	Gas, Forced Air,	U)rver Hookun G/E			No	
KT 18 x 15 Laundr BK x AMENII DN x Speaker -9+ Cal	yL/W x	•			nyei nookup o/L	Yes	Split Firpin	No	
BK x AMENI DN x Speaker		Cooling		D	Disposal	Yes	Ceiling Fan	No	
DN x Speaker	TIES 1st Bdrm En S		Central Air	v	Vater Soft-Owned	Yes	Skylight	No	
					Vater Soft-Rented	No	ADA Features	No	
1B 17 x 13 B -9+, Cel	System, Built-In Bo			×Δ	Alarm Sys-Sec	No	Fence		
	ling-Tray, Closet(s) \	waik-in, Col	antertops-Stone, L	A	Alarm Sys-Rent	No	Golf Course	No	
2B 24 x 17 B				G	Garden Tub	Yes	Nr Wlkg Trails	No	
3B 28 x 19 U Garage	4.0 / Atta	ached /	50 x 24 / 1,20	200.0 J	let Tub	Yes	Garage Y/N	Yes	
4B 17 x 17 U Outbuil	ding 1 None		х	Р	Pool	No	Off Street Pk	Yes	
5B 18 x 11 U Outbuil	ding 2		х	Р	Pool Type				
RR 33 x 19 B Assn D		requency	Not Applicable		SALE INCLUDES D	,	, 0	,	
LF x Other F	ees				reatments, Air Purifie In, Oven-Double, Ove				
EX x Restrict	ions			I				ing Diaw	,
Water Access LAKE	Wtr Name	Tippecano	A		Vater Frontage 93.0	00 Channe	el 0.00		
Water Features Pier/Dock		nppedano	0		Vater Type Lake		ypeSki Lake		
Auctioneer Name Chad Metzger 8	Tim Pitts L	.ic # AC31	300015 Aucti	ion Date 6		-	on Online Only: E	BidMetzae	r com
Financing: Existing		Propo					Party None	Janezgo	
• •	ption Homestead,	•		ar Taxes Pa	avable 2024	Assessed	2		
Possession at closing	parent i le li e le l	e appienten							
List Office Metzger Property Ser	vices. LLC - Off: 260	-982-0238	List Agen	nt Timotl	hy Pitts - Cell: 317-7	14-0432			
Agent E-mail tpitts5467@hotm			0		de UP388055047	List Team	n		
Co-List Office Metzger Property			Co-List A		Chad Metzger - Cell: 2	260-982-9050			
Showing Instr Showingtime or C				•	Ū				
List Date 5/17/2024 Start Shore	•	Exp D	ate 10/1/2024	Owner/Se	eller a Real Estate Li	icensee No	Agent/Owner R	elated N	١o
Contract Type Exclusive Right to S	Sell Buyer Bro	oker Comp.	2.0%	v	/ariable Rate No	Special	I List Cond. None	•	
Virtual Tours:	-	•	anical/Combo	Lockbox I	Location front door	Тур	pe of Sale		
Pending Date	Closing D	•••		lling Price		How Sc	old		
Ttl Concessions Paid	Sold/Con	cession Re	marks	-		Conc P	aid By		
Sell Office		Sell A	Agent			Sell Tea			
Co-Sell Office		Co-S	ell Agent						

Presented Tiffany Reimer - Cell: 260-571-7910

Metzger Property Services, LLC - Off: 260-982-0238

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Lakefront Home on Tippecanoe Lake!

3846 E. Forest Glen Ave., Leesburg, IN 46538



6200+ Sq. Ft. Lakefront Home!

• Luxurious Lakefront Home:

- o 90+ feet of lake frontage
- 5 bedrooms, 4 full baths, 2 half baths
- Floor-to-ceiling windows with water views
- o 3 Fireplaces
- Finished walk-out basement with kitchenette/bar
- New wrap-around deck
- o Chair lift from lake
- o Two 2-car attached garage









Lakefront Home & a Channel Front Lot on Tippecanoe Lake!



Luxurious Lakefront Home on Tippecanoe Lake & Channel Front Potential Building Site offered in 2 Tracts!

Selling via Online Auction on Thursday, June 20, 2024 - 6 pm!

Tract 1, The Home: Breathtaking lakefront home boasts 5 bedrooms and an array of opulent features. From the moment you step inside, floor-to-ceiling windows throughout the residence provide stunning panoramic views of the tranquil lake. The expansive living room, complemented by a family room featuring a cozy fireplace and a wet bar, offers an ideal space for relaxation and entertainment, complete with surround sound for an immersive audio experience. The gourmet kitchen, complete with a central island and breakfast bar, sets the stage for culinary delights and casual dining, all while enjoying the picturesque water views. On the main level, a convenient half bath and a laundry room offer practicality and ease of use. Upstairs, 3 bedrooms and 2 full baths await, including the grand master suite featuring a double-sided corner fireplace and an expansive ensuite with a jacuzzi tub, walk-in shower, and double vanity. The master suite also boasts a generously sized walk-in closet with built-ins and a second laundry hookup for added convenience. The walk-out basement beckons with a spacious rec room adorned with a stone fireplace, a well-appointed kitchenette with bar seating, 2 additional bedrooms, and 2.5 baths, providing the perfect space for leisure and guest accommodations. Outside, a new wrap-around deck invites you to savor the tranquil lake views, creating an idyllic setting for outdoor gatherings and relaxation. With the added convenience of two 2-car attached garages & a chair escalator from the lake, this luxurious lakefront home offers an unparalleled blend of comfort, elegance, and scenic beauty, creating an extraordinary retreat for those seeking the finest in lakeside living.

Come see all the amenities of this home for yourself! Open House on Tuesday, June 11th 5-6pm

Tract 2, The Lot: Waterfront Potential Building Site on Tippecanoe Lake. 0.23+/- Acre lot with 90 feet of channel front on Tippecanoe Lake. Whether you're drawn to water sports, boating, or simply seeking a serene escape, this prime waterfront lot provides the ideal setting for creating lasting memories and enjoying a life centered around the dynamic energy of lake living. Embrace the opportunity to potentially build your dream waterfront retreat and enjoy the freedom to design a home that perfectly complements your lifestyle and appreciation for waterfront living.

Beacon[™] Kosciusko County, IN



 Parcel ID
 029-045-014
 Altern

 Sec/Twp/Rng
 - ID

 Property
 3846 E FOREST
 Class

 Address
 GLEN AVE
 LEESBURG

Alternate 029-702025-85

Class RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT Acreage n/a Owner Hamer Roy R Revocable Trust & Barbara A Hamer Address Revocable Trust TIC Roy R & Barbara A Hamer Trustees c/o 1st Source Bank 325 S Lake St Warsaw, IN 46580

Brief Tax Description

District

Plain 029-045-014 Lots 22 & 23 Forest Glenn (Note: Not to be used on legal documents)

Date created: 4/24/2024 Last Data Uploaded: 4/24/2024 6:43:57 AM





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

STATE SALES DISCLOSURE

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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) 3846 E. Forrest Bilenn Ave, Leesburg, IM 1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	Defe	ot ctive	Do Not Know	
Built-in Vacuum System	X				Cistern	X		1			
Clothes Dryer	X				Septic Field / Bed	-		X			
Clothes Washer	X				Hot Tub	×		1	-		
Dishwasher			X	10.00	Plumbing	1		1			
Disposal			X		Aerator System	×		1	-		
Freezer	X				Sump Pump	X			-		
Gas Grill	X		•		Irrigation Systems	X			-		
Hood	17		X		Water Heater / Electric	1		-		-	
Microwave Oven			S I		Water Heater / Gas	X		1			
Oven			C I		Water Heater / Solar	N		1	K	-	
Range	X		\wedge		Water Purifier	1			-		
Refrigerator	1		~		Water Softener			-			
Room Air Conditioner(s)	-		X		Well				-		
Trash Compactor			X						-		
TV Antenna / Dish	N.				Septic & Holding Tank/Septic Mound			X	-		
Other:	A				Geothermal and Heat Pump	X		-			
Other:	-				Other Sewer System (Explain)	X					
					Swimming Pool & Pool Equipment	X		-			
								Yes	No	Do Not Know	
					Are the structures connected to a publi	c water sys	stem?			and the second	
	Sector Sector				Are the structures connected to a publi	c sewer sy	stem?				
B. ELECTRICAL SYSTEM	None/Not Included/ Rented	Defective	Not Defective	Do Not Know	Are there any additions that may requir to the sewage disposal system?			x			
Air Purifier	Isenteu		X		If yes, have the improvements been cor						
Burglar Alarm		-	/	X	Are the improvements connected to a private/community						
Ceiling Fan(s)	X				water system?						
Garage Door Opener / Controls	1		~		Are the improvements connected to a p		X				
Inside Telephone Wiring and Blocks / Jacks			-	X	sewer system? D. HEATING & COOLING SYSTEM	None/Not Included/	Defective		ot	Do Not	
Intercom		1	-	X		Rented	Delective	Defe	ctive	Know	
Light Fixtures			×		Attic Fan				_		
Sauna			Ŷ		Central Air Conditioning			X		1	
Smoke / Fire Alarm(s)			X		Hot Water Heat			X			
Switches and Outlets			/	V	Furnace Heat / Gas			X	C		
Vent Fan(s)			N	3	Furnace Heat / Electric	X					
60 / 100 / 200 Amp Service			N		Solar House-Heating	X					
(Circle one)			X		Woodburning Stove	X					
Generator	1		/		Fireplace		1	X			
NOTE: "Defect" means a condition th	at would be	un a alamifi	aant advan	a offerst	Fireplace Insert	6		-			
on the value of the property, that wou	Id significar	ve a signin	the health	se enect	Air Cleaner		2	X			
of future occupants of the property, or	r that if not	repaired. re	emoved or i	replaced	Humidifier		1.	X			
would significantly shorten or advers	ely affect th	ne expected	d normal lif	fe of the	Propane Tank	X					
premises.		Constraints			Other Heating Source	X					
ACTUAL KNOWLEDGE. A disclos substitute for any inspections or w any material change in the physica same as it was when the disclos	arranties the l condition	at the pros of the providence was providence	perty or co ded. Selle	the owner uyer or owner ertify to the	Seller, who certifies to the truth there or the owner's agent, if any, and the d ner may later obtain. At or before settlen purchaser at settlement that the conditi chaser hereby acknowledge receipt of	isclosure nent, the o ion of the of this Dis	form may wner is re property is closure to	not l quire s sub by sig	be us d to d	disclose	
Signature of Seller		Date (mm/	122/2	24	Signature of Buyer		ate (mm/dd				
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							Distant				

Date (mm/dd/yy)

X

Signature of Seller (at closing)

Signature of Seller (at closing)

Date (mm/dd/yy)

Property address (number and street, city, state, and ZIP 3840 F. Forest	code)	n F	I out	eesburg, IN &			
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
		C. C. C.		Do structures have aluminum wiring?	TES	X	KNOW
Age, if known: Years.			\times	Are there any foundation problems		~	100
Does the roof leak?		×		with the structures?			X
Is there present damage to the roof?			×	Are there any encroachments?			X
Is there more than one layer of shingles on the house?			X	Are there any violations of zoning, building codes, or restrictive covenants?		X	
If yes, how many layers?				Is the present use a non-conforming use? Explain:			
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?			×				
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?			×				
Has there been manufacture of methamphetamine or dumping of waste			X	Is the access to your property via a private road?		X	
from the manufacture of methamphetamine in a residential structure on the property?				Is the access to your property via a public road?	×		
Explain:				Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?			X
				Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	S:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		×	
				Is there any damage due to wind, flood, termites or rodents?		X	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	×	/	
				Is the property in a flood plain?		X	
				Do you currently pay flood insurance?		X	
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		x	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		×	
a substitute for any inspections or warranti to disclose any material change in the phys	s not a wa es that the	e prospetion of th	the owner ctive buyer	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosu or owner may later obtain. At or before settler or certify to the purchaser at settlement that th d. Seller and Purchaser hereby acknowledge r	nent, the	ay not be owner is	used as required
Signature of Seller	Date (mm/d	dd/yy)		Signature of Buyer	Date (mm/d	d/yy)	
Signature of Seller	Date (mm/d				Date (mm/d		
The Seller hereby certifies that the condition of the	e property	is substar	tially the same	ne as it was when the Seller's Disclosure form was o	riginally pr	ovided to	the Buyer.
Signature of Seller (at closing)	Date (mm/o	dd/yy)		Signature of Seller (at closing)	Date (mm/d	d/yy)	

Conserval information Conserval information Conserval information Transfer of Conversion Transfer of Conversion Conver	43-07-12-100-114.000-016	_	REVOCABLE TR	3846 E FO	REST	GLEN AVE	510, 1 Fa	-	ell - Platte	ed Lot	TIPPE LAKEFRONT - T	23 & 1/2
43-07-12 0.010 CIO 157 SOURCE BANK. SUBJACK ST	General Information			Dete	0					li Colo Drice V/I	Notes 9/18/2020 REA: 2021 ADDED 7 EX	TRA
Local Parcel Number 9207007035 235 S LAK ST WIL2022 Model No is required in the set of									K/Page Ad	-	FIXTURES, REMOVED PORTABLE	SPA, 2
2970020305 WARKSWI (N 40500 1211/1598 Number (N 1		325 S LAKE ST							1		QUESTIONNAIRE. CORRECTED DI	
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Tomship PLAIN 1.000 Equalization Factor 1.000	-											
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WARSAW COMMUNITY Sol Land Non Kes (3) Sol	School Corp 4415											
Neighborhood 280810-016 TIPPE LAKEFRONT - T23 & FORE S902.500 imp Non Res (1) \$50.500 \$502.500 \$55.500 \$57.600 <td>•</td> <td>· · · · · ·</td> <td></td> <td>000</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	•	· · · · · ·		000								
TIPP LAKEFRONT - T23 & FORE \$0 Imp Non Res (2) \$00 \$11,42,000 \$11,42,000 \$11,42,000 \$11,413,100 \$	Neighborhood 2905810-016											
Sector/Plat S1,548,900 Total S1,548,900 S1,142,200 S1,113,100 12-33-6 S1,542,100 S1,542,100 S1,542,100 S1,542,100 S1,143,800 S1,143,000 S1,142,200 S1,1107,400 Calculated Acreage 0.36 3846 E FOREST GLEN AVE LESSBURG, IN 46538 S6,800 Total Non Res (2) S6,800 S7,600 S5,000 S5,000 S5,000 S0,000 S1,017,400 Actual Frontage 88 Zoning RESIDENTIAL RESIDENTIAL F F 88 Bat/78 0.95 S7,650 S7,268 S639,564 Value Value Parcel Acreage 0.00 Subdivision Forest Glenn F 88 Bat/78 0.95 S7,650 S7,268 S639,564 Value S639,560 B1 Legal Drain NV 0.00 22823 Market Model Tippe Lake - Newer F 88 Bat/78 0.95 S7,650 S7,268 S639,564 Value S639,560 Total Acres Farmland 0.00 22823 Market Model Tippe Lake - Newer F 88 Bat/78 0.	TIPPE LAKEFRONT - T23 & FORE				\$0							
12:33-9 \$1,542,100 Total Res (1) \$1,542,100 \$1,136,000 \$1,136,000 \$1,136,000 \$1,107,400 Calculat Fontage 0.36 Location Address (1) \$6,800 \$6,800 \$7,600 \$5,800 \$5,600 \$5,600 \$5,600 \$5,600 \$6,800 \$6,800 \$6,800 \$6,800 \$5,600 \$5,600 \$6,800	Section/Plat		· · · · · · · · · · · · · · · · · · ·									
Location Address (1) 3846 E FOREST GLEN AVE LEESBURG, IN 46538 \$0 \$0 \$0 \$0 \$0 \$0 \$16 Calculated Acreage 0.38 LEESBURG, IN 46538 Total Non Res (2) \$6.800 \$7,600 \$5,900 \$5,600 \$5,700 \$5,89,800 \$5,800 \$5,800	12-33-6										Land Computatio	ns
LEESBURG, IN 46538 Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 44' X 210'; CI 44' X 210' Develope Tolrage <	Location Address (1)	\$0	Total Non Res (2)		\$0	\$0	\$0)	\$0	\$0		
Zoning RESIDENTIAL RESIDENTIAL Pricing Soil Type Act Method ID Size Front. Size Front. Factor Rate Adj. Rate Ext. Value Infl. Res Market Value Res Market Value Value Dorocle Acreage Billegin NV 0.00 Subdivision Forest Glenn F F 88 88x178 0.95 \$7,650 \$7,268 \$639,584 0% 100% 1.0000 83 UF0 82 Public Roads NV 0.00 Lot 22823 - - - - - - - - - - - - 000 91/92 Acres 0.00 - <t< td=""><td></td><td>\$6,800</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>\$5,700</td><td>Actual Frontage</td><td>88</td></t<>		\$6,800								\$5,700	Actual Frontage	88
Zonig Type Method ID Front. Size Pactor Kate Rade Value % Elig % Factor Value Pactor Value Pactor Value % Elig % Factor % Elig % % Elig % % <th< td=""><td>LEESBURG, IN 46538</td><td></td><td></td><td>rd Depth: Res</td><td>200', CI</td><td></td><td></td><td></td><td></td><td>-</td><td>Developer Discount</td><td></td></th<>	LEESBURG, IN 46538			rd Depth: Res	200', CI					-	Developer Discount	
RESIDENTIAL RESIDENTIAL F F 88 88x178 0.95 \$7,650 \$7,268 \$639,584 0% 100% 1.0000 \$639,500 \$81 Egal Drain NV 0.000 Subdivision F F 88 88x178 0.95 \$7,268 \$639,584 0% 100% 1.0000 \$639,500 \$81 Egal Drain NV 0.000 Forest Glenn F F 88 88x178 0.95 \$7,268 \$639,584 0% 100% 1.0000 \$81 Egal Drain NV 0.000 Forest Glenn F F 88 88x178 0.95 \$7,268 \$639,584 0% 100% 1.0000 \$81 Egal Drain NV 0.000 Forest Glenn F F F 88 88x178 0.95 \$7,268 \$639,504 \$81 Egal Drain NV 0.000 Lot Z28.23 F F F 88 88x178 0.95 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 \$7,650 <td< td=""><td>Zoning</td><td></td><td></td><td>Size Facto</td><td>r R</td><td></td><td></td><td></td><td></td><td>Valuo</td><td>Parcel Acreage</td><td>0.00</td></td<>	Zoning			Size Facto	r R					Valuo	Parcel Acreage	0.00
Subdivision So South's 0.53 \$7,000 \$7,200 \$7,200 \$303,000 \$00,8 1,0000 \$303,000 \$22,000 \$00,8 1,0000 \$303,000 \$00,8 1,0000 \$303,000 \$00,8 1,0000 \$00,9 0,0000 Subdivision 82 Public Roads NV 0.00 Forest Glenn Subdivision S	•			00,470 0.00	= e-				-		81 Legal Drain NV	0.00
Forest Glenn 85 01 nowers NV 0.00 22&23 91/92 Acres 0.00 22&23 Total Acres Farmland 0.00 Market Model Tippe Lake - Newer Total Acres Farmland 0.00 Characteristics Measured Acreage 0.00 Characteristics Measured Acreage 0.00 Topography Flood Hazard No No High Classified Total \$0 \$0 Gas, Electricity Gas, Electricity \$0 \$0 Streets or Roads Tif \$0 \$0 Paved \$1/92 Value \$0 \$0 Veighborhood Life Cycle Stage CAP 1 Value \$0 Other CAP 2 Value \$0 Printed Menday, April 3, 2023 Coffee between		FF	88	882178 0.9	5 \$/	/,650 \$7,2	08 \$039,584	¥ 0%	100% 1.00	JUU \$639,580	82 Public Roads NV	0.00
Lot 9 Homesite 0.00 22823 91/92 Acres 0.00 Market Model Total Acres Famland 0.00 Tippe Lake - Newer Famland Value \$00 Characteristics Measured Acreage 0.00 Characteristics Arg Famland Value/Acre 0.00 Topography Flood Hazard Yalue of Farmland Value/Acre 0.00 High Classified Total \$00 \$00 \$00 Public Utilities ERA Streets or Roads TIF \$00 \$0											83 UT Towers NV	0.00
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Tippe Lake - Newer Measured Acreage 0.00 Characteristics Avg Farmland Value/Acre 0.00 Topography Flood Hazard Value of Farmland \$00 High Classified Total \$00 Public Utilities ERA Gas, Electricity Gas, Electricity Gas, Electricity Homesite(s) Value \$00 Streets or Roads TIF Paved 91/92 Value \$00 Neighborhood Life Cycle Stage CAP 1 Value \$639,600 Other CAP 2 Value \$00 Printed Monday, April 3, 2023 CAP 3 Value \$00												
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Topography Flood Hazard High Image: Classified Total \$0 Public Utilities ERA Gas, Electricity Image: Classified Value \$0 Streets or Roads TIF Paved 91/92 Value \$0 Supp. Page Land Value \$0 Very April 3, 2023 CAP 1 Value \$639,600 Printed Monday, April 3, 2023 CAP 3 Value \$0												
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Streets or Roads TIF Paved 91/92 Value Neighborhood Life Cycle Stage Other Printed Monday, April 3, 2023 Printed												
Paved Supp. Page Land Value Neighborhood Life Cycle Stage CAP 1 Value \$639,600 Other CAP 2 Value \$0 Printed Monday, April 3, 2023 CAP 3 Value \$0											. ,	
Neighborhood Life Cycle StageCAP 1 Value\$639,600OtherCAP 2 Value\$0PrintedMonday, April 3, 2023CAP 3 Value\$0												φυ
OtherCAP 2 Value\$0PrintedMonday, April 3, 2023CAP 3 Value\$0												\$639 600
Printed Monday, April 3, 2023 CAP 3 Value \$0												
Review Group2025Data SourceN/ACollectorAppraiserTotal Value\$639,600	Printed Monday, April 3, 2023											
	Review Group 2025	Data Source N/	A Col	lector			Appraise	ər			Total Value	\$639,600

43-07-12-100-114.000-016

HAMER ROY R REVOCABLE TR 3846 E FOREST GLEN AVE

510, 1 Family Dwell - Platted Lot

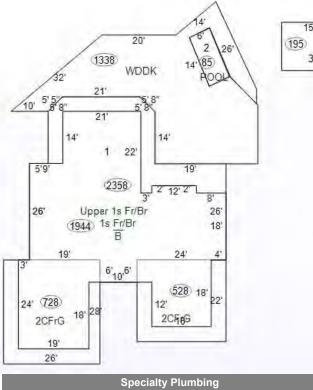
15'

3

13'

2/2 **TIPPE LAKEFRONT - T23 &**

General Information	Plumbing
Occupancy Single-Far	mily # TF
Description Single-Far	mily Full Bath 4 12
Story Height	2 Half Bath 2 4
Style 60 Newer convent'l	Kilchen Sinks Z Z
Finished Area 6246 s	sqft Water Heaters 1 1
Make	Add Fixtures 7 7
Floor Finish	Total 16 26
Earth Tile	
Slab Carpet	Accommodations
Sub & Joist Unfinished	Bedrooms 4
Wood Other	Living Rooms 0
Parquet	Dining Rooms 0
Wall Finish	Family Rooms 1
✓ Plaster/Drywall ✓ Unfinished	Total Rooms 7
Paneling Other	Heat Type
	Central Warm Air
	Central Warm All
Roc	ofing
Built-Up Metal 🗸 Asph	halt Slate Tile
Wood Shingle Othe	er
Exterior	r Features
Description	Area Value
Wood Deck	1338 \$17,700



Description	Count	Value
Bath Tub With Steam Conversion	2	\$7,800
Steam Bath (2)	1	\$8,700

ted Lot	116	PE LAN	EFRONT -	123 & 2/2
		Cost Lad	der	
Floor Constr	Base	Finish	Value	Totals
1 93	1944	1944	\$129,600	
2 92	2358	2358	\$78,000	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1944	1944	\$91,300	
Crawl				
Slab				
			Total Base	\$298,90
Adjustments	1 R	low Type	Adj. x 1.00	\$298,90
Unfin Int (-)				\$
Ex Liv Units (+	+)			\$
Rec Room (+)				\$
Loft (+)				\$
Fireplace (+)		MS:1	MO:1 PO:2	\$7,70
No Heating (-))			\$
A/C (+)		1:1	944 2:2358	\$7,80
No Elec (-)				\$
Plumbing (+ /	-)	26 – 5	= 21 x \$800	\$16,80
Spec Plumb (·	+)			\$16,50
Elevator (+)				\$
		Sub-Tota	I, One Unit	\$347,70
		Sub-To	tal, 1 Units	
Exterior Featu	res (+)		\$17,700	\$365,40
Garages (+) 1	256 sqft		\$37,900	\$403,30
Qua	ality and D	esign Fa	ctor (Grade)	1.5
		Locatio	on Multiplier	0.9
		Replace	ement Cost	\$556,554

								Summary	of Imp	rovements	;								
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 N	Nbhd	Mrkt	Improv Value
1: Single-Family	100%	2	2/6 Masonry	A-1	1997	1997	26 A		0.92		6,246 sqft	\$556,554	22%	\$434,110	0%	100% 1	1.890 1	.1000	\$902,500
2: Pool, In Ground	0%	1		С	1997	1997	26 A	\$60.51	0.92	\$64.23	8'x14'	\$5,460	85%	\$820	0%	100% 1	1.890 1	.1000	\$1,700
3: Wood Deck	0%	1		С	1997	1997	26 A		0.92		13'x15'	\$3,220	24%	\$2,450	0%	100% 1	1.890 1	.1000	\$5,100



Channel Front Lot on Tippecanoe Lake!

Corner of T34D & T34 D1 Lane – Northside of Tippecanoe Lake

Listings as of 05/17/2024

Lots & Land Agent Full Detail

Schedule a Showing Page 1 of 1

Property Type	LOTS AND L	AND Status	Active	CD	DOM 0 DOM	0 Auction Yes
MLS 20241	.7693 **	Ems T34d1 Lane	Leesburg	IN 46538	Status Active	LP \$0
	324	Area Kosciusko County	Parcel ID 43-0	7-01-300-156.000-016	Type Residential La	and
		Sub Old Mill Place	Cross Street			Lot #
- dia stati in com		School District WRS	Elem Leesburg	JrH Lake	view	SrH Warsaw
		REO No	Short Sa	lle No	Waterfront Y/N	Υ
		Legal Description 29	-3-030.C W 1/2 LOT 17 & I	LOT 18 BLK B OLD MIL	L PLACE	
State of the second		Directions On north sid	le of Tippecanoe Lake. Ta	ke EMS T34 Ln to T34 I	D1 Ln. Property is on c	orner of T34 D & T34 D1.
	a second second	Inside City Limits N	City Cou	nty Zoning R1 Zoni	ng Description	

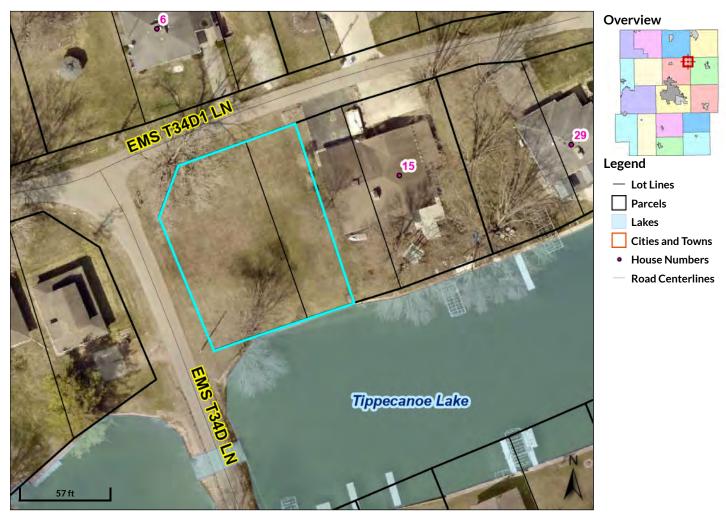
Remarks Waterfront Potential Building Site on Tippecanoe Lake selling via Online Auction on Thursday, June 20, 2024 -- Bidding begins closing out at 6 pm! Tract 2: 0.23+/- Acre lot with 90 feet of channel frontage on Tippecanoe Lake. Whether you're drawn to water sports, boating, or simply seeking a serene escape, this prime waterfront lot provides the ideal setting for creating lasting memories and enjoying a life centered around the dynamic energy of lake living. Embrace the opportunity to potentially build your dream waterfront retreat and enjoy the freedom to design a home that perfectly complements your lifestyle and appreciation for waterfront living.

Agent Remarks Online Auction: Thurs. 6.20.24 6pm- a 2.5% buyer's premium will be added to the winner's final bid. 10% down day of the auction with the balance at closing. Full terms in the docs section. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec Lot 17	Lot Ac/SF/Dim 0.2300 /	10,198 / 101X101
Parcel Desc Lake, 0-2.9999, Water View	Platted Development No	Platted Y/N Yes
Township Plain Date Lots A	vailable	Price per Acre \$\$0.00
Type Use Residential Road Acces	ss County Road	I Surface Tar and Stone Road Frontage County
Water Type None Well Type		Easements Yes
SEWER TYPE None		Water Frontage 90.00
Type Fuel None		Assn Dues Not Applicable
Electricity Available		Other Fees
Features		DOCUMENTS AVAILABLE Aerial Photo
Strctr/Bldg Imprv No		
Can Property Be Divided? No		
Water Access Lake		
Water Name Tippecanoe Lake	Lake Type	
Water Features		
Water Frontage 90.00 Char	nel Frontage 90.00	Water Access CHFR
Auction Yes Auctioneer Name Chad Metzg	er & Tim Pitts	Auctioneer License # AC31300015
Auction Location Online Only:	Auction Start Date	6/20/2024
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$1,950.3 Exemption No Exemption	ons Year Taxes F	Payable 2024 Assessed Value
Is Owner/Seller a Real Estate Licensee No	Possession	n at closing
List Office Metzger Property Services, LLC - Off: 260-9	82-0238 List Agent	Timothy Pitts - Cell: 317-714-0432
Agent ID RB21001581 Agent E-	nail tpitts5467@hotmail.com	
Co-List Office Metzger Property Services, LLC	Co-List Ager	ent Chad Metzger - Cell: 260-982-9050
Showing Instr		
List Date 5/17/2024 Exp Date 12/31/2024		
Contract Type Exclusive Right to Sell BB	C 2.0% Variable Rate No	NO Special Listing Cond. None
Virtual Tours: Ty	be of Sale	
Pending Date Closing Date	Selling Price	How Sold CDOM 0
Total Concessions Paid Sold/Co	oncession Remarks	
Sell Office	Sell Agent	Sell Team
Co-Sell	Co-Sell Agent	
Presented Tiffany Reimer - Cell: 26	0-571-7910 /	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). © 2024 IRMLS. All Rights Reserved.

Beacon[™] Kosciusko County, IN



Parcel ID 029-003-030.C Sec/Twp/Rng --**Property Address** District **Brief Tax Description**

Alternate ID 029-723007-35 RESIDENTIAL VACANT PLATTED LOT Class Acreage n/a 029-003-030.C

W 1/2 Lot 17 & Lot 18 Blk B Old Mill Place (Note: Not to be used on legal documents)

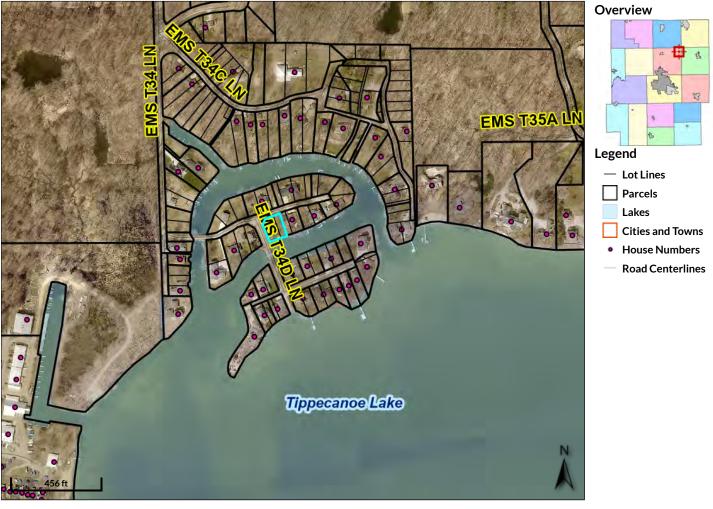
Owner Address Manby Gayle 1334 S Helms Dr Wabash, IN 46992

Date created: 3/13/2024 Last Data Uploaded: 3/13/2024 5:39:41 AM

Plain



Beacon[™] Kosciusko County, IN



30.C Alternate ID 029-723007-35 Class RESIDENTIAL VACANT PLATTED LOT Acreage n/a Plain 029-003-030.C W 1/2 Lot 17 & Lot 18 Blk B Old Mill Place

(Note: Not to be used on legal documents)

Owner Address Manby Gayle 1334 S Helms Dr Wabash, IN 46992

Date created: 3/13/2024 Last Data Uploaded: 3/13/2024 5:39:41 AM



43-07-01-300-156.000-016	MANBY GAYLE	EMS T34D	1 LN	500, Vao	cant -	Platted Lot			TIPPE CHANNEL - T34/290	1/2
General Information	Ownership		Tran	sfer of Own	ership				Notes	
Parcel Number	MANBY GAYLE	Date	Owner	Doc ID	Code	Book/Page Adj Sale	e Price	V/I	1/4/2021 COMB: 2021 COMBINED 29712007 WITH THIS PARCEL PER REQUEST TO COM	
43-07-01-300-156.000-016	1334 S HELMS DR	09/08/1999	MANBY GAYLE	0	WD	1	\$0	Τ		
Local Parcel Number	WABASH, IN 46992	08/30/1985	TITUS RANDALL J &	0	WD	/	\$0	1	7/22/2020 REA: 2021 CHANGED LAND TO (FOR REASSESSMENT.	CAP1
2972300735		07/16/1979	WELKER CHARLES L	0	WD	1	\$0	Τ		
Tax ID:	Legal	01/01/1900	GOBA W		WD	1	\$0	I		
	29-3-030.C									

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

Routing Number 029-003-030.C

Property Class 500 Vacant - Platted Lot

Lot

18

N/A

Market Model

Topography

Public Utilities

Streets or Roads

	valuation records (more in rogress values are not certified values and are subject to shange)												
Year: 2023		2023	Assessment Year		2023		2022	2021		20	20	2019	
Location Information		WIP	Reason For Chang	е	AA		AA	AA			٩A	AA	
County	02/24/2023		As Of Date		01/01/2023	01/01	/2022	01/01/2021		01/01/20	20	01/01/2019	
Kosciusko	ation 2023 Assess WIP Reason 02/24/2023 As Of I 02/24/2023 As of I Indiana Cost Mod Valuati 1.0000 Equaliz 1.0000 Equaliz Notice Notice 5) \$164,600 Land Land Y \$0 Land N Land N 0-016 \$0 Improv Imp N \$164,600 \$0 Imp N S0 \$0 \$164,600 Total Total N \$0 \$164,600 Total N Total N \$0 Total N S0 Total N \$0 Total N S0 Total N \$0 F F F F F F F	Valuation Method	India	na Cost Mod	Indiana Cos	t Mod I	Indiana Cost Mod	Indiar	na Cost M	od Ind	iana Cost Mod		
Township PLAIN	1.0000		Equalization Facto	r	1.0000	1	.0000	1.0000		1.00	00	1.0000	
			Notice Required					\checkmark]		
District 016 (Local 016)		\$164,600	Land		\$164,600	\$164	4,600	\$137,900		\$92,2	00	\$92,200	
PLAIN TOWNSHIP		\$164,600	Land Res (1)		\$164,600	\$164	4,600	\$137,900			\$0	\$0	
School Corp 4415 WARSAW COMMUNITY Neighborhood 2904300-016		\$0	Land Non Res (2)		\$0		\$0	\$0		:	\$0	\$0	
			Land Non Res (3)		\$0	1.5		\$0	\$92,200			\$92,200	
			Improvement		\$0				\$0		• -	\$0	
Neighborhood 2904300-016 TIPPE CHANNEL - T34			Imp Res (1)		\$0			1 -					
			Imp Non Res (2)		\$0			· · ·				+ -	
Section/Plat	1.2		Imp Non Res (3)		\$0		+ -						
1-33-6					\$164,600								
			Total Res (1)		\$164,600	\$164	\$0 \$0 \$0 \$0 \$0 \$0 \$0 \$0 \$92,200 \$92,200 \$0						
Location Address (1) EMS T34D1 LN		+ -	Total Non Res (2) Total Non Res (3)		\$0 \$0		+ -	· · ·			T -	+ -	
		φ 0	· · · · ·		1.5		+ -	· ·				φ92,200	
LEESBURG, IN 46538			Land Data (Stand	ard Dep	th: Res 100	, CI 100 E					,		
_ .				Size	Factor	Rate						Valuo	
	Туре	Method I	D Front.	0.20	, actor	litte	Rate	e Value	%	Elig %	Factor	, raido	
RESIDENTIAL RESIDENTIAL	F	F	61	71x98	0.99	\$1,750	\$1,73	3 \$123,043	-7%	100%	1.0000	\$115,040	
Subdivision	F	F	30	30x108	1.02	\$1,750	\$1,78	5 \$53,550	-7%	100%	1.0000	\$49,550	
SD of Blk B Old Mill Place													

Parcel Acreage 0.00 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** 0.00 Farmland Value \$0 0.00 Measured Acreage Avg Farmland Value/Acre 0.0 \$0 Value of Farmland **Classified Total** \$0 Farm / Classifed Value \$0 \$0 Homesite(s) Value 91/92 Value \$0 Supp. Page Land Value CAP 1 Value \$164,600

Land Computations

0.23

91

\$0

\$0

\$164,600

Calculated Acreage

Developer Discount

Actual Frontage

CAP 2 Value

CAP 3 Value

Total Value

Neighborhood Life Cycle Stage

Characteristics

Flood Hazard

ERA

TIF

Other Printed Monday, April 3, 2023

> Review Group 2025

W 1/2 LOT 17 & LOT 18 BLK B OLD MILL PLACE

Res

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 - o Click on Next Step
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 - o Click "Submit"

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