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

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REAL ESTATE AUCTION TERMS

Newer, Custom Built Home with Walk-Out Basement!

This property will be offered at Online Only Auction on Tuesday, August 23, 2022 – Bidding begins closing out at 6:00 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 \$20,000.00 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. 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 September 23, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$1,586.62. 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, August 23, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 2664 N. 800 W., Warsaw, IN 46582
Prairie Township • Kosciusko County

<https://bidmetzger.com/auctions/>



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
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Residential Agent Full Detail Report

[Schedule a Showing](#)

Listings as of 07/27/2022

Page 1 of 1

Property Type	RESIDENTIAL	Status	Active	CDOM 1	DOM 1	Auction	Yes	
MLS #	202231045	2664 N 800 W	Warsaw	IN	46582	LP \$0		
	Area	Kosciusko County	Parcel ID	43-06-31-400-103.000-019	Type	Site-Built Home	Waterfront	No
	Sub	None	Cross Street		Bedrms	4	F Baths	3
	Township	Prairie	Style	One Story	REO	No	Short Sale	No
	School District	WRS	Elem	Madison	JrH	Edgewood	SrH	Warsaw
	Legal Description	Approximately 4.2+/- Acres part of: 21-122-55.F TR SW NW 31-33-5 5.50A						
	Directions	From US 30, head north on 800 W. Property is on the east side of the road.						
	Inside City Limits	N	City Zoning		County Zoning	R1	Zoning Description	residential

Remarks Newer, Custom Built Home with Walk-Out Basement on 4.2+/- Acres selling via Online Only Auction on Tuesday, August 23, 2022 -- Bidding begins closing out at 6 PM! Situated down a long driveway, this Beautiful Home features 4 Bedrooms, 2 Baths, Open Concept Kitchen, Living, & Dining Room! Kitchen is complete with Stainless Steel Appliances, Sleek Vent Hood, & Island with seating! Living Room has Built-Ins & Stone Fireplace! There is a Large Laundry Room with Utility Sink & Cabinet Storage! The Main Floor Master Suite features a Walk-In Closet & Ensuite Bath complete with Double Vanities, Garden Tub, & Tiled Shower! There are 2 additional Bedrooms & 1 Full Bath on the Main Level. Walk-Out Basement is all finished except for the ceiling and has an additional bedroom & large recreational room area with patio doors leading to the 16x16 patio & backyard! There is a 2-Car Attached Garage for your vehicles! Beautiful, Must-See Property on 4.2+/- Acres! Open House: Tuesday, August 16th 5:30-6pm

Agent Remarks Online Auction: Tues. 8.23.22 6pm Open House: Tues. 8.16.22 5:30-6pm Shed & Playhouse are not included. TERMS: \$20,000 down the day of the auction. Seller to provide an Owner's Title Insurance Policy & a Warranty Deed. Possession at closing. Taxes prorated. No survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right

Sec	Lot	Lot Ac/SF/Dim	4.2000	/	182,952	/	850x200	Lot Desc	3-5.9999				
	Above Gd Fin SqFt	1,952	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	1,920	Ttl Below Gd SqFt	1,920	Ttl Fin SqFt	3,872	Year Built	2020	
	Age	2	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Walk-Out Basement, Finished	# Rooms	8	
	Room Dimensions		Baths	Full	Half	Water	WELL	Basement Material					
	RM DIM	LVL	B-Main	2	0	Sewer	Septic	Dryer Hookup Gas	No	Fireplace	Yes		
LR	x		B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No		
DR	x		B-Blw G	1	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No		
FR	x		Cooling		Central Air			Disposal	No	Ceiling Fan	No		
KT	x		Laundry Rm	Main			x	Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES	1st Bdrm En Suite, Built-in Desk, Closet(s) Walk-in, Eat-In Kitchen, Foyer Entry, Garage Door Opener, Garden Tub, Kitchen Island, Landscaped, Open Floor Plan, Patio Open, Porch Covered, Range/Oven Hook Up Elec, Twin Sink Vanity,									
DN	x							Water Soft-Rented	No	ADA Features	No		
MB	14 x 14	M						Alarm Sys-Sec	No	Fence			
2B	12 x 12	M						Alarm Sys-Rent	No	Golf Course	No		
3B	12 x 11	M	Garage	2.0	/ Attached	/	24 x 24	/ 576.00	Garden Tub	Yes	Nr Wlkg Trails	No	
4B	14 x 14	L	Outbuilding 1	None			x	Jet Tub	No	Garage Y/N	Yes		
5B	x		Outbuilding 2				x	Pool	No	Off Street Pk			
RR	x	L	Assn Dues		Frequency	Not Applicable		Pool Type					
LF	x		Other Fees					SALE INCLUDES	Dishwasher, Refrigerator, Washer, Kitchen Exhaust Hood, Range-Electric, Sump Pump, Water Heater Electric, Water Softener-Owned				
EX	x	M	Restrictions					FIREPLACE	Living/Great Rm, Fireplace Insert				

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	8/23/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None	Assessed Value	
Annual Taxes	\$1,586.62	Exemptions	Homestead, Mortgage, Supplemental	Year Taxes Payable	2022		
Possession	At closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Chad Metzger - Cell: 260-982-9050				
Agent E-mail	chad@metzgerauction.com	List Agent - User Code	UP388053395	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showing time or Open House						
List Date	7/26/2022	Start Showing Date		Exp Date	10/31/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	1.0%	Variable Rate	No	Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending Date		Closing Date		Selling Price		How Sold	
Ttl Concessions Paid		Sold/Concession Remarks		Conc Paid By			
Sell Office		Sell Agent		Co-Sell Off		Co-Sell Agent	
						Sell Team	

Presented by: 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).



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7/20/22

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)

2664 N 800 W Warsaw, IN 46582

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			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/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>Kathy Miller</i>	Date (mm/dd/yy) 7/19/22	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 7/19/22	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	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?		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 Rented	X			
Other Heating Source	X			

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

2664 N 800 W Warsaw, IN 46582

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2</u> Years.			
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? _____			
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	

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>Kelsy Mizer</i>	Date (mm/dd/yy) 7/19/22	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 7/19/22	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 CAJ CAGA

260-982-0238

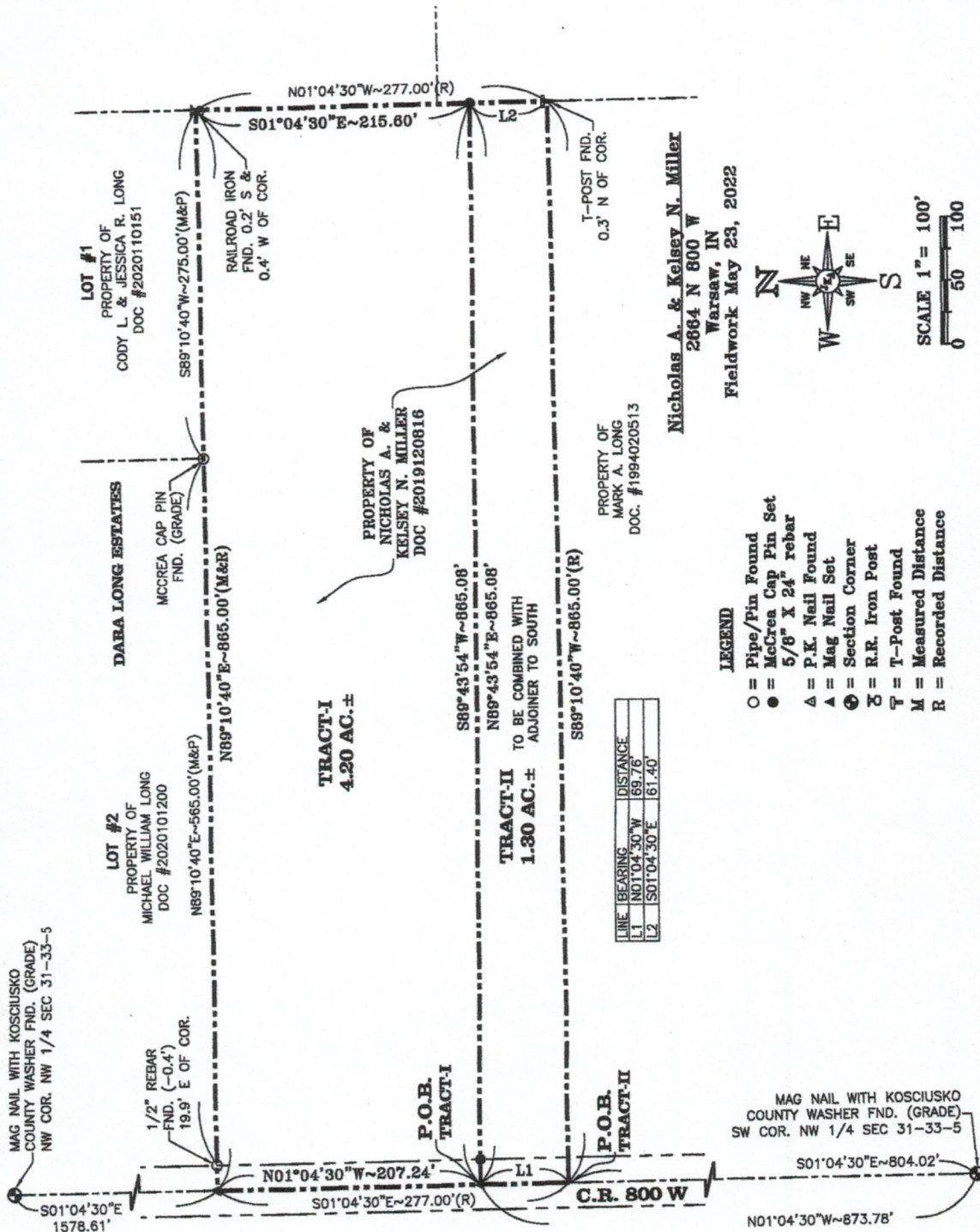
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- ★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
- ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
- ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Average Utilities

	Company	Average Amount
Gas	Stumps; fills approximately 2x/year	\$ 500 gal. tank
Electric	Kos. Cty REMC.	\$ = [#] 100-150/MO.
Water		\$
Other		\$
HOA		\$



CERTIFICATION

I certify that to the best of my knowledge and belief this plat represents a survey conducted under my supervision in accordance with Title 865 IAC 1-12-1 thru 30. This survey was made for Nicholas A. & Kelsey N. Miller on June 2, 2022.

Christopher W. McCre

Christopher W. McCre
Registered Land Surveyor #20300062



SURVEYORS REPORT

This is a boundary survey in accordance with Title 865 of the Indiana Administrative Code 1-12 "Rule 12", the following observations and opinions are submitted regarding the various uncertainties of the location of the lines and corners established on this survey as a result of:

- a. Availability and condition of referenced monuments
 - b. Occupation or possession lines
 - c. Clarity or ambiguity of the record description and/or adjoiner's descriptions used
 - d. The theoretical uncertainty of the measurements.
1. The relative position accuracy (due to random errors in measurement) of the corners of the above described property established by this survey is within specifications of a "Suburban" survey 0.13' + 100 PPM in accordance with the Indiana Survey Standards as Defined in the IAC 865.
 2. A survey by John Kimpel & Associates dated 7/1/2020 was used as reference for this Survey.
 3. The North line of the subject property was established per the Plat of Dara Long Estates. The east line of the subject property was established by extending the East line of Lot #1 in Dara Long Estates to the South the recorded distance.
 4. The South line of the subject property was established by recorded distances.
 5. Section Corners were monumented and referenced as shown and used as noted.
 6. No encroachments were found or noted.
 7. For variances, discrepancies and inconsistencies, see survey plat on page 1 of 2 attached.

GENERAL NOTES:

TITLE: This survey is subject to any restrictions or easements that may be disclosed by a full and accurate title search and the undersigned should be notified of any additions or revisions that may be required.

SETBACKS & EASEMENTS: This survey is subject to any building setbacks per the Kosciusko County zoning regulations and any drainage easements or restrictions per I.C. (Indiana Code) 36-9-27-33.

BASIS OF BEARINGS: All measured bearings herein are based upon INDOT VRS Base, using NAD83 Indiana East coordinate system

SECTION CORNERS: If the Kosciusko County Surveyor relocates or re-establishes the Section corners at different locations than noted herein, the location of section lines and associated property lines and corners of the surveyed tract may vary.

Christopher W. McCrea

Christopher W. McCrea
Registered Land Surveyor #20300062

TRACT-I DESCRIPTION

This original description is part of the property conveyed to Nicholas A. & Kelsey N. Miller in Document Number 2019120816 being a tract of land in the Northwest Quarter of Section 31, Township 33 North, Range 5 East, Prairie Township, Kosciusko County, Indiana and is from a survey by Christopher W. McCrea dated June 2, 2022. Job Number JK-22282 with John Kimpel & Associates and is more particularly described as follows:

Commencing at a Mag nail with Kosciusko County Mag nail at the Southwest corner of the Northwest Quarter of said Section 31 being within the right-of-way of County Road 800 West; thence North 01°04'30" West (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the West line of said Northwest Quarter and within said right-of-way, 873.78 feet to a Mag nail with a McCrea washer at the Point of Beginning; thence North 01°04'30" West, along said West line and within said right-of-way, 207.24 feet to a Mag nail; thence North 89°10'40" East, 865.00 feet to a point 0.2 feet North and 0.4 feet East of a railroad iron; thence South 01°04'30" East, 215.60 feet to a McCrea cap pin; thence South 89°43'54" West, 865.08 feet to the Point of Beginning, containing 4.20 acres more or less.

Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights of tile and drainage ditches.

TRACT-II DESCRIPTION

This original description is part of the property conveyed to Nicholas A. & Kelsey N. Miller in Document Number 2019120816 being a tract of land in the Northwest Quarter of Section 31, Township 33 North, Range 5 East, Prairie Township, Kosciusko County, Indiana and is from a survey by Christopher W. McCrea dated June 2, 2022. Job Number JK-22282 with John Kimpel & Associates and is more particularly described as follows:

Commencing at a Mag nail with Kosciusko County Mag nail at the Southwest corner of the Northwest Quarter of said Section 31 being within the right-of-way of County Road 800 West; thence North 01°04'30" West (basis of bearings established by INDOT VRS Base, using NAD83 Indiana East coordinate system), along the West line of said Northwest Quarter and within said right-of-way, 804.02 feet to the Point of Beginning; thence North 01°04'30" West, along said West line and within said right-of-way, 69.78 feet to a Mag nail with McCrea washer; thence North 89°43'54" East, 865.08 feet to a McCrea cap pin; thence South 01°04'30" East, 61.40 feet to a point 0.3 feet South of a T-post; thence South 89°10'40" West, 865.00 feet to the Point of Beginning, containing 1.30 acres more or less.

Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights of tile and drainage ditches.

Christopher W. McCrea

Christopher W. McCrea
Registered Land Surveyor #20300062

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**

General Information

Parcel Number
43-06-31-400-103.000-019

Local Parcel Number
2172000248

Tax ID:

Routing Number
021-122-055.F

Property Class 101
Cash Grain/General Farm

Ownership

MILLER NICHOLAS A & KELSEY N
2664 N 800 W
WARSAW, IN 46582

Legal

21-122-55.F
TR SW NW 31-33-5 5.50A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/20/2019	MILLER NICHOLAS A	2019120816	QC	/	\$0	I
09/13/2019	MILLER KELSEY N	2019090546	QC	/	\$0	I
09/23/1996	LONG MARK A	0	WD	/	\$0	I
12/11/1989	LONG MARK ALLEN	0	WD	/	\$0	I
12/29/1988	ERWIN WILLIAM W.	0	WD	/	\$0	I
01/01/1900	TRIPLE E FARMS		WD	/	\$0	I

Notes

2/4/2021 BP: 2021 BP# 191009 RES W/ATT GAR & PORCH \$260,000 12/04/2019

8/13/2020 N OF C: 2020 N OF C CHANGED 1.00A OF FARM GROUND TO CAP 1 FOR HOMESTEAD CREDIT

10/16/2018 REA: 2019 CHANGED LAND TO AG PRICING (TILLED), CHANGED PROPERTY CLASS TO 100



Agricultural

Year: 2022

Location Information

County
Kosciusko

Township
PRAIRIE

District 019 (Local 019)
PRAIRIE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2110119-019
PRAIRIE TWP - LAKE AREA

Section/Plat
31-33-5

Location Address (1)
2664 N 800 W
WARSAW, IN 46582

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**

Public Utilities **ERA**

Streets or Roads **TIF**

Neighborhood Life Cycle Stage
Other

Printed Monday, April 4, 2022

Review Group 2019

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

2022	Assessment Year	2022	2021	2020	2020	2019
WIP	Reason For Change	AA	AA	CE/Int	AA	AA
02/25/2022	As Of Date	01/01/2022	01/01/2021	01/01/2020	01/01/2020	01/01/2019
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$26,800	Land	\$26,800	\$26,100	\$9,500	\$8,300	\$9,300
\$22,000	Land Res (1)	\$22,000	\$22,000	\$700	\$0	\$0
\$4,800	Land Non Res (2)	\$4,800	\$4,100	\$5,500	\$4,300	\$5,300
\$0	Land Non Res (3)	\$0	\$0	\$3,300	\$4,000	\$4,000
\$256,600	Improvement	\$256,600	\$218,000	\$0	\$0	\$0
\$256,600	Imp Res (1)	\$256,600	\$218,000	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$283,400	Total	\$283,400	\$244,100	\$9,500	\$8,300	\$9,300
\$278,600	Total Res (1)	\$278,600	\$240,000	\$700	\$0	\$0
\$4,800	Total Non Res (2)	\$4,800	\$4,100	\$5,500	\$4,300	\$5,300
\$0	Total Non Res (3)	\$0	\$0	\$3,300	\$4,000	\$4,000

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$22,000	\$22,000	\$22,000	0%	100%	1.0000	\$22,000
4	A	BP	0	0.0200	0.85	\$1,500	\$1,275	\$26	0%	0%	1.0000	\$30
4	A	GF	0	1.8500	0.94	\$1,500	\$1,410	\$2,609	0%	0%	1.0000	\$2,610
4	A	HX	0	0.2300	1.11	\$1,500	\$1,665	\$383	0%	0%	1.0000	\$380
4	A	ORB	0	0.3800	0.60	\$1,500	\$900	\$342	0%	0%	1.0000	\$340
4	A	ORC	0	1.8900	0.51	\$1,500	\$765	\$1,446	0%	0%	1.0000	\$1,450
82	A		0	0.1300	1.00	\$1,500	\$1,500	\$195	-100%	0%	1.0000	\$00

Land Computations

Calculated Acreage	5.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	5.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.13
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	0.00
Total Acres Farmland	4.37
Farmland Value	\$4,810
Measured Acreage	4.37
Avg Farmland Value/Acre	1101
Value of Farmland	\$4,810
Classified Total	\$0
Farm / Classified Value	\$4,800
Homesite(s) Value	\$22,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$22,000
CAP 2 Value	\$4,800
CAP 3 Value	\$0
Total Value	\$26,800

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1952 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input 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	192	\$7,600
Patio, Concrete	140	\$900
Patio, Concrete	256	\$1,400

Plumbing

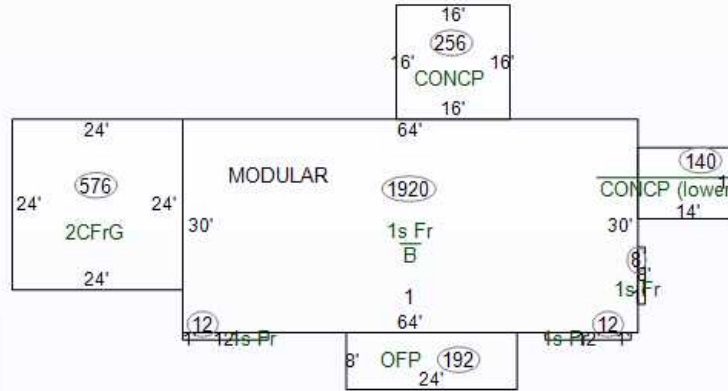
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	10

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	8

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1952	1952	\$123,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1920	0	\$40,600	
Crawl				
Slab				

Adjustments	1 Row Type Adj. x 1.00	\$163,900
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)	1:1952	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit	\$173,900
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Sub-Total, 1 Units	\$173,900
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Exterior Features (+)	\$9,900	\$183,800
Garages (+) 576 sqft	\$18,600	\$202,400
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
Replacement Cost		\$176,898

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family	100%	1	Wood Frame	C-1	2020	2020	2 A		0.92		3,872 sqft	\$176,898	2%	\$173,360	0%	100%	1.480 1.0000	\$256,600

...Generation after Generation



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