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

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REAL ESTATE AUCTION TERMS

2 Bedroom Home with Detached Garage!

This property will be offered at Online Auction on Thursday, August 8, 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 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 \$3,000 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. *There will be a 3% buyer's premium added to the bid price.* 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 September 13, 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 \$24.00. 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 hour.

Online Auction: Thursday, August 8, 2024

Bidding begins closing out at 6:30 pm

143 Grant St., Wabash, IN 46992

Noble Township • Wabash County

Auction Manager: Tiff Reimer 260.571.7910

www.BidMetzger.com

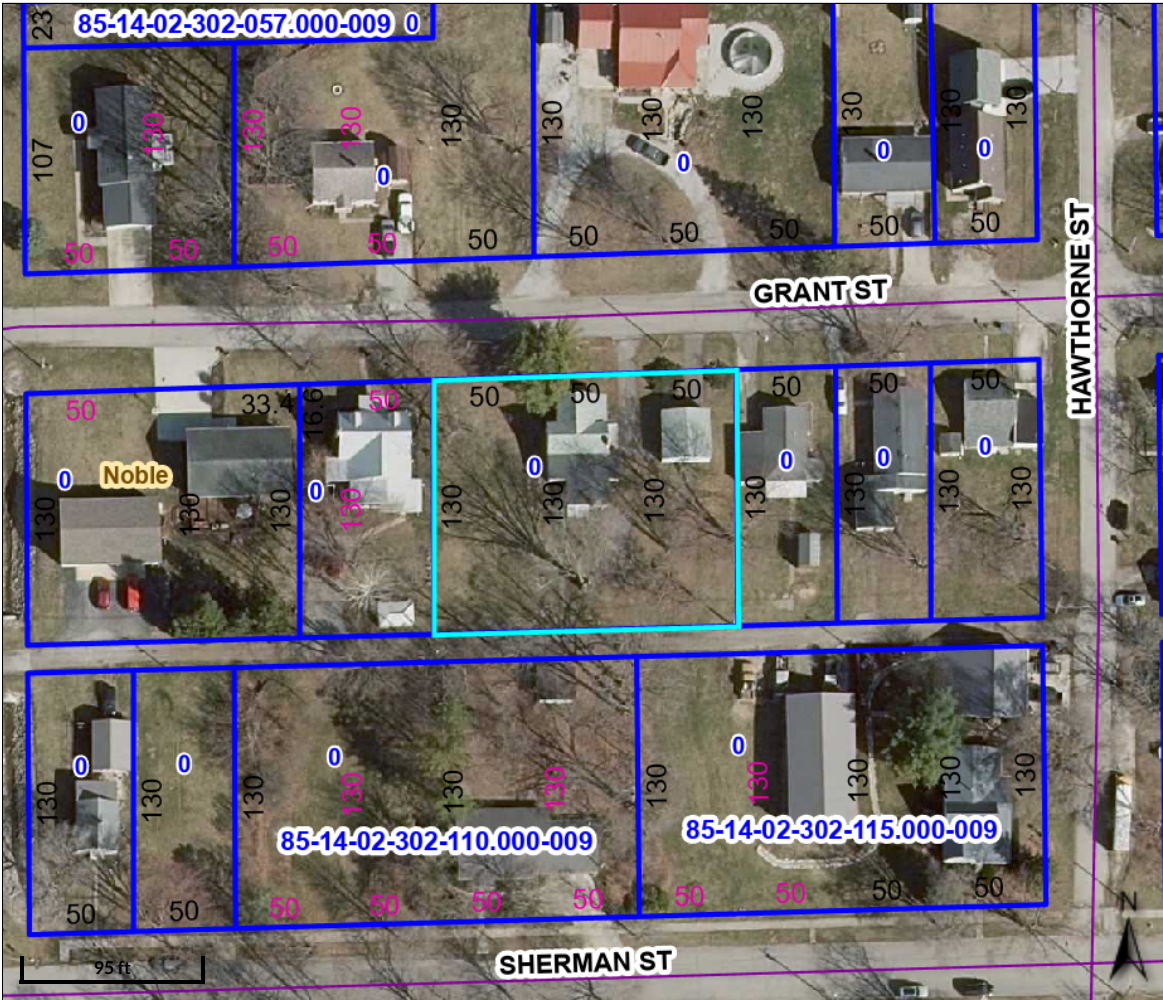


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. C.A.G.A.
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...GENERATION AFTER GENERATION

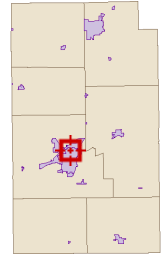
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Overview




Legend

 Tax Sale Parcels 2022

| | | | | | |
|------------------------------|--|---------------------|-----------------------------|----------------------|------------------|
| Parcel ID | 85-14-02-302-087.000-009 | Alternate ID | n/a | Owner Address | COBURN MARY B |
| Sec/Twp/Rng | 02-27-06 | Class | One Family Dwelling Platted | | 143 GRANT ST |
| Property Address | 143 GRANT ST | Acreage | n/a | | WABASH, IN 46992 |
| | WABASH | | | | |
| District | WABASH CORP | | | | |
| Brief Tax Description | ROSS HEIGHTS LOTS 129, 130 & 131 | | | | |
| | <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 6/10/2024
 Last Data Uploaded: 6/10/2024 3:04:27 AM

Developed by  **Schneider**
 GEOSPATIAL

| | | | | |
|--|---|---|-----------------------------|---------------------------|
| Property Type RESIDENTIAL | Status Active | CDO 0 | DOM 0 | Auction Yes |
| MLS # 202424571 | 143 Grant Street | Wabash | IN 46992 | LP \$0 |
|  | Area Wabash County | Parcel ID 85-14-02-302-087.000-009 | Type Site-Built Home | Waterfront No |
| | Sub Ross Heights | Cross Street | Bedrms 2 | F Baths 1 |
| | Township Noble | Style One Story | REO No | H Baths 0 |
| | School District WAB | Elem OJ Neighbors | JrH Wabash | Short Sale No |
| | Legal Description ROSS HEIGHTS LOTS 129, 130 & 131 | | | |
| | Directions Turn west onto Grant St. from Wabash St. Property is on the south side of the road. | | | |
| Inside City | Y | City Zoning R1 | County Zoning | Zoning Description |

Remarks 2 Bedroom Home with Detached Garage selling via Online Only Auction on Thursday, August 8, 2024 -- Bidding begins closing out at 6:30 pm! This 2 bedroom, 1 bath home presents an ideal opportunity for first-time buyers, investors, or those with a keen eye for renovation. Boasting a detached garage and original hardwood floors beneath the carpet, this property holds immense potential for those looking to personalize their next home. The newer roof with new gutters, along with recently trimmed trees, ensures a well-maintained exterior, while the large yard provides ample space for outdoor enjoyment. Great for a first time home buyer, rental home or flip project! Open House: Monday, August 5th 5:30-6pm

Agent Remarks Online Auction: Thurs. 8.8.24 6m Open House: Mon. 8.5.24 5:30-6pm There is a 3% buyers premium on top of bid price. Stained ceiling tiles by the front door were fixed with the new roof. Full terms in docs. 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 0.4500 | / 19,500 / 150X130 | | Lot Desc 0-2.9999 |
| Above Gd Fin SqFt 1,352 | Above Gd Unfin SqFt 0 | Below Gd Fin SqFt 0 | Ttl Below Gd SqFt 676 | Ttl Fin SqFt 1,352 |
| Age 89 | New Const No | Date Complete | Ext Aluminum | Bsmnt Partial Basement, Unfinished |
| Room Dimensions | | Baths Full | Hal | Water CITY |
| RM DIM | LV | B-Main 1 | 0 | Well Type |
| LR 16 x 18 | | B-Upper 0 | 0 | Sewer City |
| DR 12 x 14 | | B-Blw 0 | 0 | Fuel / Gas, Forced Air |
| FR x | | Laundry Rm Main | | Heating |
| KT 13 x 20 | | Laundry L/W x | | Cooling Window |
| BK x | | AMENITIES Dryer Hook Up Electric, Porch Covered, Range /Oven Hook Up Gas, Tub/Shower Combination | | |
| DN x | | | | Water Soft-Owned No |
| 1B 14 x 16 | | | | Water Soft-Rented No |
| 2B 14 x 14 | | | | Alarm Sys-Sec No |
| 3B x | | Garage 2.0 | / Detached | / 24 x 24 / 576.00 |
| 4B x | | Outbuilding 1 None | | x |
| 5B x | | Outbuilding 2 | | x |
| RR x | | Assn Dues | Frequency | Not Applicable |
| LF x | | Other Fees | | |
| EX x | | Restrictions | | |

| | | | |
|---|---|---|---|
| Water Access | Wtr Name | Water Frontage | Channel |
| Water Features | | Water Type | Lake Type |
| Auctioneer Name Chad Metzger & Tiffany Reimer | Lic # AC31300015 | Auction Date 8/8/2024 | Time 6:30 |
| Financing: Existing | Proposed | Location Online Only: BidMetzger.com | Excluded Party None |
| Annual Taxes \$24.00 | Exemption Homestead, Over 65, | Year Taxes Payable 2024 | Assessed Value |
| Possession at closing | | | |
| List Office Metzger Property Services, LLC - Off: 260-982-0238 | List Agent Tiffany Reimer - Cell: 260-571-7910 | | |
| Agent E-mail tiff@metzgerauction.com | List Agent - User Code UP388053396 | List Team | |
| Co-List Office | Co-List Agent | | |
| Showing Instr Showingtime or Open House | | | |
| List Date 7/3/2024 | Start Showing Date | Exp Date 10/31/2024 | Owner/Seller a Real Estate Licensee No |
| Contract Type Exclusive Right to Sell | Buyer Broker Comp. 3.0% | 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 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

6/11/2024

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)

143 Grant St., Wabash, IN 49902

1. The following are in the conditions indicated:

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

| B. ELECTRICAL SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|--|--------------------------|-----------|---------------|-------------|
| Air Purifier | | | | X |
| Burglar Alarm | | | | X |
| Ceiling Fan(s) | | | | X |
| Garage Door Opener / Controls | | | | X |
| Inside Telephone Wiring and Blocks / Jacks | | | | X |
| Intercom | | | | X |
| Light Fixtures | | | | X |
| Sauna | | | | X |
| Smoke / Fire Alarm(s) | | | | X |
| Switches and Outlets | | | | X |
| Vent Fan(s) | | | | X |
| 60 / 100 / 200 Amp Service (Circle one) | | | | X |
| Generator | | | | 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 <i>Gronne Nelson</i> | Date (mm/dd/yy) 6/11/2024 | 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) |
|----------------------------------|-----------------|----------------------------------|-----------------|

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

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

| D. HEATING & COOLING SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|-----------------------------|--------------------------|-----------|---------------|-------------|
| Attic Fan | | | | X |
| Central Air Conditioning | | | | X |
| Hot Water Heat | | | | X |
| Furnace Heat / Gas | | | | X |
| Furnace Heat / Electric | | | | X |
| Solar House-Heating | | | | X |
| Woodburning Stove | | | | X |
| Fireplace | | | | X |
| Fireplace Insert | | | | X |
| Air Cleaner | | | | X |
| Humidifier | | | | X |
| Propane Tank | | | | X |
| Other Heating Source | | | | X |

143 Grant St., Nabash, IN 46992

| 2. ROOF | YES | NO | DO NOT KNOW |
|--|-----|----|-------------|
| Age, if known: _____ Years. | | | X |
| Does the roof leak? | | | X |
| Is there present damage to the roof? | | | X |
| Is there more than one layer of shingles on the house? | | | X |
| If yes, how many layers? _____ | | | X |

| 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? | | | X |
| 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? | | | X |
| Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property? | | | X |

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? | | | X |
| Are there any foundation problems with the structures? | | | X |
| Are there any encroachments? | | | X |
| Are there any violations of zoning, building codes, or restrictive covenants? | | | X |
| Is the present use a non-conforming use? Explain: | | | X |
| Is the access to your property via a private road? | | | X |
| Is the access to your property via a public road? | | | X |
| 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 |
| Are there moisture and/or water problems in the basement, crawl space area, or any other area? | | | X |
| 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? | | | X |
| 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? | | | X |

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| | | | |
|---|-------------------------------------|--------------------|-----------------|
| Signature of Seller <i>Gronne Nelson</i> | Date (mm/dd/yy) <i>6/11/2017</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) |
|----------------------------------|-----------------|----------------------------------|-----------------|

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

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Average Utilities

| | Company | Average Amount |
|----------|---|-----------------------|
| Gas | <i>Nipisco, currently shut off.</i> | <i>\$ ≈ 100 / MO.</i> |
| Electric | <i>Duke</i> | <i>\$ ≈ 90 / MO.</i> |
| Water | <i>Indiana American Water</i> | <i>\$ ≈ 45 / MO.</i> |
| Other | <i>sewage : City of Wabash Wastewater Utility</i> | <i>\$ ≈ 40 / MO.</i> |
| HOA | | <i>\$</i> |

2015-2016 115

General Information

Parcel Number 85-14-02-302-087.000-009
Local Parcel Number 0120074500
Tax ID:

Ownership

COBURN MARY B
143 GRANT ST
WABASH, IN 46992

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/19/2019 to 01/01/1900 and owners like COBURN MARY B and NELSON YVONNE D.

Legal

ROSS HEIGHTS LOTS 129, 130 & 131

Notes

11/1/2017 RP: Reassessment Packet 2021
3/25/2013 ADJL: ADJACENT LAND PARCEL 86 - 88
COMBINED 087 088 086 FOR 2009
3/25/2013 MEM:: REMOVED 2 SHEDS 2012 PAY 2013

Routing Number

2J.BK1

Property Class 510

1 Family Dwell - Platted Lot



Res

Year: 2024

Location Information

County Wabash
Township NOBLE TOWNSHIP
District 009 (Local 009)
WABASH CITY-WABASH CITY SC
School Corp 8060
WABASH CITY
Neighborhood 8509511-009
NEIGHBORHOOD 2
Section/Plat 02
Location Address (1)
143 GRANT ST
WABASH, IN 46992

Valuation Records

Table with columns: Assessment Year (2024-2020), 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 132', CI 132' Base Lot: Res 60' X 130', CI 60' X 130')

Table with columns: Zoning, Subdivision, Lot, 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.

Market Model

N/A

Characteristics

Topography Level Flood Hazard
Public Utilities Water, Sewer, Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage

Static

Printed Thursday, April 11, 2024

Review Group 2021

Data Source External Only

Collector 10/13/2020 JS

Appraiser 10/13/2020 JS

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.45), Actual Frontage (150), Developer Discount, 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), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$28,400), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$28,400).

General Information

| | |
|----------------------|--------------------|
| Occupancy | Single-Family |
| Description | Single-Family R 01 |
| Story Height | 1 |
| Style | N/A |
| Finished Area | 1352 sqft |
| Make | |

Floor Finish

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

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" 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 |
|-------------------|------|---------|
| Porch, Open Frame | 98 | \$4,900 |
| Patio, Concrete | 84 | \$500 |
| Canopy, Shed Type | 84 | \$600 |
| Patio, Concrete | 60 | \$300 |
| Canopy, Shed Type | 60 | \$400 |

Plumbing

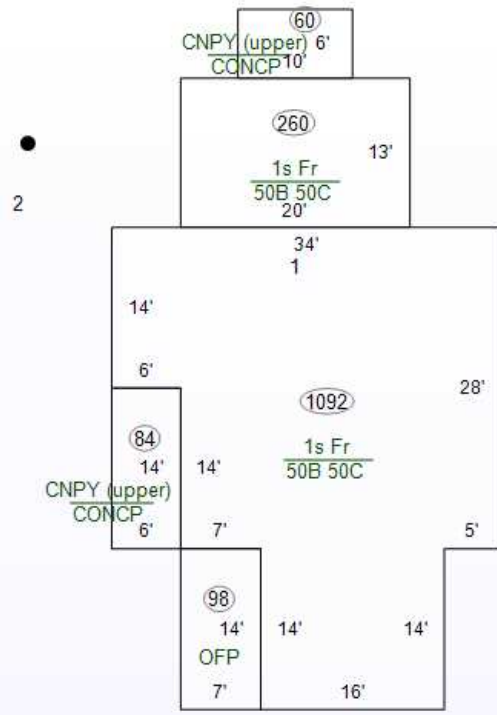
| | # | TF |
|----------------------|---|----|
| Full Bath | 1 | 3 |
| Half Bath | 0 | 0 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 0 | 0 |
| Total | 3 | 5 |

Accommodations

| | |
|---------------------|---|
| Bedrooms | 2 |
| Living Rooms | 0 |
| Dining Rooms | 0 |
| Family Rooms | 0 |
| Total Rooms | 6 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|-------------|-------|-------|
|-------------|-------|-------|

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|----------|--------|
| 1 1Fr | 1352 | 1352 | \$96,200 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 676 | 0 | \$21,700 | |
| Crawl | 676 | 0 | \$5,100 | |
| Slab | | | | |

Total Base \$123,000

Adjustments 1 Row Type Adj. x 1.00 \$123,000

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

Sub-Total, One Unit \$127,500

Sub-Total, 1 Units

| | | |
|-----------------------------------|---------|-----------|
| Exterior Features (+) | \$6,700 | \$134,200 |
| Garages (+) 0 sqft | \$0 | \$134,200 |
| Quality and Design Factor (Grade) | | 0.95 |
| Location Multiplier | | 0.87 |

Replacement Cost \$110,916

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 R 01 | 1 | Wood Fr | C-1 | 1935 | 1939 | 85 F | | 0.87 | | 2,028 sqft | \$110,916 | 50% | \$55,460 | 0% | 100% | 1.400 | 1.000 | 100.00 | 0.00 | 0.00 | \$77,600 |
| 2: Detached Garage R 02 | 1 | Wood Fr | C | 1967 | 1967 | 57 F | \$31.48 | 0.87 | \$27.39 | 24'x24' | \$15,775 | 45% | \$8,680 | 0% | 100% | 1.000 | 1.000 | 100.00 | 0.00 | 0.00 | \$8,700 |

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
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 - 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
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- 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**

...Generation after Generation



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