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Property Services, LLC

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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Stunning Riverfront Brick Ranch with Walk-Out Basement!

17201 Ridgeview Trail, Tippecanoe, IN 46570



Stunning Riverfront Brick Ranch with Walk-Out Basement selling via Online Only Auction on Wednesday, June 26, 2024 -- Bidding begins closing out at 6 pm!

Nestled within an idyllic riverfront setting, this stunning brick ranch with walk-out basement features 5-6 bedrooms and 3.5 baths. The main level of this exquisite home is designed to impress featuring a formal dining room & formal living room with a corner gas fireplace. The open-concept eat-in kitchen is a chef's dream, custom cabinetry, and ample counter space for culinary creations. The family room, featuring a wood-burning stove, offers a cozy ambiance for unwinding after a long day, while the nearby half bath by the laundry room ensures convenience and practicality. The master suite is a retreat of its own with a corner gas fireplace that adds warmth and charm, creating a tranquil retreat within the home. The ensuite is a spa-like oasis, boasting a walk-in shower, a separate tub for indulgent soaks, and exquisite finishes that elevate the sense of opulence. The walk-in closet, originally converted from a bedroom, provides ample space for organizing and displaying an extensive wardrobe. Additionally, a guest bedroom and full bath complete the main level.

The walk-out basement is an entertainer's delight, offering 3 bedrooms, a full bath, an exercise/storage room, a secure safe room with a steel door. The open-concept area is a haven for recreation, boasting a pool table for friendly competition, a corner stone fireplace for cozy gatherings, a kitchenette/bar area for refreshments, and a theater room for cinematic experiences in the comfort of home.

Outside, an enchanting fenced-in backyard and patio form an outdoor oasis, complete with a negotiable chicken coop, a potting room for gardening, and a swim spa area. Throughout the home, river views abound, with an abundance of windows that showcase the natural beauty of the surroundings. A 3+ attached car garage with a workshop area and attic storage provides the perfect finishing touch to this exceptional property. This property is the epitome of luxurious, riverfront living, offering a rare opportunity to experience the best of both indoor and outdoor living. Come see for yourself:

Open Houses: Tuesday, June 18th 5:30-6pm & Sunday, June 23rd 1-2pm

Stunning Riverfront Brick Ranch!

17201 Ridgeview Trail, Tippecanoe, IN 46570



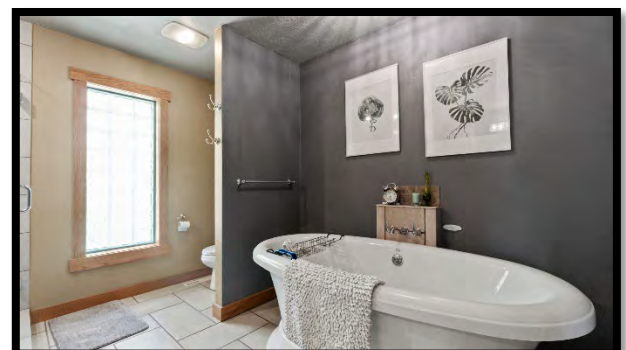
Stunning Riverfront Home:

- 210+ feet of river frontage
- 5-6 bedrooms, 3.5 baths total
- Custom woodwork throughout home
- Floor-to-ceiling windows on riverside for optimal river views
- 3+ Car Attached Garage with workshop area, attic storage, & propane wall heater
- You own your River Area!
 - River's edge is considered non-navigable; owner maintains the river's condition throughout their frontage.



Main Level:

- Formal Dining Room currently utilized as an office
- 2 Bedrooms, 2.5 Baths
- Master suite has gas fireplace, walk-in shower, & Aquatic Hot Air Tub with Oxygenated Heat
- Converted 6th bedroom to an ensuite walk in closet!
- Kitchen open to eating area
 - Pedestal Table & 2 Captain's Chairs stay
- Family Room has wood burning stove that ties into the flue in the theater room
 - Entertainment Center with the 3D Plasma TV & 4 sets of 3D Glasses stays
- Laundry Room off of Kitchen & near Garage
 - Electric Dryer & Electric Steam Washer stay



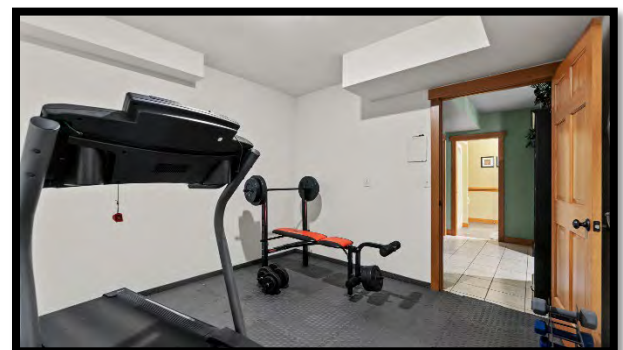
Stunning Riverfront Brick Ranch!

17201 Ridgeview Trail, Tippecanoe, IN 46570



Walk-Out Basement:

- 3 Bedrooms, 1 Full Bath
- Safe Room with Bullet Proof Steel Door & Shelving
- Exercise Room/Storage Room
- Kitchenette, Bar Area is open to Theater Room & Pool Table Area
 - Sink set up for fish cleaning with built-in cutting boards nearby trash
 - Reclining Sofa stays in Theater Room
 - Corner Stone Fireplace with gas log & blower
- Mechanical Room:
 - 2-50 gal. Electric Water Heaters new in 2023
 - Sump Pump w/ Alarm System
 - Water Filtration System installed in 2023
 - Geothermal for heating & cooling
 - Radon Reduction System
 - Additional Storage Area



Stunning Riverfront Brick Ranch!

17201 Ridgeview Trail, Tippecanoe, IN 46570



Outdoor:


- Established, No-Till Garden & Raised Beds including:
 - Rhubarb, Asparagus, Red Raspberries, Onions, Strawberries, Perennial Herbs, Plants, & More
- Fenced-In Backyard
 - Chickens & Coop are negotiable
 - County currently allows up to 6 rabbits or chickens – cannot be free range.
- Peaceful Patio - the perfect spot to unwind!
- Potting Room for storing gardening supplies
- Swim Spa Area – installed in 2014



Staying with the Home:

- All appliances
- Pool Table
- 2 Beginner Kayaks & a Fishing Kayak
- Pier; steps already established into the water
- Reclining Sofa in Theater Room
- Entertainment Center & 3D Plasma TV with 4 sets of 3D glasses
- Eating Area's Pedestal Table & 2 Captain's Chairs
- *All furniture is negotiable with new buyer*



Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202418777	17201 Ridgeview Trail	Tippecanoe	IN 46570	LP \$0
	Area Marshall County	Parcel ID 50-24-18-000-004.035-012	Type Site-Built Home	Waterfront Yes
	Sub River Ridge	Cross Street	Bedrms 5	F Baths 3
	Township Tippecanoe	Style One Story	REO No	Short Sale No
	School District TSC	Elem Triton	JrH Triton	SrH Triton
	Legal Description LOT 50-A REPLAT OF LOTS 48 49 50 SECTION 3 OF RIVER RIDGE PUD 2ND AMENDMENT			
	Directions North of Tippecanoe, head north on Hwy 331. Turn north east onto 17C Rd, then north on Ridge View Trail. Property is on the			
	Inside City N	City Zoning	County Zoning A3	Zoning Description

Remarks Stunning Riverfront Brick Ranch with Walk-Out Basement selling via Online Only Auction on Wednesday, June 26, 2024 -- Bidding begins closing out at 6 pm! Nestled within an idyllic riverfront setting, this stunning brick ranch with a walk-out basement features 5-6 bedrooms and 3.5 baths. The main level of this exquisite home is designed to impress featuring a formal dining room & formal living room with a corner gas fireplace. The open-concept eat-in kitchen is a chef's dream, offering custom cabinetry, and ample counter space for culinary creations. The family room, featuring a wood-burning stove, offers a cozy ambiance for unwinding after a long day, while the nearby half bath by the laundry room ensures convenience and practicality. The master suite is a retreat of its own with a corner gas fireplace that adds warmth and charm, creating a tranquil retreat within the home. The ensuite is a spa-like oasis, boasting a walk-in shower, a separate tub for indulgent soaks, and exquisite finishes that elevate the sense of opulence. The walk-in closet, originally converted from a

Agent Remarks Online Auction: Wed. 6.26.24 6pm Open House: Tues. 6.18.24 5:30-6pm & Sun. 6.23.24 1-2pm TERMS: \$10,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed & an Owner's Title Insurance Policy at closing. 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 0	Lot 1.1400	/ 49,796		/ 211X236		Lot Desc Waterfront, 0-2.9999, Water View
Above Gd Fin SqFt 2,129	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 1,700	Ttl Below Gd SqFt 2,129	Ttl Fin SqFt 3,829	Year Built 2007	
Age 17	New Const No	Date Complete	Ext Brick, Limestone	Bsmnt Full Basement, Walk-Out Basement, Finished	# 12	
Room Dimensions		Baths	Full	Hal	Water WELL	Basement Material Block
RM DIM	LV	B-Main 2	1	Well Type Private	Dryer Hookup Gas No	Fireplace Yes
LR x		B-Upper 0	0	Sewer Septic	Dryer Hookup Elec Yes	Guest Qtrs Yes
DR 12 x 10		B-Blw 1	0	Fuel / Geothermal, Heat	Dryer Hookup G/E No	Split FlrPln Yes
FR 18 x 14		Laundry Rm Main		Heating	Disposal No	Ceiling Fan Yes
KT x		Laundry L/W 10 x 8		Cooling Geothermal	Water Soft-Owned Yes	Skylight No
BK x		AMENITIES Hot Tub/Spa, 1st Bdrm En Suite, Attic Pull		Water Soft-Rented No	Water Soft-Owned No	ADA Features No
DN x		Down Stairs, Bar, Ceiling-9+, Ceiling Fan(s), Ceilings-Vaulted		Alarm Sys-Sec No	Alarm Sys-Rent No	Fence
1B 14 x 14		, Closet(s) Walk-in, Deck on Waterfront, Dryer Hook Up		Garden Tub No	Jet Tub No	Golf Course No
2B 15 x 12				Pool No	Pool Type	Nr Wlkg Trails No
3B 12 x 14	B	Garage 3.0	/ Attached	/ 36 x 24	/ 864.00	Garage Y/N Yes
4B 12 x 14	B	Outbuilding 1 None		x		Off Street Pk Yes
5B 12 x 14	B	Outbuilding 2		x		
RR 20 x 14	B	Assn Dues		Frequency Not Applicable		
LF x		Other Fees				
EX x		Restrictions				

Water Access RVRF	Wtr Name TippeRiver	Water Frontage 210.00	Channel
Water Features Pier/Dock		Water Type River	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 6/26/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,757.44	Exemption Disabled, Geothermal, Homestead,	Year Taxes Payable 2024	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			
Co-List Office	Co-List Agent			
Showing Instr Showingtime or Open House				
List Date 5/24/2024	Start Showing Date	Exp Date 9/30/2024	Owner/Seller a Real Estate Licensee No	Agent/Owner Related No
Contract Type Exclusive Right to Sell	Buyer Broker Comp. 1.5%	Variable Rate No	Special List Cond. None	
Virtual Tours: Unbranded Virtual Tour	Lockbox Type Mechanical/Combo	Lockbox Location front door	Type of Sale	
Pending Date	Closing Date	Selling Price	How Sold	
Ttl Concessions Paid	Sold/Concession Remarks		Conc Paid By	
Sell Office	Sell Agent		Sell Team	
Co-Sell Office	Co-Sell Agent			

Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

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REAL ESTATE AUCTION TERMS

Stunning Riverfront Brick Ranch with Walk-Out Basement!

This property will be offered at Online Auction on Wednesday, June 26, 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & 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 \$10,000 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 & Owner's Title Insurance Policy at closing. 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 \$1,757.44. Metzger Property Services LLC, Chad Metzger, & 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 documents section of the MLS.

Online Auction: Wednesday, June 26, 2024 – 6 pm
17201 Ridgeview Trail, Tippecanoe, IN 46570
Tippecanoe Township • Marshall County

www.BidMetzger.com

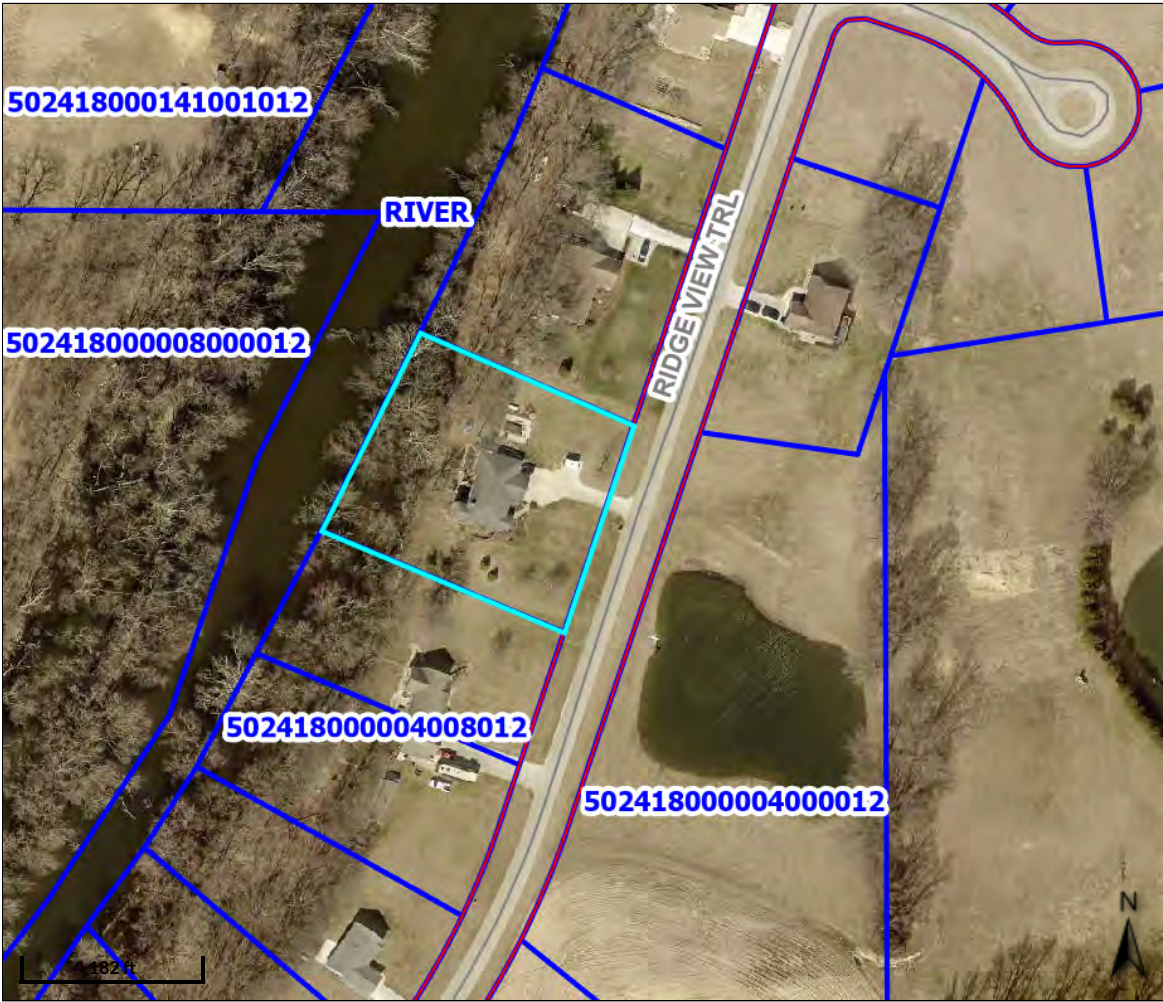


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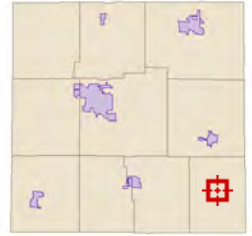
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Overview



Legend

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

Parcel ID	502418000004035012	Alternate ID	502418000004035012	Owner Address	PURSCH ARIN
Sec/Twp/Rng	18/32/4	Class	1 Family Dwell - Platted Lot		17201 Ridgeview Trl
Property Address	17201 RIDGE VIEW TRL TIPPECANOE	Acreage	n/a		Tippecanoe, IN 46570-9403
District	TIPPECANOE TOWNSHIP				
Brief Tax Description	LOT 50-A REPLAT OF LOTS 48 49 50 SECTION 3 OF RIVER RIDGE PUD 2ND AMENDMENT <i>(Note: Not to be used on legal documents)</i>				

Date created: 5/6/2024
Last Data Uploaded: 5/6/2024 2:37:53 AM



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

May 14, 2024

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)

17201 Ridgeview Trl; Tippecanoe, IN 46570

1. The following are in the conditions indicated:

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

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

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.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	✓			
Septic Field / Bed			✓	
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump			✓	
Irrigation Systems	✓			
Water Heater / Electric <i>2023 - New</i>	✓			
Water Heater / Gas	✓			
Water Heater / Solar	✓			
Water Purifier filter <i>2023</i>			✓	
Water Softener			✓	
Well			✓	
Septic & Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump			✓	
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment				

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

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning			✓	
Hot Water Heat	✓			
Furnace Heat / Gas	✓			
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove			✓	
Fireplace <i>basement x 2</i>			✓	
Fireplace Insert <i>bedroom</i>			✓	
Air Cleaner	✓			
Humidifier			✓	
Propane Tank			✓	
Other Heating Source <i>garage</i>			✓	

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 <i>[Signature]</i>	Date (mm/dd/yy) <i>5/14/2024</i>	Signature of Buyer	Date (mm/dd/yy)
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 address (number and street, city, state, and ZIP code)

7201 Ridgeview Trl., Tippicanoe, IN 46157D

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>16</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? <u>1</u>			

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 from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

D. There are 3 fireplace inserts. We have only used 2 of them, the bedroom and the basement. The insert in the upstairs living room has not been used since I've lived here.

- The woodstove is not defective, the wood fireplace in the basement is not defective, the garage gas burner is not defective.
- There is no HOA, there are some zoning restrictions b/c it is a neighborhood

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
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?		✓	
Have any structures been treated for wood destroying insects?		✓	
Are the furnace/woodstove/chimney/flue all in working order?	✓		
Is the property in a flood plain?		✓	
Do you currently pay flood insurance?		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate salesperson or broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
Is the property located within one (1) mile of an airport?		✓	

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 <i>Julie Kingfellow</i>	Date (mm/dd/yy) <u>5/14/2024</u>	Signature of Buyer	Date (mm/dd/yy)
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)

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Average Utilities

Utility	Company	Average Amount
Gas	500 gal. tank, owned. Fill approx. every 2 years, for the stove & fireplaces	
Electric	Marshall County REMC - 200 Amp Service	\$ Approx. \$200-\$300/mo.
Water	Well, on North Side of House near Swim Spa	\$
Septic/Sewer	Septic, on South Side of House, last pumped approx. 2019	\$
HOA		\$
Other	Not located in a flood zone and have never paid flood insurance	\$
Additional Notes	<p>There is whole house generator hookup ready to use, no generator installed at this time</p> <p>Annual service contract program with Collins for the geothermal heating/cooling. Last serviced: 2024</p> <p>The Two Electric Water Heaters were installed in 2023 along with a water filtration system.</p> <p>The Radon Reduction System Display does not work, there is a system in place & plugged in</p> <p>Established, No-Till Garden & Raised Beds: Rhubarb, Asparagus, red Raspberries, Onions, Strawberries & More!</p> <p>Own river's edge because it is considered non-navigable, owner needs to maintain the river's condition</p> <p>Chickens & Coupe are negotiable, can be included or not.</p> <p>Currently, the county allows up to 6 rabbits or chickens, but they can not be free range</p> <p>Does have Fiber Optic at the home</p>	

All furniture is negotiable!

- Staying with the home:**
- All appliances to stay
 - Upstairs Eating Area's Pedestal Table & 2 Captain's Chairs to stay
 - Pool Table
 - 2 Beginner Kayaks & a Fishing Kayak
 - Pier will stay, can be put out, there are 2 steps already established into the water
 - Reclining Sofa in Theater Room Stays
 - Upstairs Entertainment Center with 3D Plasma TV & 4 sets of 3D Glasses

General Information

Parcel Number 50-24-18-000-004.035-012
Local Parcel Number 502418000004035012

Tax ID: 0072090700

Routing Number 24-18-201-067

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Marshall

Township TIPPECANOE TOWNSHIP

District 012 (Local 012) TIPPECANOE TOWNSHIP

School Corp 5495 TRITON

Neighborhood 700503-012 TIPPECANOE RIVER RIDGE

Section/Plat 18

Location Address (1) 17201 RIDGE VIEW TRL TIPPECANOE, IN 46570

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Improving

Printed Wednesday, April 17, 2024

Review Group 2024

Ownership

PURSCH ARIN
17201 RIDGE VIEW TRL
TIPPECANOE, IN 46570

Legal

LOT 50-A REPLAT OF LOTS 48 49 50 SECTION 3 OF RIVER RIDGE PUD 2ND AMENDMENT



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/09/2018 to 01/01/1900.

Notes

10/12/2023 24CR: NO CHANGES NOTED
7/26/2021 22CR: NO CHANGES NOTED.
12/20/2019 20GI: UPDATED SF OF HEATING
12/4/2019 20GI: REPRICED HYDRO SPA WITH CONCRETE APRON.
7/31/2017 18CR: ADJ S.F. OF CONC.

Res

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

Table with columns: 2024, 2023, 2022, 2021. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various sub-categories.

Land Data (Standard Depth: Res 175', CI 150' Base Lot: Res 140' X 175', CI 175' X 140')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

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

Data Source Aerial

Collector 10/09/2023 EL

Appraiser 10/09/2023 EL

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	3829 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Patio, Concrete	402	\$2,100
Stoop, Masonry	133	\$2,700
Canopy, Roof Extension	133	\$1,400

Plumbing

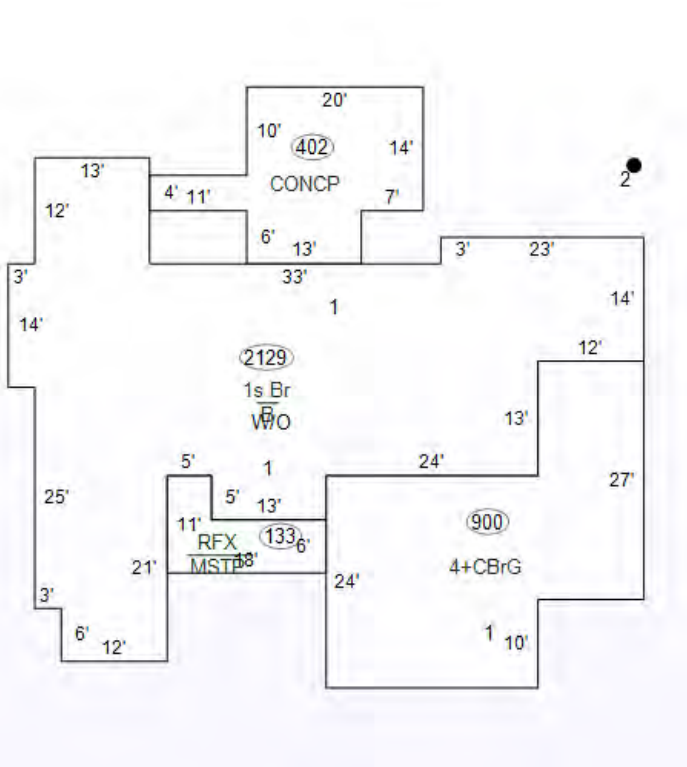
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	2	2
Water Heaters	1	1
Add Fixtures	0	0
Total	7	14

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

Geothermal Only



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	7	2129	2129	\$144,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		2129	1700	\$88,000	
Crawl					
Slab					

Total Base \$232,100

Adjustments 1 Row Type Adj. x 1.00 \$232,100

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:2 MO:4	\$16,000
No Heating (-)	1:2129	(\$7,500)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	14 - 5 = 9 x \$800	\$7,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$247,800

Sub-Total, 1 Units

Exterior Features (+)	\$6,200	\$254,000
Garages (+) 900 sqft	\$26,700	\$280,700
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
Replacement Cost		\$284,068

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Brick	C+2	2007	2007	17	G		0.92		4,258 sqft	\$284,068	15%	\$241,460	0%	100%	1.120	1.000	100.00	0.00	0.00	\$270,400
2: Geothermal	1		C	2007	2007	17	A		0.92			\$13,064	16%	\$10,970	0%	100%	1.120	1.000	100.00	0.00	0.00	\$12,300
3: HYDRO SPA W/CONC. (1		A	2019	2019	5	A	\$60.33	0.92	\$88.80	7'x14'	\$12,921	15%	\$10,980	0%	100%	1.120	1.000	100.00	0.00	0.00	\$12,300

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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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