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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *Newly Renovated Split-Level Home!*

This property will be offered at Online Only Auction on Wednesday, October 19, 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 \$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. 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 November 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 \$2024.00. 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: Wednesday, October 19, 2022**  
**Bidding begins closing out at 6:00 pm!**

**Property Location: 4021 Valley Ln., Warsaw, IN 46582**  
**Plain Township • Kosciusko County**

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

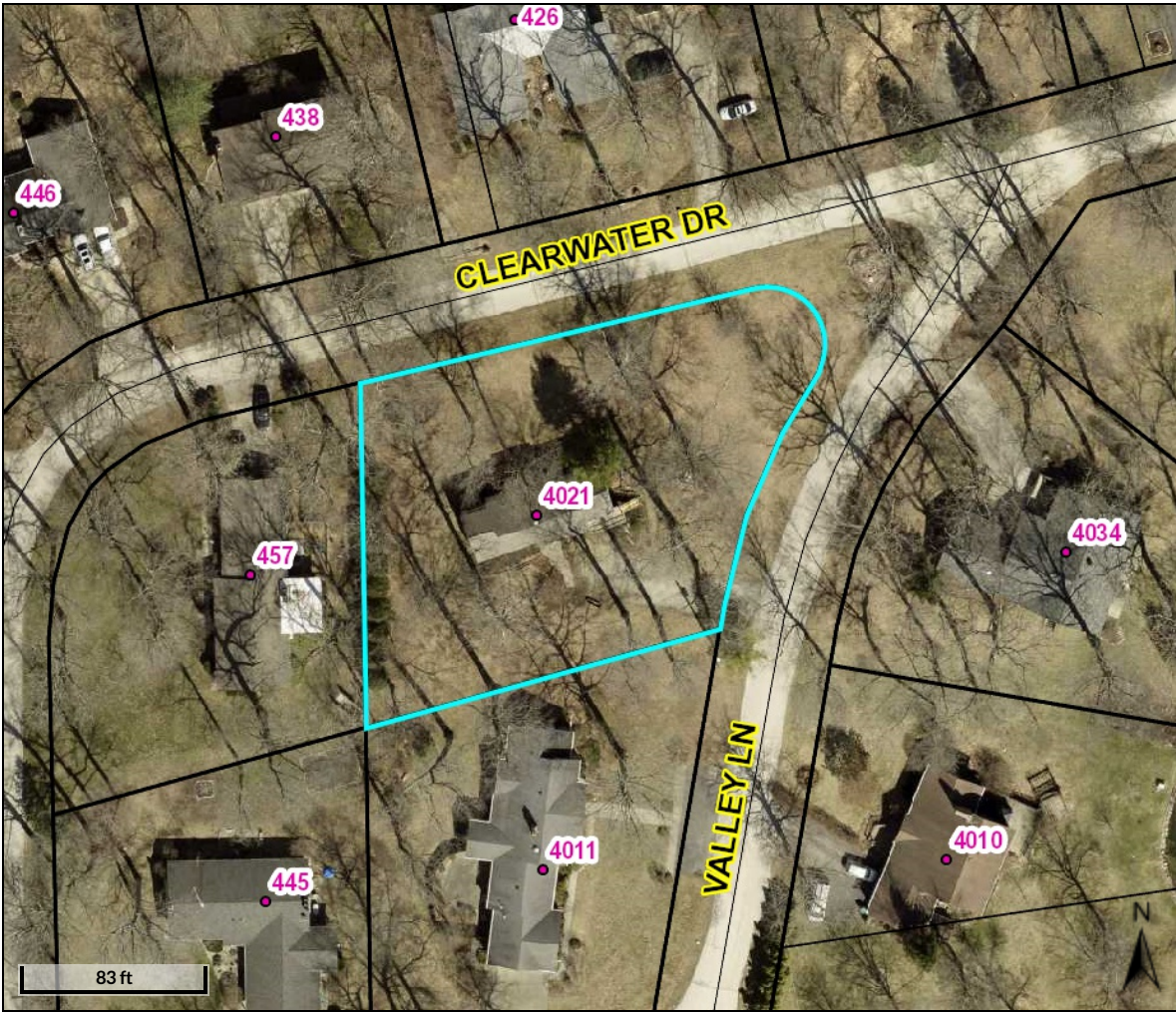
The banner features the Metzger logo on the left, which includes a red star in a yellow circle and the text "Metzger PROPERTY SERVICES, LLC" and "CHAD METZGER, CAI, CAGA". Below the logo is the slogan "EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION". On the right side of the banner, the phone number "260-982-0238" is displayed. At the bottom, there is a list of services: "★ FARMLAND AUCTIONS", "★ ANTIQUE APPRAISALS", "★ FARM SALES", "★ PERSONAL PROPERTY AUCTIONS", "★ REAL ESTATE APPRAISALS", and "★ REAL ESTATE SALES". The website "WWW.METZGERAUCTION.COM" is listed at the bottom right. The background of the banner is a green field with a sun rising over a horizon.

**260-982-0238**

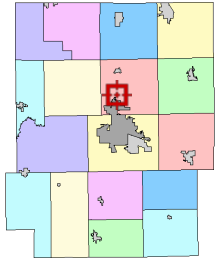
**EXPANDING YOUR HORIZON...**  
**...GENERATION AFTER GENERATION**

★ FARMLAND AUCTIONS   ★ ANTIQUE APPRAISALS  
★ FARM SALES   ★ PERSONAL PROPERTY AUCTIONS  
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**Overview**




**Legend**

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

<b>Parcel ID</b>	029-080-004.B	<b>Alternate ID</b>	029-714002-90	<b>Owner Address</b>	Robert D Bluman Properties LLC
<b>Sec/Twp/Rng</b>	--	<b>ID</b>		<b>Address</b>	6145 SE Mariner Sands Dr
<b>Property Address</b>	4021 N VALLEY LN	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Stuart, FL 34997
	WARSAW	<b>Acreage</b>	n/a		
<b>District</b>	Plain				
<b>Brief Tax Description</b>	029-080-004.B LOT 15 VALLEY SPRINGS				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/16/2022  
 Last Data Uploaded: 9/16/2022 6:00:10 AM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202239423	<b>4021 N Valley Lane</b>	<b>Warsaw</b>	<b>IN 46582</b>	<b>LP \$0</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-07-20-200-113.000-016	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Valley Springs	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> Plain	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> WRS	<b>Elem</b> Madison	<b>JrH</b> Edgewood	<b>SrH</b> Warsaw
<b>Legal Description</b> 29-80-4.B LOT 15 VALLEY SPRINGS				
<b>Directions</b> From SR 15, head east on Clearwater Dr. Turn south on Valley Ln. Property is on the southwest corner of Valley Ln. & Clearwater				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> R1	<b>Zoning Description</b>	

**Remarks** Newly Renovated Split-Level Home with 2-Car Garage selling via Online Only Auction on Wednesday, October 19, 2022 -- Bidding begins closing out at 6 PM! This home features 3 Bedrooms & 2 Full Baths on a Half Acre Corner Lot! Beautiful All-New Kitchen with Stainless Steel Appliances, Farmhouse Sink, & Large Kitchen Island with seating! Open Concept Kitchen-Dining with Patio Doors leading to a Deck for easy entertaining! Nice Stone Fireplace in the Living Room. Bathrooms have been renovated also. Master Bath has Double Vanity & Tiled Shower! New Gas Service to property with New Gas Furnace & Central Air Conditioning! Don't miss this opportunity for a Newly Renovated Home on a Half Acre Lot! Open House: Thursday, October 13th 5:30-6pm

**Agent Remarks** Contractor left some things incomplete. Property being sold "As-Is". Online Auction: Wed. 10.19.22 6pm Open House: Thurs. 10.13.22 5:30-6pm TERMS: \$10,000 down the day of auction. 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 to accept bids prior to auction.

Sec	Lot 15	Lot Ac/SF/Dim	0.5500	/ 24,016	/ 158X152	Lot Desc	0-2.9999	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,983	Year Built	1976
<b>Age</b> 46	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext Vinyl</b>	<b>Basmt Slab</b>	<b># Rooms</b> 8								
<b>Room Dimensions</b>													
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	0	<b>Sewer</b>	WELL	<b>Basement Material</b>	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes		
<b>LR</b>	x	<b>B-Upper</b>	1	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No			
<b>DR</b>	x	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No			
<b>FR</b>	x				<b>Cooling</b>	Central Air	<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes			
<b>KT</b>	x	<b>Laundry Rm</b>	Lower			x	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No			
<b>BK</b>	x	<b>AMENITIES</b> 1st Bdrm En Suite, Ceiling Fan(s), Ceilings											
<b>DN</b>	x	-Vaulted, Deck Open, Disposal, Eat-In Kitchen, Foyer Entry,											
<b>MB</b>	14 x 14	L	Kitchen Island, Landscaped, Porch Covered, Porch Open, Twin										
<b>2B</b>	14 x 12	L	Sink Vanity, Stand Up Shower, Tub/Shower Combination,										
<b>3B</b>	14 x 12	U	<b>Garage</b>	2.0	/ Attached	/ 24 x 22	/ 528.00	<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No		
<b>4B</b>	x	<b>Outbuilding 1</b>	None			x	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes			
<b>5B</b>	x	<b>Outbuilding 2</b>				x	<b>Pool</b>	No	<b>Off Street Pk</b>				
<b>RR</b>	x	<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable	<b>Pool Type</b>		<b>SALE INCLUDES</b>	Dishwasher, Refrigerator, Range-Gas, Sump Pump			
<b>LF</b>	x	<b>Other Fees</b>					<b>FIREPLACE</b>	Living/Great Rm					
<b>EX</b>	x	<b>Restrictions</b>											

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel Frontage</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> 10/19/2022	<b>Time</b> 6:00 PM
<b>Financing:</b> Existing	<b>Proposed</b>	<b>Location</b> online only	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$2,024.00	<b>Exemptions</b> No Exemptions	<b>Year Taxes Payable</b> 2022	<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> 9/21/2022	<b>Start Showing Date</b>	<b>Exp Date</b> 12/31/2022	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.5%	<b>Variable Rate</b> No	<b>Special List Cond.</b> None
<b>Virtual Tours:</b>	<b>Lockbox Type</b> Mechanical/Combo	<b>Lockbox Location</b> front door	<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 Off</b>	<b>Co-Sell Agent</b>
			<b>Sell Team</b>

**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)

~~OCTOBER 1, 2022~~

RB  
Sept. 21, 2022

**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)

4021 N. VALLEY LANE WARSAW, IN. "SELLER HAS NOT LIVED ON PROPERTY. PROPERTY SOLD "AS-IS" CONDT."

1. The following are in the conditions indicated:

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

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

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)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	Sept 21, 22		
<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)

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

	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				✓
Central Air Conditioning				✓
Hot Water Heat	✓			
Furnace Heat / Gas	✓			✓
Furnace Heat / Electric				✓
Solar House-Heating	✓			
Woodburning Stove				✓
Fireplace				✓
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			

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

4021 N. VALLEY LANE WARSAW, IN. "SELLER HAS NOT LIVED ON PROPERTY. PROPERTY SOLD "AS-IS" CONDT."

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"/>	
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)				
<p>PROPERTY IS BEING SOLD IT ITS "PRESENT, AS-IS CONDITION" BY AN OUT OF AREA OWNER WHO HAS NEVER RESIDED ON THE PROPERTY AND HAS NOT BEEN TO THE PROPERTY IN THE LAST 4-5 YEARS, PROPERTY WAS A LONG TERM RENTAL FOR MANY YEARS BY A VERY GOOD TENANT WHO VACATED APPROX 2-3 YEARS.AGO. PROPERTY WAS THEN SIGNIFICANTLY REMODELED AND UPGRADED OVER THE LAST 2 YEARS BY A CONTRACTOR WHO LEFT A NUMBER OF THINGS INCOMPLETE AT SUBJECT PROPERTY, AND WHICH SELLER WILL NOT FINISH OR COMPLETE AS SELLER LIVES IN ANOTHER STATE. NEW CENTRAL AIR AND HEAT ALSO RECENTLY ADDED AS HOUSE HAD PREVIOUS ONLY ELECTRIC ROOM HEAT. SELLER ADDED GAS SERVICE TO RESIDENCE. BUYER TO SATISFY THEMSELVES REGARDING ANY AND ALL ASPECTS OF THE SUBJECT PROPERTY AND RECENT UPGRADES AS SELLER MAKES NO REPRESENTATIONS, REGARDLESS OF THIS SELLER'S TRANSFER DISCLOSURE STATEMENT COMMUNICATIONS.</p>				
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"/>	<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:			<input checked="" type="checkbox"/>	
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"/>
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"/>		<input checked="" type="checkbox"/>
<p>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.</p>				
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer
		09/21/2022		
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer
<p>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.</p>				
Signature of Seller (at closing)		Date (mm/dd/yy)		Signature of Seller (at closing)

**Metzger** PROPERTY SERVICES, LLC  
 CHAD METZGER, CAL. CAGA  
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**Average Utilities**

	Company	Average Amount
Gas	Just Installed NipSCO gas	\$ not activated
Electric	→ NipSCO - w/ heat averaged	\$300 <sup>00</sup> - mo.
Water	Well →	\$ 0
Other		\$
HOA	150 <sup>00</sup> a year	\$

paid thru 6/2023

Property did not have gas services until 2022/June. It now has gas service and electricity.



# 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**

43-07-20-200-113.000-016

ROBERT D BLUMAN PROPERTI

4021 N VALLEY LN

510, 1 Family Dwell - Platted Lot

VALLEY SPRINGS/2900700

1/2

General Information

Parcel Number 43-07-20-200-113.000-016

Local Parcel Number 2971400290

Tax ID:

Routing Number 029-080-004.B

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Kosciusko

Township PLAIN

District 016 (Local 016) PLAIN TOWNSHIP

School Corp 4415 WARSAW COMMUNITY

Neighborhood 2900700-016 VALLEY SPRINGS

Section/Plat 20-33-6

Location Address (1) 4021 N VALLEY LN WARSAW, IN 46582

Zoning RESIDENTIAL RESIDENTIAL

Subdivision Valley Springs

Lot 15

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022

Review Group 2021

Ownership

ROBERT D BLUMAN PROPERTIES L 6145 SE MARINER SANDS DR STUART, FL 34997-8714

Legal

29-80-4.B LOT 15 VALLEY SPRINGS



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transfers from 01/13/2016 to 12/21/1998.

Notes

7/23/2020 REA: 2021 CORRECTED DIMENSIONS OF HOUSE, WDDK & GARAGE & ADDED A RFX/MSTP PER PICTOMETRY

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 years 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 130' X 155', CI 130' X 155')

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 F, F, 158, 158x152, 1.01, \$250, \$253, \$39,974, 0%, 100%, 1.0000, \$39,970.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.55), Actual Frontage (158), 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 (\$40,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$40,000).

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family  
**Story Height** 2  
**Style** 60 Newer convent'l 2/2  
**Finished Area** 1983 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
Wood Deck	112	\$2,200
Patio, Concrete	36	\$200
Stoop, Masonry	36	\$1,500

**Plumbing**

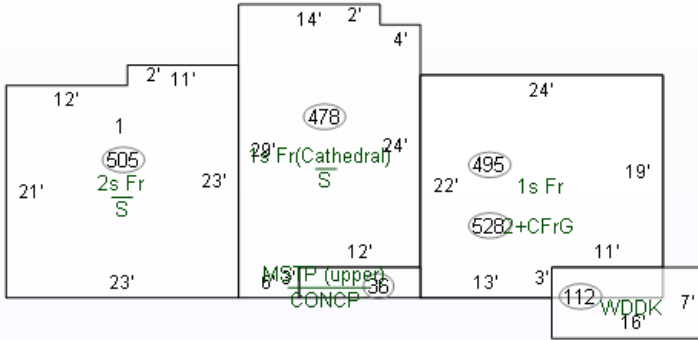
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	1	1
<b>Total</b>	5	9

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	983	983	\$79,000	
2	1Fr	1000	1000	\$39,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		983	0	\$0	
				<b>Total Base</b>	\$118,800

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		\$118,800
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 (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$126,500
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$3,900	\$130,400
Garages (+) 528 sqft	\$16,200	\$146,600
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
<b>Replacement Cost</b>		\$134,872

**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%	2	Wood Frame	C	1976	1976	46 A		0.92		1,983 sqft	\$134,872	35%	\$87,670	0%	100%	1.480 1.0000	\$129,800

*...Generation after Generation*



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