




Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 06/01/2020

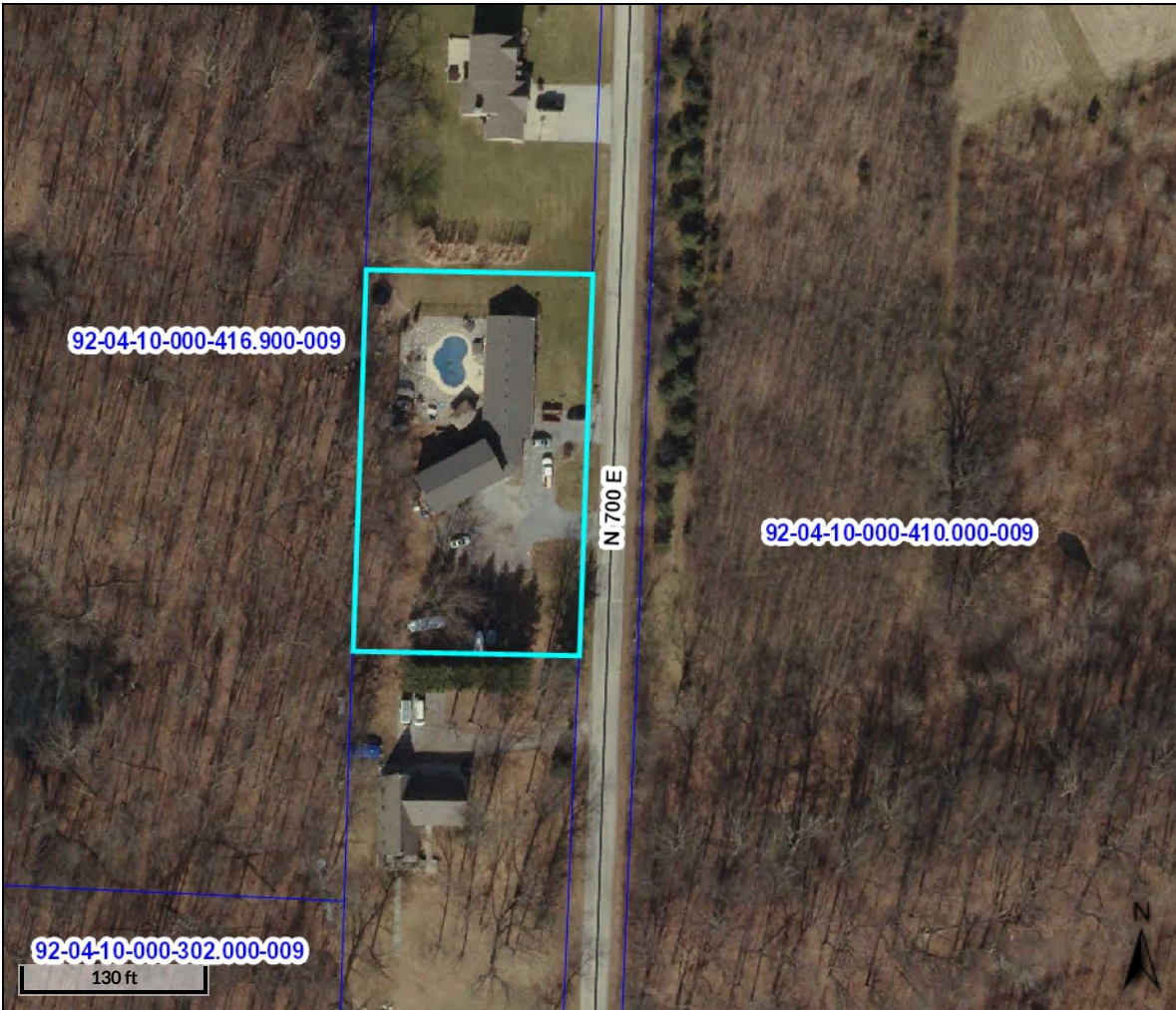
Page 1 of 1

Property Type RESIDENTIAL	Status Active	CDOM 1	DOM 1	Auction Yes	
MLS # 202019862	5525 N 700 E.	Churubusco	IN 46723	Status Active	LP \$0
	Area Whitley County	Parcel ID 92-04-10-401-009.900-009	Type Site-Built Home		
	Sub None	Cross Street	Bedrms 4	F Baths 2	H Baths 0
	Location Rural	Style Two Story	REO No	Short Sale No	
	School District SGC	Elem Churubusco	JrH Churubusco	SrH Churubusco	
	Legal Description LOTS 9 & 10 RINDFUSZ LAKE VIEW ROLLING ACRES				
	Directions From 575 N., go South on 700 E., property will be on the west side of the road; look for signs!				
	Inside City Limits N	City Zoning	County Zoning R1	Zoning Description	

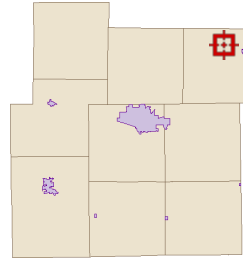
Remarks Newly Renovated Home with Over 4100+ Sq. Ft. is going to Auction on Thursday, June 25 at 6:30 pm! This home boasts plenty of space for you and your family or friends! Home features 4 Bedrooms, Large Open-Concept Kitchen, Dining & Living Room Area! Kitchen is Spacious with Bar Seating & Pull Out Pantry flowing right into your Dining Room. Dining Room opens to Living Room & Has Patio Doors Leading right out to your Kidney Shaped In-ground Pool & Finished Patio Area -- Perfect for Entertaining! Pool Area has Stoned Finished Built in Grill, Tiki Hut Bar Area, Heated In-ground Pool with Self-Cleaning System & Hot Tub! Many Renovations throughout including Updated Master En-Suite with Tiled Shower, Jetted Tub & Heated Tile Floors! 4th bedroom could easily be utilized as a Home office or Studio Area! Your Attached 4+ Car Garage Provides plenty of Space with Room to Spare; Garage has Concrete Floors, Floor Drains & Oversized Overhead Doors! Unfinished room above garage is ready for you to finish to meet your needs -- Could be a great Bonus Game Room, Man Cave, Utilized as an Apartment or kept as Storage! This home is ready for you with many updates already in place: Newer Roof, Floors, Windows, Siding, Heat Pump & More! Bid on This Tract Individually or in Combination with Tract 2 which is Waterfront Lot on Blue Lake just minutes away! Come See For Yourself: OPEN HOUSE: Thursday, June 18, 5:30-6!

Agent Remarks AUCTION: 6.25.20 - 6:30pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. No Survey. Sold As Is. RE BROKERS: Must register clients 24 hrs in advance and be present to represent clients at all showings, open house & auction. Client Registration form is in docs.





Sec	Lot	Lot Ac/SF/Dim	0.9260	40,337	160x260	/	N	/	Src	Lot Des	0-2.9999					
Township	Smith	Abv Gd Fin SqFt	2,732	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	2,732	Year Built	1974					
Age	46	New	No	Date Complete		Ext	Stone, Vinyl	Fndtn	Slab	# Rooms	8					
Room Dimensions	Baths	Full	Half	Water	WELL	Basement Material										
DIM	L	B-Main	2	0	Sewer	Public	Dryer Hookup Gas	No	Fireplace	No						
LR	20 x 20	M	B-Upper	0	0	Fuel	Electric, Forced Air	Dryer Hookup Elec	Yes	Guest Qtrs	No					
DR	12 x 12	M	B-Blw G	0	0	Heating		Dryer Hook Up Gas/Elec	No	Split FlrPln	No					
FR	x					Cooling	Central Air	Disposal	No	Ceiling Fan	Yes					
KT	15 x 15	M	Laundry Rm	Main	10	x 10		Water Soft-Owned	Yes	Skylight	No					
BK	x		AMENITIES Hot Tub/Spa, 1st Bdrm En Suite, Bar, Breakfast Bar, Ceiling Fan(s), Crown Molding, Deck Open, Dryer Hook Up				Water Soft-Rented	No	ADA Features	No						
DN	x		Electric, Foyer Entry, Garage Door Opener, Jet Tub, Open Floor				Alarm Sys-Sec	No	Fence	Metal						
MB	20 x 20	M					Alarm Sys-Rent	No	Golf Course	No						
2B	18 x 15	M	Garage	4.0	/ Attached	/ 51	x 26	/ 1,326.00	Garden Tub	No	Nr Wlkg Trails	No				
3B	15 x 15	M	Outbuilding	None		x			Jet Tub	Yes	Garage Y/N	Yes				
4B	18 x 12	M	Outbuilding			x			Pool	Yes	Off Street Pk	Yes				
5B	x		Assn Dues		Not Applicable			Pool Type	Below Ground							
RR	x		Other Fees					SALE INCLUDES	Dishwasher, Refrigerator, Built-In Gas Grill, Oven -Electric, Pool Equipment, Range-Electric, Water Heater Electric, Water Softener-Owned							
LF	x		Restrictions													
EX	51 x 26	U	Water Access		Wtr Name											
WtrType		Wtr Frtg		Channel Frtg		Lake Type										
Auction	Yes	Auctioneer Name	Chad Metzger & Tim Holmes				Auctioneer License #	AC31300015								
Owner Name																
Financing:	Existing	Proposed													Excluded Party	None
Annual Taxes	\$2,539.26	Exemptions	Homestead, Supplemental				Year Taxes Payable	2020	Assessed Value							
Is Owner/Seller a Real Estate Licensee	No															
List Office	Metzger Property Services, LLC - office: 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																
Showing Instr	Showingtime or Open House															
List Date	5/31/2020	Exp Date	9/30/2020	Publish to Internet	Yes	Show Addr to Public	Yes	Allow AVM	Yes	Show Comments	Yes					
IDX Include	Y	Contract Type	Exclusive Right to Sell				Buyer Broker Comp.	1.0%	Vari.Rate	No	Special List Cond.	None				
Virtual Tours:																
Pending Date		Closing Date		Selling Price		How Sold		CDOM	1							
Ttl Concessions Paid																
Sell Off	Sell Agent	Co-Sell Off										Co-Sell Agent				
	Presented by: Tiffany Reimer / Metzger Property Services, LLC															
	Information is deemed reliable but not guaranteed.															
	MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC															
	Featured properties may not be listed by the office/agent presenting this brochure.															



Overview



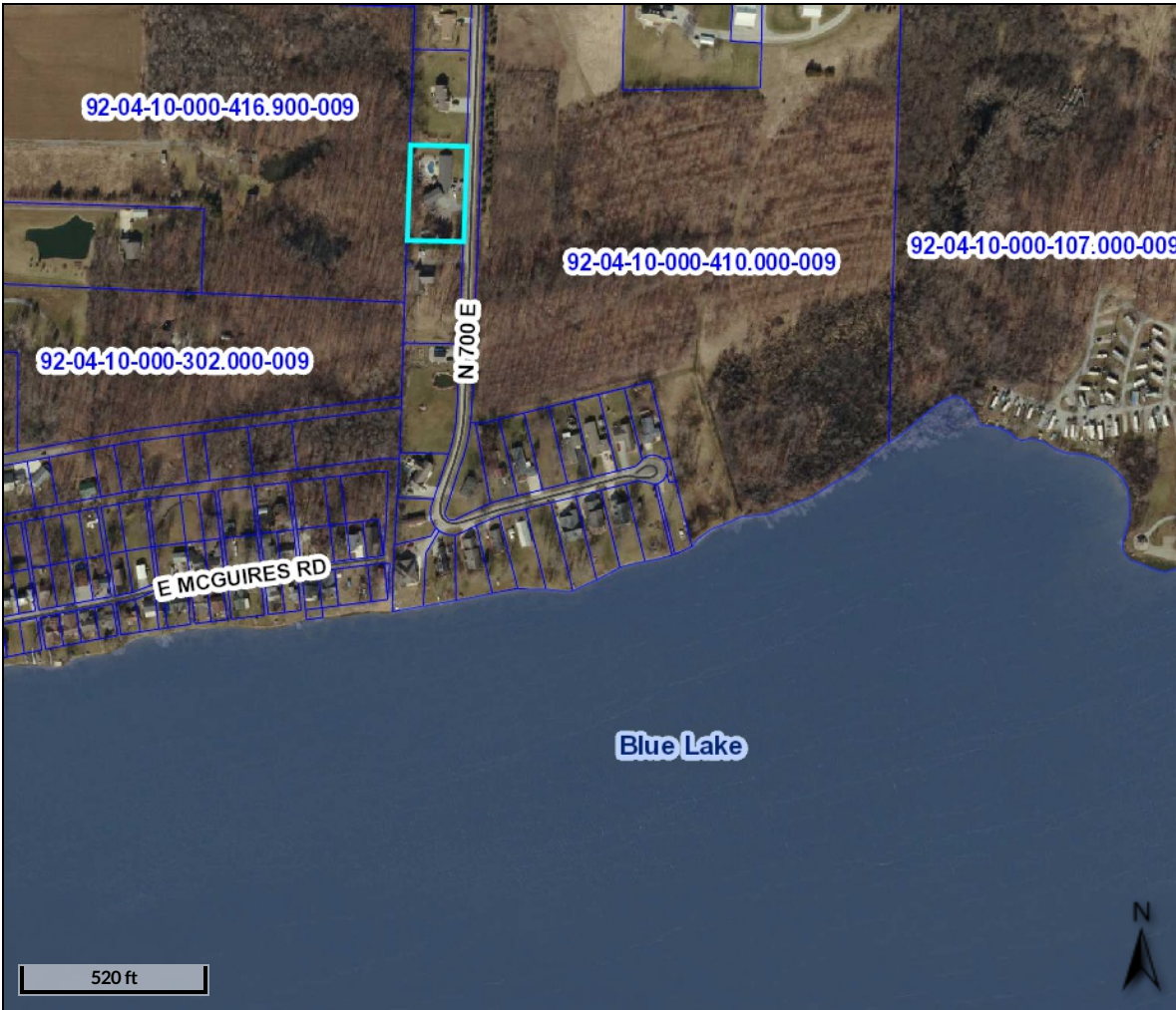
Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

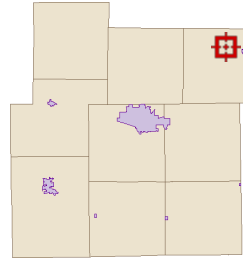
Parcel ID	92-04-10-401-009.900-009	Alternate ID	n/a	Owner Address	Wilkins, Kenneth W III & Toni S
Sec/Twp/Rng	10--	Class	One Family Dwelling Platted		5525 N 700 E
Property Address	5525 N 700 E	Acreage	0.926		CHURUBUSCO, IN 46723
	Churubusco				
District	Smith Township				
Brief Tax Description	LOTS 9 & 10 RINDFUSZ LAKE VIEW ROLLING ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 5/30/2020
 Last Data Uploaded: 5/29/2020 8:06:40 PM






Developed by 



Overview



Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Parcel ID	92-04-10-401-009.900-009	Alternate ID	n/a	Owner Address	Wilkins, Kenneth W III & Toni S
Sec/Twp/Rng	10--	Class	One Family Dwelling Platted		5525 N 700 E
Property Address	5525 N 700 E Churubusco	Acreage	0.926		CHURUBUSCO, IN 46723
District	Smith Township				
Brief Tax Description	LOTS 9 & 10 RINDFUSZ LAKE VIEW ROLLING ACRES				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 4/23/2020
 Last Data Uploaded: 4/23/2020 1:35:52 AM

Developed by 



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)
5-5-2020

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) **5525 N. 700 E., Churubusco, IN 46723**

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Repaired	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:				

B. ELECTRICAL SYSTEM	None/Not Included/Repaired	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	Date (mm/dd/yy) 5-5-20	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) 5-5-20	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/Repaired	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed	X			
Hot Tub				X
Plumbing			X	
Aerator System	X			
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	


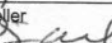
	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?	X		
Are there any additions that may require improvements to the sewage disposal system?	X		
If yes, have the improvements been completed on the sewage disposal system?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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>5</u> Years.			
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"/>	
If yes, how many layers? _____			
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"/>	<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"/>	<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"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<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"/>	<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 	Date (mm/dd/yy) <u>5-5-20</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller 	Date (mm/dd/yy) <u>5-5-20</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)

Metzger PROPERTY SERVICES, LLC
 CHAD METZGER CAL, CAGA
 EXPANDING YOUR HORIZON...
 ...GENERATION AFTER GENERATION

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

260-982-0238
 www.METZGERAUCTION.COM

Average Utilities

	Company	Average Amount
Gas	None, but tap on front for Natural	\$
Electric	N.E. REMC	\$ ^h 500 / mo.
Water	Well	\$
Other	Sewer, Blue Lake Conserv District	\$ ^h 81 / mo
HOA	None	\$

92-04-10-401-009.900-009

Wilkins, Kenneth W III & Toni S

5525 N 700 E

510, 1 Family Dwell - Platted Lot

SMITH AG & RURAL

1/2

General Information

Parcel Number 92-04-10-401-009.900-009
Local Parcel Number

Ownership

Wilkins, Kenneth W III & Toni S
M/M Kenneth W Wilkins, III
5525 N 700 E
CHURUBUSCO, IN 46723

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates 10/22/2013 and 01/01/1900.

Notes

8/6/2019 RA20: No change per reassessment
1/22/2016 14p15: 2014p2015 ck 3/1/14 for 2724 sq ft attached garage with mudroom, toy storage, full bath, and 2nd story
1/22/2016 16p17: 2016 pay 2017 1/1/16 Added additions 100% complete
1/22/2016 RA16: Reassessment 2016 Added A/C, Changed FrG to 1sFr/S, Changed eff year to 1985, Gave 25% obso to pool and concaprn

Tax ID:

Legal

LOTS 9 & 10 RINDFUSZ LAKE VIEW ROLLING ACRES

Routing Number 26

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2020

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2020, 2019, 2018, and 2017.

Location Information

County Whitley
Township SMITH TOWNSHIP
District 009 (Local 060) SMITH TOWNSHIP
School Corp 8625 SMITH-GREEN COMMUNITY
Neighborhood 920910-009 SMITH AG & RURAL
Section/Plat 10
Location Address (1) 5525 N 700 E Churubusco, IN 46723

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.93), Actual Frontage (0), Developer Discount, Parcel Acreage (0.93), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.93), 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 (\$14,700), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$14,700), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$14,700).

Zoning

Land Data (Standard Depth: Res 120', CI 120' 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. %, Res Elig %, Market Factor, Value. Row shows values for Zoning 9 A.

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 1, 2020
Review Group 2020

Data Source N/A Collector 06/17/2019 JS Appraiser 09/07/1995 BS

Listings as of 06/01/2020

Property Type	LOTS AND LAND	Status	Active	CDOM	1	DOM	1	Auction	Yes
MLS #	202019875	5447 N BLUE LAKE Road	Churubusco	IN	46723	Status	Active	LP	\$0
Area	Whitley County		Parcel ID	92-04-10-000-110.000-009					
Sub	None		Cross Street						
School District	SGC	Elem	Churubusco	JrH	Churubusco	SrH	Churubusco		
REO	No		Short Sale	No					
Legal Description	PT N2 SE4 S10 T32 R10 2.966A & LOT 47 JOHN RAPP SECOND ADDITION								
Directions	from Blue Lake Rd., Turn west Towards the Blue Lake Campground, property will be on left hand side.								
Inside City Limits	N	City Zoning			County Zoning	OT	Zoning Description		

Remarks Waterfront Lots on Blue Lake going to Auction on June 25 at 6:30pm! Waterfront Lots on Blue Lake with 300+/- ft. of Frontage! Lots have a Well, Sewer Tap & Electricity is Available! This could be utilized as a nice camping site or a potential building site! Property is in the flood plain so you would need to build your Waterfront Home accordingly! Bid on This Tract Individually or in Combination with Tract 1, the Move-In Ready Home just minutes away! Come See For Yourself: OPEN HOUSE: Thursday, June 18, 5:30-6!

Agent Remarks AUCTION: 6.25.20 - 6:30pm at Tract 1. TERMS: \$1,000 down with the balance due at closing. Taxes Prorated. No Survey. Sold As Is. RE BROKERS: Must register clients 24 hrs in advance and be present to represent clients at all showings, open house & auction. Client Registration form is in docs.

Sec	Lot	Zoning	Lot Ac/SF/Dim	2.9000 / 126,324 / 555x300
Parcel Desc	Lake, Partially Wooded, Undeveloped,		Platted Development	No
Township	Smith	Date Lots Available		Price per Acre \$0.00
Type Use	Residential, Camp/RV with	Road Access	County	Road Surface Gravel
Type Water	Well	Easements	Yes	
Type Sewer	Public, Available	Water Frontage	300.00	
Type Fuel	None	Assn Dues	Not Applicable	
Electricity	Available	Other Fees		

Features DOCUMENTS AVAILABLE Aerial Photo

Strctr/Bldg Imprv	No
Can Property Be Divided?	No
Water Access	Lake
Water Name	Blue Lake
Water Features	Deeded
Water Frontage	300.00
Channel Frontage	0.00
Water Access	LAKE
Auction	Yes
Auctioneer Name	Chad Metzger & Tim Holmes
Auctioneer License #	AC31300015

Owner Name	
Financing: Existing	Proposed
Annual Taxes \$1,120.98	Exemption No Exemptions
Year Taxes Payable	2020
Is Owner/Seller a Real Estate Licensee	No
Possession	at closing
List Office	Metzger Property Services, LLC - office: 260-982-0238
List Agent	Chad Metzger - Cell: 260-982-9050
Agent ID	RB14045939
Agent E-mail	chad@metzgerauction.com
Co-List Office	
Co-List Agent	

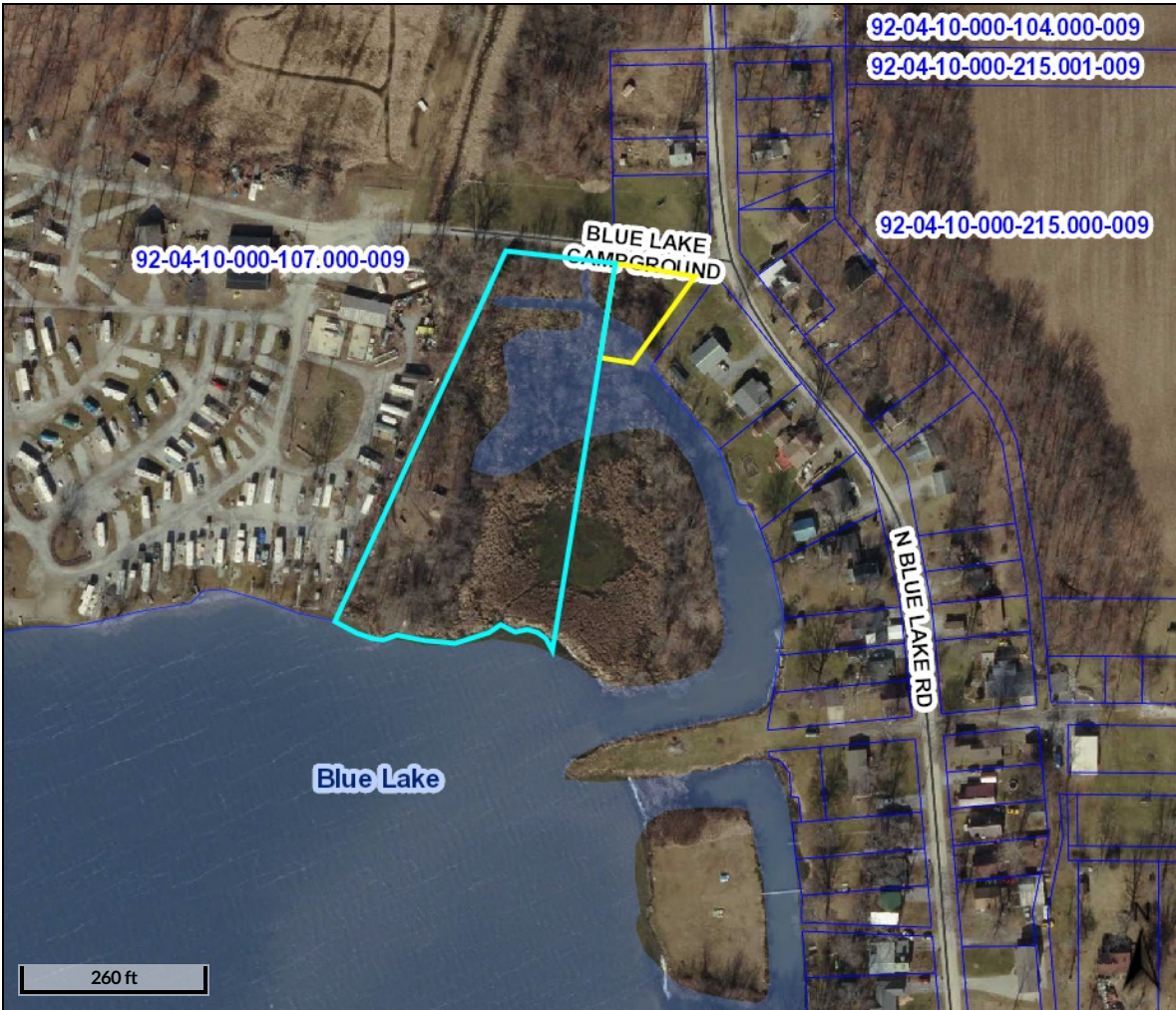
Showing Instr	
List Date	5/31/2020
Exp Date	9/30/2020
Publish to Internet	Yes
Show Addr to Public	Yes
Allow AVM	Yes
Show Comments	Yes
IDX Include	Y
Contract Type	Exclusive Right to Sell
BBC	1.0%
Variable Rate	No
Special Listing Cond.	None
Type of Sale	

Pending Date		Closing Date		Selling Price		How Sold		CDOM	1
Total Concessions Paid		Sold/Concession Remarks							
Sell Off		Sell Agent		Co-Sell Off		Co-Sell Agent			

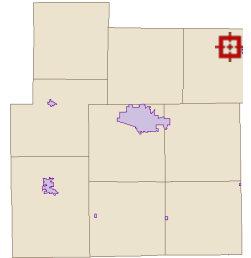
Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.



MLS content is Copyright © 2019 Indiana Regional Multiple Listing Service LLC
Featured properties may not be listed by the office/agent presenting this brochure.



Overview



Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Parcel ID	92-04-10-000-110.000-009	Alternate ID	9209-32-10-110	Owner Address	Wilkins, Kenneth III & Toni S
Sec/Twp/Rng	10-32-10	Class	Res-1-Family 0 - 9.99 acres		5525 N 700 E
Property Address	5447 N Blue Lake Rd Churubusco	Acreage	2.966		Churubusco, IN 46723
District	Smith Township				
Brief Tax Description	PT N2 SE4 S10 T32 R10 2.966A				
	(Note: Not to be used on legal documents)				

Date created: 5/30/2020
 Last Data Uploaded: 5/29/2020 8:06:40 PM

Developed by  **Schneider**
 GEOSPATIAL

General Information

Parcel Number 92-04-10-000-110.000-009

Local Parcel Number 060-030-00000190

Tax ID:

Routing Number 110

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2020

Location Information

County Whitley

Township SMITH TOWNSHIP

District 009 (Local 060) SMITH TOWNSHIP

School Corp 8625 SMITH-GREEN COMMUNITY

Neighborhood 920932-009 Blue Lake Waterfront Mob Home

Section/Plat 10

Location Address (1) 5447 N Blue Lake Rd Churubusco, IN 46723

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Friday, May 1, 2020

Review Group 2020

Ownership

Wilkins, Kenneth III & Toni S 5525 N 700 E Churubusco, IN 46723

Legal

PT N2 SE4 S10 T32 R10 2.966A



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/16/2015 to 01/09/1998.

Notes

8/6/2019 RA20: Gave obso to utility shed per reassessment
11/9/2015 RA16: Reassessment 2016 Added obso for rental

Res

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2020, 2019, 2018, and 2017.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

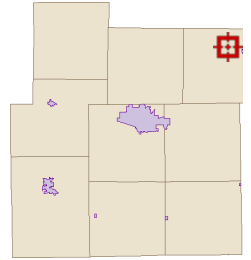
Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show data for 9 and 91.

Land Computations






Table with columns: Computation Name, Value. Rows include Calculated Acreage (2.97), Actual Frontage (0), Developer Discount, Parcel Acreage (2.97), 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 (1.97), 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 (\$15,000), 91/92 Value (\$7,900), Supp. Page Land Value, CAP 1 Value (\$15,000), CAP 2 Value (\$0), CAP 3 Value (\$7,900), Total Value (\$22,900).



Overview



Legend

-  Corporate Limits
-  Parcels
-  State Highways
-  Road Centerlines
-  Lakes

Date created: 5/4/2020
 Last Data Uploaded: 5/4/2020 2:39:56 PM

Developed by  Schneider
 GEOSPATIAL