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**260-982-0238**

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

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# **REAL ESTATE AUCTION TERMS**

## ***Lakefront Home with 4-Car Garage & Walk-Out Basement on James Lake!***

This property will be offered at Online Only Auction on Tuesday, July 23, 2024 – Bidding begins closing out at 6:30 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 \$25,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before August 23, 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 \$11,552.76. 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, July 23, 2024**  
**Bidding begins closing out at 6:30 pm**

**96 EMS T7B Ln., Leesburg, IN 46538**  
**Tippecanoe Township • Kosciusko County**

***Auction Manager: Tim Pitts 317.714.0432***  
***<https://bidmetzger.com/auctions/>***

# Lakefront Home with 4-Car Garage & Walk-Out Basement on James Lake!



## *Lakefront Home on James Lake!*

*Selling via Online Auction on Tuesday, July 23, 2024 – 6:30 pm*

Situated on the picturesque shores of James Lake, this exceptional lakefront home presents an unparalleled opportunity to indulge in luxurious waterfront living. Boasting 5+ bedrooms and 4.5 baths, this expansive property provides an abundance of space for both personal relaxation and entertaining. The open concept main floor features a sitting room, dining room, and a grand living room with vaulted ceilings and panoramic lake views. The large kitchen, complete with an island and stainless-steel appliances, serves as the heart of the home. Patio doors lead out to an expansive 2-story deck, providing an idyllic setting for enjoying the lake views and outdoor gatherings.

On the lower level, the finished walk-out basement features a 2nd living area with a full kitchen as well as 2 full bathrooms, & 4 'overflow rooms' with endless possibilities such as bedrooms, an office, or an exercise room offering versatility and convenience for hosting guests or extended family. There are floor-to-ceiling windows throughout, maximizing the breathtaking water views & creating a seamless connection between the indoors and the natural beauty outside.

The property boasts a pier, allowing for easy access to the pristine waters of James Lake, and a sandy beach, complete with a new seawall in 2024. A total home renovation in 2015 ensures modern comfort and style, with updates including a new roof, siding, windows/doors, deck, HVAC/electrical, and flooring/crown molding. With a 4-car garage, this residence offers ample space for vehicles, lake equipment, and storage. Additional amenities such as a security system and irrigation system for the meticulously landscaped grounds further enhance the home's appeal, providing convenience, security, and peace of mind. With its blend of luxurious features, breathtaking lakefront views, and modern upgrades, this property embodies the epitome of refined lakeside living.

*Come see all the amenities for yourself! Open House: Tuesday, July 16<sup>th</sup> 5:30-6:30 pm*

# Lakefront Home with 4-Car Garage & Walk-Out Basement on James Lake!

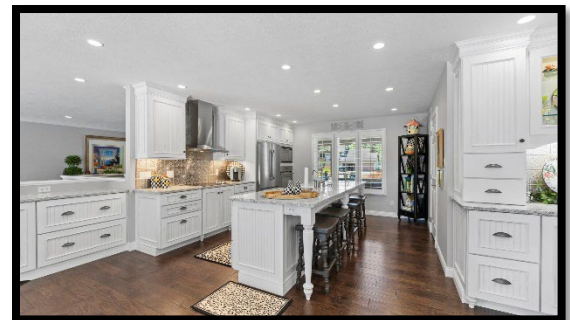
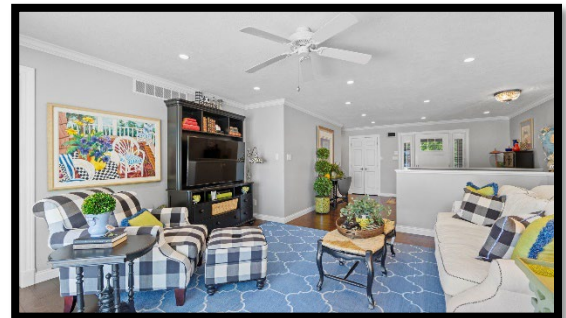
96 EMS T7B Ln., Leesburg, IN 46538



## 4270 SF Lakefront Home!

- **Lakefront Home on James Lake:**

- 5+ bedrooms, 4.5 baths
- Finished Walk-Out Basement
- 2 Full Kitchens
- Home Renovation in 2015
- 4-Car Attached Garage
- 4 'overflow rooms' on lower level currently being used as bedrooms
- Living Room with vaulted ceiling & panoramic views
- Patio with firepit



Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202424184 96 Ems T7b Lane Leesburg IN 46538 LP \$0



Area Kosciusko County Parcel ID 43-08-16-300-121.000-023 Type Site-Built Home Waterfront Yes  
 Sub Lake Side / Lakeside Cross Street Bedrms 4 F Baths 4 H Baths 1  
 Township Tippecanoe Style One Story REO No Short Sale No  
 School District WSC Elem North Webster JrH Wawasee SrH Wawasee

Legal Description 5-63-25 LOT 24 LAKESIDE DEV 2ND ADD

Directions On the south side of James Lake. Take 500 N to EMS T6 Ln to EMS T7B Ln. Property on lake side (north) of road.

Inside City N City Zoning County Zoning R1 Zoning Description

**Remarks** Lakefront Home with Walk-Out Basement on James Lake selling via Online Only Auction on Tuesday, July 23, 2024 -- Bidding begins closing out at 6:30 pm! Situated on the picturesque shores of James Lake, this exceptional lakefront home presents an unparalleled opportunity to indulge in luxurious waterfront living. Boasting 5+ bedrooms and 4.5 baths, this expansive property provides an abundance of space for both personal relaxation and entertaining. The open concept main floor features a sitting room, dining room, and a grand living room with vaulted ceilings and panoramic lake views. The large kitchen, complete with an island and stainless steel appliances, serves as the heart of the home. Patio doors lead out to a expansive 2-story deck, providing an idyllic setting for enjoying the lake views and outdoor gatherings. On the lower level, the finished walk-out basement features a 2nd living area with a full kitchen as well as 2 full bathrooms, & 4 'overflow rooms' with endless possibilities such as bedrooms, an office, or an exercise room offering versatility and convenience

**Agent Remarks** Online Auction: Tues. 7.23.24 6:30 pm Open House: Tues. 7.16.24 5:30-6:30pm There is a 2% buyers premium. TERMS: \$25,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the

Sec	Lot 24	Lot	0.4900	/	21,300	/	100X213	Lot Desc	Waterfront, 0-2.9999, Lake, Water View, Waterfront-Level Bank			
<b>Above Gd Fin SqFt</b>	2,150	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	2,120	<b>Ttl Below Gd SqFt</b>	2,452	<b>Ttl Fin SqFt</b>	4,270	<b>Year Built</b>	1985	
<b>Age</b>	39	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Concrete, Stone,	<b>Bsmnt</b>	Full Basement, Walk-Out Basement, Finished	<b>#</b>	19	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>WELL</b>		<b>Basement Material</b>	Poured Concrete			
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	2	1	<b>Well Type</b>	Private	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes	
<b>LR</b>	24 x 18		<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No	
<b>DR</b>	22 x 17		<b>B-Blw</b>	2	0	<b>Fuel /</b>	Gas, Forced Air, Hot	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No	
<b>FR</b>	29 x 15		<b>Laundry Rm</b>	Lower		<b>Heating</b>		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes	
<b>KT</b>	13 x 13		<b>Laundry L/W</b>	6 x 4		<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	Yes	
<b>BK</b>	x		<b>AMENITIES</b> 1st Bdrm En Suite, Alarm System-Security, Bar, Breakfast Bar, Built-In Bookcase, Cable Available, Cable Ready, Ceiling Fan(s), Closet(s) Walk-in, Countertops						<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
<b>DN</b>	x							<b>Alarm Sys-Sec</b>	Yes	<b>Fence</b>	Pet Fence, Picket, Vinyl	
<b>1B</b>	15 x 14							<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
<b>2B</b>	12 x 11							<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>3B</b>	13 x 11		<b>Garage</b>	2.0	/	Attached	/	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes	
<b>4B</b>	14 x 13	L	<b>Outbuilding 1</b>	None			x	<b>Pool</b>	No	<b>Off Street Pk</b>		
<b>5B</b>	x		<b>Outbuilding 2</b>				x	<b>Pool Type</b>				
<b>RR</b>	38 x 16	L	<b>Assn Dues</b>	\$200.00	<b>Frequency</b>	Annually		<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Cooktop-Electric, Kitchen Exhaust Hood, Oven -Built-In, Oven-Convection, Oven-Electric, Range-Electric, Water			
<b>LF</b>	x		<b>Other Fees</b>									
<b>EX</b>	14 x 10	L	<b>Restrictions</b>									

**Water Access** LAKE **Wtr Name** James **Water Frontage** 100.00 **Channel** 0.00  
**Water Features** Pier/Dock, Assoc **Water Type** Lake **Lake Type** Ski Lake  
**Auctioneer Name** Chad Metzger & Tim Pitts **Lic #** AC31300015 **Auction Date** 7/23/2024 **Time** 6:30 **Location** Online Only: bidmetzger.com  
**Financing: Existing** **Proposed** **Excluded Party** None  
**Annual Taxes** \$11,552.7 **Exemption** Homestead, Supplemental **Year Taxes Payable** 2024 **Assessed Value**

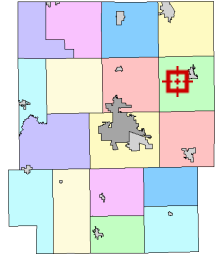
**Possession** at closing  
**List Office** Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Timothy Pitts - Cell: 317-714-0432  
**Agent E-mail** tpitts5467@hotmail.com **List Agent - User Code** UP388055047 **List Team**  
**Co-List Office** Metzger Property Services, LLC **Co-List Agent** Chad Metzger - Cell: 260-982-9050  
**Showing Instr** Showingtime or Open House  
**List Date** 7/1/2024 **Start Showing Date** **Exp Date** 10/31/2024 **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:** **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

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.



**Overview**



**Legend**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

<b>Parcel ID</b>	005-063-025	<b>Alternate ID</b>	005-716015-65	<b>Owner Address</b>	Stone Larry J & Cynthia L
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		9100 N Wheeling Ave
<b>Property Address</b>	96 EMS T7B LN	<b>Acreage</b>	n/a		Muncie, IN 47304
<b>District</b>	Tippecanoe				
<b>Brief Tax Description</b>	005-063-025 Lot 24 Lakeside Dev 2nd Add				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 6/17/2024  
Last Data Uploaded: 6/17/2024 3:19:40 AM



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)  
6/19/24

**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)

96 EMS TTB LANE, LEESBURG, IN 46535

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	Not Defective	Do Not Know
Built-in Vacuum System		X							Cistern		X						
Clothes Dryer				X					Septic Field / Bed					X			
Clothes Washer				X					Hot Tub		X						
Dishwasher				X					Plumbing							X	
Disposal				X					Aerator System		X						
Freezer				X					Sump Pump					X			
Gas Grill		X							Irrigation Systems					X			
Hood				X					Water Heater / Electric		X						
Microwave Oven				X					Water Heater / Gas					X			
Oven				X					Water Heater / Solar		X						
Range				X					Water Purifier		X						
Refrigerator				X					Water Softener						X		
Room Air Conditioner(s)				X					Well						X		
Trash Compactor		X							Septic & Holding Tank/Septic Mound						X		
TV Antenna / Dish		X							Geothermal and Heat Pump		X						
Other:									Other Sewer System (Explain)		X						
									Swimming Pool & Pool Equipment		X						
B. ELECTRICAL SYSTEM					None/Not Included/Rented	Defective	Not Defective	Do Not Know					Yes	No	Do Not Know		
Air Purifier		X												X			
Burglar Alarm				X										X			
Ceiling Fan(s)				X										X			
Garage Door Opener / Controls				X										X			
Inside Telephone Wiring and Blocks / Jacks		X												X			
Intercom		X												X			
Light Fixtures				X										X			
Sauna		X												X			
Smoke / Fire Alarm(s)				X										X			
Switches and Outlets				X										X			
Vent Fan(s)				X										X			
60 / 100 / 200 Amp Service (Circle one)				X										X			
Generator		X												X			

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

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

Signature of Seller	Date (mm/dd/yy)	<u>6/19/24</u>	Signature of Buyer	Date (mm/dd/yy)	
Signature of Seller	Date (mm/dd/yy)	<u>6/19/24</u>	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)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>9</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Explain:

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

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

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

Signature of Seller	Date (mm/dd/yy) <u>4/19/24</u>	Signature of Buyer	Date (mm/dd/yy)
---------------------	--------------------------------	--------------------	-----------------

Signature of Seller	Date (mm/dd/yy) <u>6/19/26</u>	Signature of Buyer	Date (mm/dd/yy)
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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)
----------------------------------	-----------------	----------------------------------	-----------------

STONE LAKE HOME  
96 EMS T7BLANE



**Metzger**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

260-982-0238

EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
★ REAL ESTATE APPRAISALS   ★ REAL ESTATE SALES

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### Average Utilities

	<u>Company</u>	<u>Average Amount</u>
Gas	<u>NIPSCO</u>	<u>\$ 125 (MONTHLY)</u>
Electric	<u>NIPSCO</u>	<u>\$ 125 (MONTHLY)</u>
Water	<u>NA</u>	<u>\$</u>
Other		<u>\$</u>
HOA	<u>YES</u>	<u>\$ 200 YEARLY</u>

43-08-16-300-121.000-023

STONE LARRY J & CYNTHIA L

96 EMS T7B LN

510, 1 Family Dwell - Platted Lot

TIPPE LAKEFRONT - JAME 1/2

General Information

Parcel Number 43-08-16-300-121.000-023
Local Parcel Number 0571601565
Tax ID:

Routing Number 005-063-025

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko
Township TIPPECANOE
District 023 (Local 023 ) TIPPECANOE TOWNSHIP
School Corp 4345 WAWASEE COMMUNITY
Neighborhood 503200-023 TIPPE LAKEFRONT - JAMES
Section/Plat 16-33-7
Location Address (1) 96 EMS T7B LN LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Lakeside Development 2nd Add

Lot 24

Market Model Tippe Lake - Mid Range

Characteristics

Topography Level, Rolling
Public Utilities Gas, Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024
Review Group 2025

Ownership

STONE LARRY J & CYNTHIA L
9100 N WHEELING AVE
MUNCIE, IN 47304

Legal

5-63-25
LOT 24 LAKESIDE DEV 2ND ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/13/2014 to 01/01/1900.

Notes

9/24/2020 REA: 2021 CHANGED BAY PRICING TO 1SFR & REDREW CONCPS PER PICTOMETRY FOR REASSESSMENT....
PER 2020 QUESTIONNAIRE, ADJUSTED PLUMBING TO EQUAL: TWO 3 FIXTURE BATHS, ONE HALF BATH, ONE 4 FIXT BATH, ONE 5 FIXT BATH, 1 KITCHEN SINK, 1 WATER HEATER, 1 LAUNDRY SINK. SB
10/28/2016 REA: 2017 PRICED WDDK IN WITH HOUSE FOR REASSESSMENT
2/2/2016 2016: REMODEL IS 100% COMPLETE CHANGED EFF YR

3/13/2015 BP: #140694 9/17/14 RES ADD \$10,000.

3/13/2015 2015: ADDED 8X56 WDDK

Valuation Records

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 78' X 238', CI 78' X 238')

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: Computation Name, 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 N/A Collector Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family  
**Story Height** 1  
**Style** 40 newer 1 st 1961-20  
**Finished Area** 4270 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Porch, Enclosed Frame	432	\$16,300
Porch, Open Masonry	232	\$8,600
Wood Deck	880	\$12,500
Patio, Concrete	1942	\$9,600
Patio, Concrete	176	\$1,000

**Plumbing**

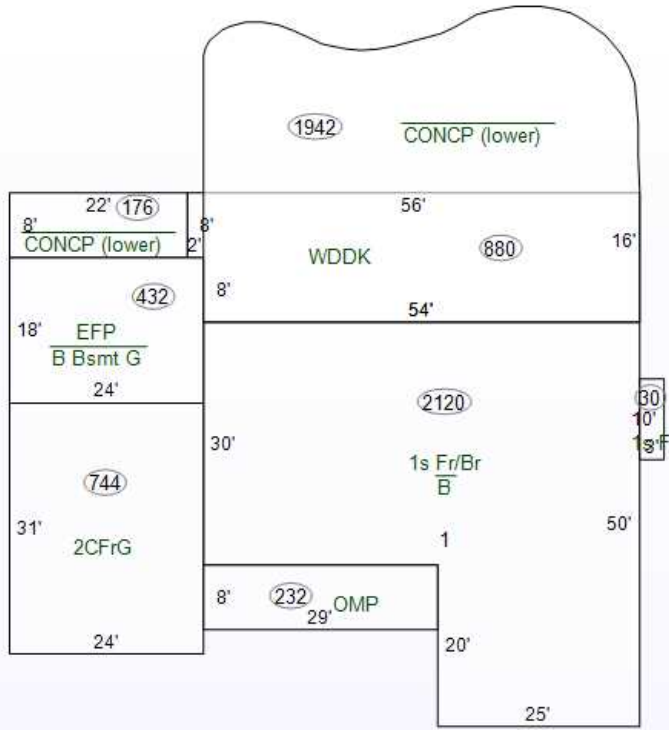
	#	TF
<b>Full Bath</b>	4	12
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	2	2
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	4	4
<b>Total</b>	12	21

**Accommodations**

<b>Bedrooms</b>	8
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	19

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 93	2150	2150	\$138,900	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	2552	2120	\$104,100	
Crawl				
Slab				

**Total Base** \$243,000

**Adjustments 1 Row Type Adj. x 1.00** \$243,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:2150	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	21 - 5 = 16 x \$800	\$12,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$265,000

**Sub-Total, 1 Units**

Exterior Features (+) \$48,000 \$313,000

Garages (+) 1176 sqft \$25,400 \$338,400

Quality and Design Factor (Grade) 1.05

Location Multiplier 0.92

**Replacement Cost** \$326,894

**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	3/6 Maso	C+1	1985	2003	21	A		0.92		4,702 sqft	\$326,894	22%	\$254,980	0%	100%	2.100	1.050	100.00	0.00	0.00	\$562,200

# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

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

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

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

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

***You are now ready to Bid in that specific auction!***

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

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

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**

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