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# **Remarkable Piece of Property at the Start of the Pufferbelly Trail!**

## **3 bedrooms, 2.5 Baths, Garages & 2900+ Sq. Ft. Home**

*Selling via Online Auction on Thursday, August 8 – 6 pm*

18821 Sunlight Lane, Huntertown, IN 46748

1.5 Story Home with 2-Car Attached Garage & 2nd Detached Garage on 1.8+/- Acres. Remarkable Piece of Property right at the start of the Pufferbelly Trail boasting 3-bedrooms, 2.5-baths & over 2900 sq. ft. of space. The tree-lined property provides a sense of natural serenity, offering a tranquil backdrop for outdoor enjoyment. The dining room, just off the kitchen, boasts a cozy breakfast nook, creating an inviting space for meals and gatherings. The spacious master suite features a luxurious walk-in shower and a double sink vanity. Multiple living spaces, complete with a brick fireplace and wood-burning stove, provide warmth and ambiance, while the 4-season room with skylights beckons you to bask in the natural light and enjoy the changing seasons. The main level also includes a convenient laundry room with a sink, cabinets, and a half bath, catering to practical everyday needs. Upstairs, a family room and extra storage area offer additional flexibility and convenience. Outside, the property boasts an extremely spacious yard, perfect for outdoor activities and entertaining all butting up to the sought-after Pufferbelly Trail! With a 2-car attached garage and an additional 2-car detached garage, this property offers ample space for vehicle storage and more! Don't Miss this One!

*List Price is based on County Assessment, the Auction Estimate is \$325-425k*

***Come see all for yourself!***

***Open House: Tuesday, July 30<sup>th</sup> 5:30 – 6 pm***

# Pufferbelly Trail Facts

**Length:** 9.1 miles

**Trail end points:** The Trail runs between E Fitch Rd (Huntertown) and W Washington Center Rd (Fort Wayne)

**Trail surfaces:** Asphalt

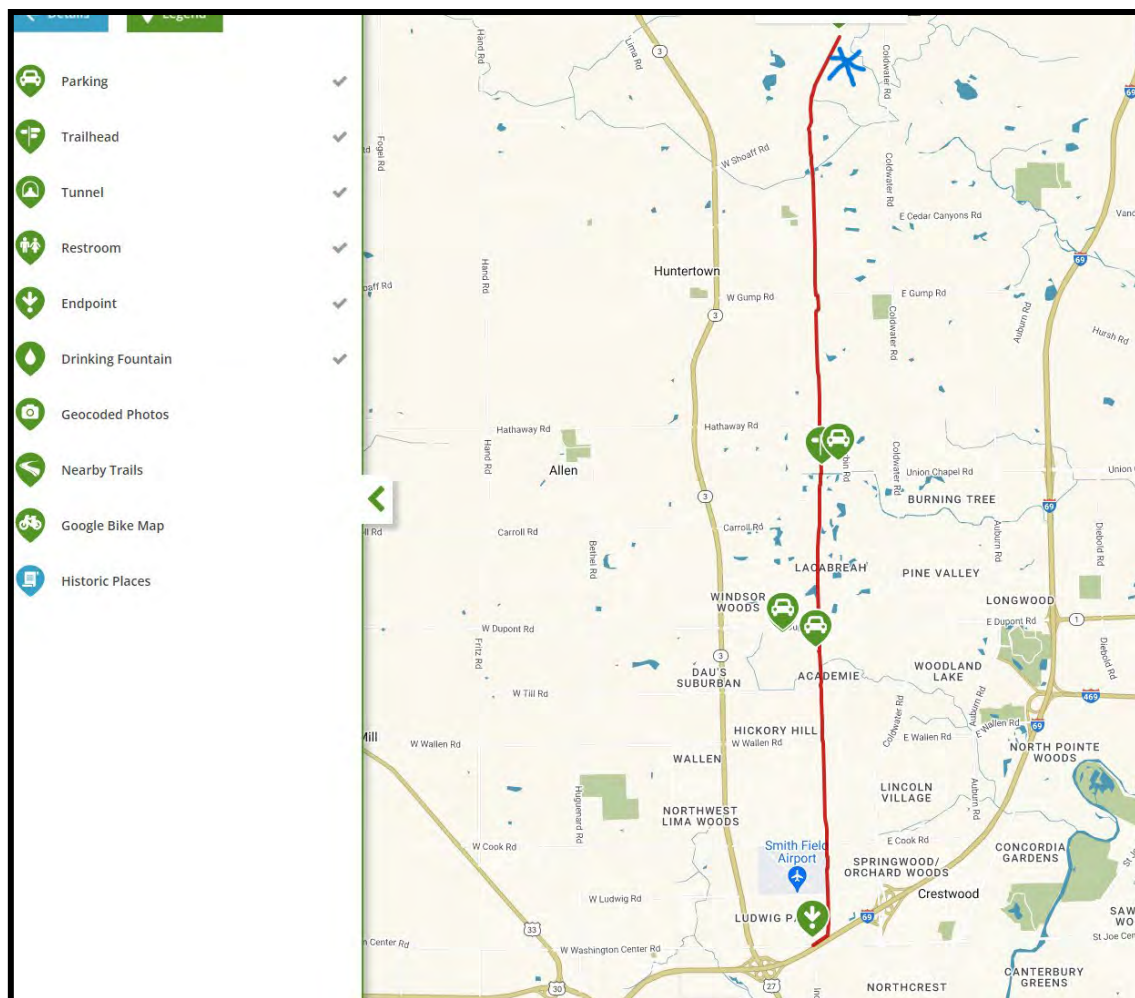
**Trail category:** Rail-Trail

**Activities:** [Bike](#) [Inline Skating](#) [Wheelchair Accessible](#) [Walking](#)

**Overview:** The Pufferbelly Trail stretches 9.1 miles between Fort Wayne and Huntertown. The paved trail follows a former railroad corridor and the name Pufferbelly comes from the historical nickname for a steam locomotive.

**About the Route:** The north end of the rail-trail begins on E Fitch Road on the outskirts of Huntertown and heads south towards Fort Wayne. A highlight of the route is the trail's passage through Salomon Farm Park, where the Pufferbelly Trail connects to a loop trail. The southern end of the trail is on W Washington Center Road in Fort Wayne. In the future, the trail will span 13 miles along a former New York Central railroad corridor. When finished, the rail-trail will stretch from downtown Fort Wayne to the northern Allen County border. A direct connection to the [Rivergreenway](#) will allow for extensive recreational & commuting access throughout Fort Wayne on foot or bike.

*\*Blue Star at Top Center is this homes' location!*



# REAL ESTATE AUCTION TERMS

## **1.5 Story Home with 2-Car Attached Garage & Detached Garage!**

This property will be offered at Online Auction on Thursday, August 8, 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. *There will be a 2% 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 \$2573.16. 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**

**18821 Sunlight Lane, Huntertown, IN 46748**

**Perry Township • Allen County**

**[www.BidMetzger.com](http://www.BidMetzger.com)**




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<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202427401	<b>18821 Sunlight Lane</b>	<b>Huntertown</b>	<b>IN 46748</b>	<b>LP \$319,600</b>
	<b>Area</b> Allen County	<b>Parcel ID</b> 02-02-04-251-001.000-057	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Sunshine Valley	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> Perry	<b>Style</b> One and Half Story	<b>REO</b> No	<b>H Baths</b> 1
	<b>School District</b> NWA	<b>Elem</b> Cedar Canyon	<b>JrH</b> Maple Creek	<b>SrH</b> Carroll

**Legal Description** SUNSHINE VALLEY AMENDED LOT 7

**Directions** Northeast of Huntertown. Take Hwy 327 & turn west on Fitch Rd. Then south on Sunlight Ln. Property is on west side.

<b>Inside City</b> N	<b>City Zoning</b>	<b>County Zoning</b> A3	<b>Zoning Description</b>
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**Remarks** 1.5 Story Home, 2-Car Attached & 2nd Detached Garage on 1.8+/- Ac. Selling via Online Auction on Thurs., Aug. 8, 2024 -- Begins closing at 6 pm! List Price is based on County Assessment, Auction Estimate is \$325-425k. Remarkable Piece of Property right at the start of the Pufferbelly Trail boating 3-bedrooms, 2.5-baths & over 2900 sq. ft. of space. The tree-lined property provides a sense of natural serenity, offering a tranquil backdrop for outdoor enjoyment. The dining room, just off the kitchen, boasts a cozy breakfast nook, creating an inviting space for meals and gatherings. The spacious master suite features a luxurious walk-in shower & double sink vanity. Multiple living spaces, complete with brick fireplace and & stove, provide warmth & ambiance, while the 4-season room with skylights beckons you to bask in the natural light & enjoy the changing seasons. The main level also includes a convenient laundry room with a sink, cabinets, and half bath, catering to practical everyday needs. Upstairs loft adds extra flexibility Outside, the property boasts a extremely

**Agent Remarks** List Price is based on County Assessment, Auction Estimate is \$325-425k Online Auction: Thurs. 8.8.24 6pm Open House: Tues. 7.30.24 5:30-6pm Terms & Client Registration Form in Docs. 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.

<b>Sec</b> Lot 7	<b>Lot</b> 1.8000	/ 78,495 / 340x520		<b>Lot Desc</b> Partially Wooded, 0-2.9999
<b>Above Gd Fin SqFt</b> 2,922	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 2,922
<b>Age</b> 51	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Brick, Vinyl	<b>Bsmnt</b> Slab
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b> 2	1	<b>Water</b> WELL
<b>LR</b> 14 x 18		<b>B-Upper</b> 0	0	<b>Well Type</b> Private
<b>DR</b> 12 x 12		<b>B-Blw</b> 0	0	<b>Sewer</b> Septic
<b>FR</b> 14 x 20		<b>Laundry Rm</b> Main		<b>Fuel /</b> Electric, Forced Air
<b>KT</b> 10 x 12		<b>Laundry L/W</b> x		<b>Heating</b>
<b>BK</b> x		<b>AMENITIES</b> 1st Bdrm En Suite, Balcony, Built-in Desk,		<b>Cooling</b> Window
<b>DN</b> x		Ceiling-9+, Ceiling Fan(s), Ceilings-Vaulted, Disposal, Dryer		<b>Water Soft-Owned</b> Yes
<b>1B</b> 12 x 12		Hook Up Electric, Eat-In Kitchen, Foyer Entry, Garage Door		<b>Water Soft-Rented</b> No
<b>2B</b> 12 x 10				<b>ADA Features</b> No
<b>3B</b> 12 x 10		<b>Garage</b> 2.0 / Attached / 22 x 21 / 462.00		<b>Alarm Sys-Sec</b> No
<b>4B</b> x		<b>Outbuilding 1</b> 2nd Detached 24 x 24		<b>Alarm Sys-Rent</b> No
<b>5B</b> x		<b>Outbuilding 2</b> x		<b>Fence</b>
<b>RR</b> x		<b>Assn Dues</b>	<b>Frequency</b> Not Applicable	<b>Golf Course</b> No
<b>LF</b> x		<b>Other Fees</b>		<b>Nr Wlkg Trails</b> Yes
<b>EX</b> x		<b>Restrictions</b>		<b>Garage Y/N</b> Yes
				<b>Off Street Pk</b> Yes
				<b>Pool</b> No
				<b>Pool Type</b>
				<b>SALE INCLUDES</b> Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Oven-Electric, Range-Electric, Water Heater Electric, Water Softener-Owned

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger	<b>Lic #</b> AC31300015	<b>Auction Date</b> 8/8/2024	<b>Time</b> 6 pm
<b>Financing</b> Existing	<b>Proposed</b>	<b>Location</b> Online Only: BidMetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$2,573.16	<b>Exemption</b>	<b>Year Taxes Payable</b> 2024	<b>Assessed Value</b>
<b>Possession</b> at closing			
<b>List Office</b> Metzger Property Services, LLC - Off: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050		
<b>Agent E-mail</b> chad@metzgerauction.com	<b>List Agent - User Code</b> UP388053395	<b>List Team</b>	
<b>Co-List Office</b>	<b>Co-List Agent</b>		
<b>Showing Instr</b> Showingtime or Open House			
<b>List Date</b> 7/23/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 9/30/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>	<b>Agent/Owner Related</b> No	
<b>Contract Type</b> Exclusive Right to Sell		<b>Special List Cond.</b> None	
<b>Virtual Tours:</b>	<b>Lockbox Type</b> None	<b>Lockbox Location</b> garage code	<b>Type of Sale</b>
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>	<b>Conc Paid By</b>	
<b>Sell Office</b>	<b>Sell Agent</b>		
<b>Co-Sell Office</b>	<b>Co-Sell Agent</b>	<b>Sell Team</b>	
<b>Presented</b> Tiffany Reimer - Cell: 260-571-7910	/	Metzger Property Services, LLC - Off: 260-982-0238	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.





Allen County

Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 6/20/2024

1" = 83'





# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)  
6-24-2024

**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)

18821 Sunlight Ln. Huntertown, IN 46748

1. The following are in the conditions indicated:

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

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

**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>Mark K. Gopodak</i>	Date (mm/dd/yy) 6/24/24	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	NONE			
Septic Field / Bed			✓	
Hot Tub	NONE			
Plumbing			✓	
Aerator System	NONE			
Sump Pump	NONE			
Irrigation Systems	NONE			
Water Heater / Electric			✓	
Water Heater / Gas	NONE			
Water Heater / Solar			✓	
Water Purifier			✓	
Water Softener			✓	
Well			✓	
Septic & Holding Tank/Septic Mound			✓	
Geothermal and Heat Pump	NONE			
Other Sewer System (Explain)	NONE			
Swimming Pool & Pool Equipment	NONE			

	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	NONE			
Central Air Conditioning	NONE			
Hot Water Heat	NONE			
Furnace Heat / Gas			✓	
Furnace Heat / Electric			✓	
Solar House-Heating	NONE			
Woodburning Stove	NONE			
Fireplace	NONE			
Fireplace Insert			✓	
Air Cleaner	NONE			
Humidifier	NONE			
Propane Tank			✓	
Other Heating Source			✓	



Property address (number and street, city, state, and ZIP code)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes, how many layers? <u>2</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?		<input checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?			<input checked="" type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" 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 <i>Walter R. Boppre</i>	Date (mm/dd/yy) <i>6/24/24</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<b>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.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

General Information

Parcel Number 02-02-04-251-001.000-057
Local Parcel Number 24-4404-0007

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Allen
Township PERRY TOWNSHIP
District 057 (Local 024)
School Corp 0225
Neighborhood 571023-057
Section/Plat 0043212
Location Address (1) 18821 SUNLIGHT LN HUNTERTOWN, IN 46748

Zoning

Subdivision

Lot

Market Model RES | PER 571023 > 2801

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Improving

Printed Wednesday, March 27, 2024

Review Group 2022

Ownership

Gospodareck Walter R
18821 Sunlight Ln
Huntertown, IN 46748

Legal

SUNSHINE VALLEY AMENDED LOT 7



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 11/21/2012 to 01/01/1900.

Notes

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show valuation data for years 2021-2024.

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

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. Rows include 9rr and 91rr.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.80), Actual Frontage (0), 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 (1.00), 91/92 Acres (0.80), Total Acres Farmland (-1.80), 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 (\$45,000), 91/92 Value (\$7,200), Supp. Page Land Value, CAP 1 Value (\$45,000), CAP 2 Value (\$7,200), CAP 3 Value (\$0), Total Value (\$52,200).

Data Source N/A

Collector 08/15/2022 mxreaa

Appraiser 08/15/2022 mxreaa



**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (2922 S  
**Story Height** 1 1/2  
**Style** 50 Conventional 1,1/2  
**Finished Area** 2922 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	300	\$13,500

**Plumbing**

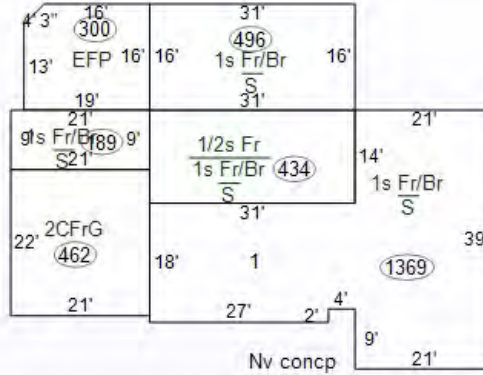
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	6	11

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	7

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	2488	2488	\$154,200	
2					
3					
4					
1/4					
1/2	1Fr	434	434	\$18,300	
3/4					
Attic					
Bsmt					
Crawl					
Slab		2488	0	\$0	
				<b>Total Base</b>	\$172,500

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		\$172,500
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		\$178,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$13,500	\$192,400
Garages (+) 462 sqft	\$14,300	\$206,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.92	
<b>Replacement Cost</b>		\$180,656

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 (2922 SqFt)	1 1/2	2/6 Maso	C-1	1973	1973	51	A			0.92		2,922 sqft	\$180,656	40%	\$108,390	0%	100%	1.0000	2.400	100.00	0.00	0.00	\$260,100
2: Detached Garage (24x24)	1	Wood Fr	D	2000	1973	51	A		\$31.48	0.92	\$23.17	24'x24'	\$13,346	45%	\$7,340	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$7,300
3: Utility Shed (8x10)	1	SV	D	1973	1973	51	F			0.92		8'x10'		70%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0

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## Create an Account:

- Go to [bidmetzger.com](http://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!***

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