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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

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**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Two Story Home with 3 Bedrooms & 1 Bath!

This property will be offered at Online Only Auction on Monday, November 16, 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 \$5,000 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 December 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 \$482.72. 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: Monday, November 21, 2022
Bidding begins closing out at 6:00 pm!

Property Location: 310 Congress Ave., Fort Wayne, IN 46806
Wayne Township • Allen County

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

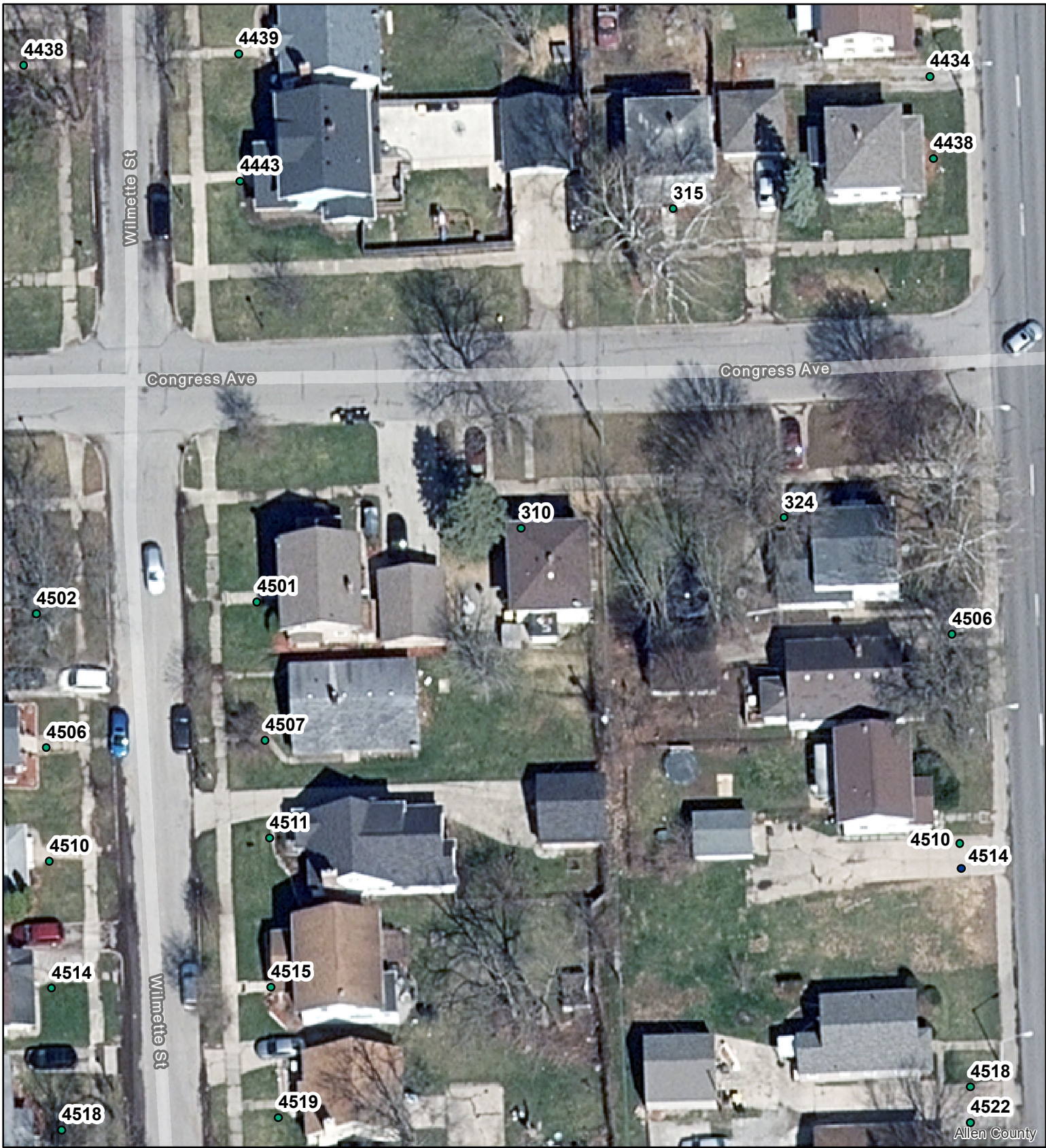


Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

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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: 7/29/2022

1" = 42'

Property Type	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	Yes
MLS #	202244527	310 Congress Avenue	Fort Wayne	IN	46806	LP	\$0		
	Area	Allen County	Parcel ID	02-12-23-238-002.000-074		Type	Site-Built Home		
	Sub	Lafayette Place	Cross Street			Bedrms	3	F Baths	1
	Township	Wayne	Style	Two Story		REO	No	Short Sale	No
	School District	FWC	Elem	Harrison Hill	JrH	Kekionga	SrH	South Side	
	Legal Description	LOT 157 E 50 FT LAFAYETTE PLACE ADD							
Directions	From Hwy 27, head west on Congress Ave. Property is on the south side of the road.								
Inside City Limits	Y	City Zoning	R1	County Zoning		Zoning Description			

Remarks Two Story Home with Full Basement selling via Online Only Auction on Monday, November 21, 2022 -- Bidding begins closing out at 6 pm! This home features 3 Bedrooms & 1 Bath. There are Hardwood Floors & Lots of Natural Light throughout the home. There is a Large Front Porch & 2nd story balcony on the back of that home for enjoying the outdoors. Full basement for extra storage or living space. Great location near shopping, schools, & restaurants! Open House: Wednesday, November 16th 5:30-6pm

Agent Remarks Online Auction: Mon. 11.21.22 6pm Open House: Wed. 11.16.22 5:30-6pm TERMS: \$5,000 down the day of the 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	157	Lot Ac/SF/Dim	0.0700	/	3,200	/	50X64	Lot Desc	0-2.9999			
Above Gd Fin SqFt	1,142	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	550	Ttl Fin SqFt	1,142	Year Built	1930	# Rooms	
Age	92	New Const	No	Date Complete	Ext	Vinyl	Bsmt	Full Basement				# Rooms	
Room Dimensions		Baths	Full	Half	Water	City	Basement Material						
RM DIM	LVL	B-Main	1	0	Sewer	City	Dryer Hookup Gas	No	Fireplace	No			
LR	x	B-Upper	0	0	Fuel /	Gas, Forced Air	Dryer Hookup Elec	No	Guest Qtrs	No			
DR	x	B-Blw G	0	0	Heating		Dryer Hookup G/E	No	Split FlrPln	No			
FR	x				Cooling	Central Air	Disposal	No	Ceiling Fan	No			
KT	x	Laundry Rm	Basement			x	Water Soft-Owned	No	Skylight	No			
BK	x	AMENITIES	Porch Covered, Porch Open, Range/Oven Hook Up Gas, Tub/Shower Combination, Washer Hook-Up					Water Soft-Rented	No	ADA Features	No		
DN	x						Alarm Sys-Sec	No	Fence				
MB	14 x 12	U					Alarm Sys-Rent	No	Golf Course	No			
2B	12 x 12	U					Garden Tub	No	Nr Wlkg Trails	No			
3B	12 x 12	U	Garage	/	/	x /	Jet Tub	No	Garage Y/N	No			
4B	x		Outbuilding 1	None		x	Pool	No	Off Street Pk				
5B	x		Outbuilding 2			x	Pool Type						
RR	x		Assn Dues		Frequency	Not Applicable	SALE INCLUDES	Water Heater Gas					
LF	x		Other Fees										
EX	x		Restrictions										

Water Access		Wtr Name		Water Frontage		Channel Frontage	
Water Features				Water Type		Lake Type	
Auctioneer Name	Chad Metzger	Lic #	AC31300015	Auction Date	11/21/2022	Time	6:00 PM
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$482.72	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		
Co-List Office		Co-List Agent		List Team			
Showing Instr	Showingtime or Open House						
List Date	10/27/2022	Start Showing Date		Exp Date	12/31/2022	Owner/Seller a Real Estate Licensee	No
Contract Type	Exclusive Right to Sell	Buyer Broker Comp.	2.0%	Variable Rate	No		
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	Front Porch Railing		
Pending Date		Closing Date		Selling Price			
Ttl Concessions Paid		Sold/Concession Remarks		How Sold			
Sell Office		Sell Agent		Co-Sell Agent		Conc Paid By	
						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).

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**

02-12-23-238-002.000-074

Shaffer Charles

310 CONGRESS AVE

510, 1 Family Dwell - Platted Lot

LAFAYETTE PLACE ADDIT 1/2

General Information

Parcel Number 02-12-23-238-002.000-074
Local Parcel Number 93-3232-0157

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Allen
Township WAYNE TOWNSHIP
District 074 (Local 091)
School Corp 0235
Neighborhood 372001-074
Section/Plat 0233012
Location Address (1) 310 CONGRESS AVE FORT WAYNE, IN 46806

Zoning

Subdivision

Lot

Market Model RES | WAY 372001 2003 older

Characteristics

Topography Level
Public Utilities All
Streets or Roads Paved, Sidewalk
Neighborhood Life Cycle Stage Other

Printed Monday, April 11, 2022
Review Group 2018

Ownership

Shaffer Charles
310 Congress Ave
Fort Wayne, IN 46806

Legal

LOT 157 E 50 FT LAFAYETTE PLACE ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 12/28/2016 to 01/01/1900.

Res

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

Table with columns: Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 41' X 118', CI 41' X 118')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Notes

2/26/2020 Permit: 21p22: bld permit - Tear off and reshingle,
1/11/2017 Listing: 17p18: sales #116730 changed dwell cond from avg to good (remodel) per field visit gm
10/12/2015 Permit: 16p17: hea permit-1/14/2015 per contractors request amending permit to add heat run to 2nd floor th.RECONNECT EXISTING GAS FIRED FURNANCE , RECONNECT EXISTING HEAT RUNS IN BASEMENT & GAS LINE PRESSURE TEST FOR METER SET. AFFIDAVIT REC'D -FIRE DAMAGE REPAIRS, WORK TO BE DONE PER AE LETTER COPY IN PACKET, CONTRACTOR TAKING RESPONSIBILITY FOR WORK COMPLETED BY OTHERS, GENERAL REMODEL changed dwell cond from fair to avg per field visit gm
12/9/2014 Permit: 15p16: BLD PERMIT: FIRE DAMAGE REPAIRS, WORK TO BE DONE, CONTRACTOR TAKING RESPONSIBILITY FOR WORK COMPLETED BY OTHERS..

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.07), Actual Frontage (50), 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 (\$12,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,100).

General Information

Occupancy Single-Family
Description Single-Family (1142 S
Story Height 2
Style 31 Older conv 2 story/
Finished Area 1142 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, Open Frame	84	\$4,100
Patio, Concrete	240	\$1,400

Plumbing

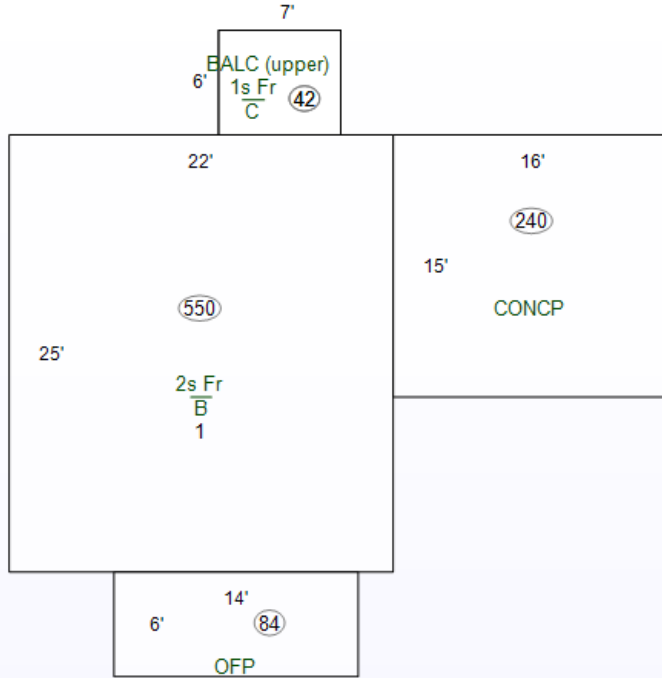
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	4	6

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	592	592	\$56,200	
2 1Fr	550	550	\$28,700	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	550	0	\$19,700	
Crawl	42	0	\$2,600	
Slab				

Total Base \$107,200

Adjustments 1 Row Type Adj. x 1.00 \$107,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:225	\$4,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:592 2:550	\$4,300
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$116,300

Sub-Total, 1 Units

Exterior Features (+)	\$5,500	\$121,800
Garages (+) 0 sqft	\$0	\$121,800
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.95

Replacement Cost \$104,139

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 (1142 Sq	100%	2	Wood Frame	D+2	1930	1967	55 A		0.95		1,692 sqft	\$104,139	45%	\$57,280	0%	100%	1.000 1.3100	\$75,000

...Generation after Generation



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