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Online
Real Estate

AUCTION



**Wed.,
Mar. 1 6 PM**

**BEAUTIFUL HOME IN
PHEASANT RIDGE!**

Updated home offering 3000 SF with 5 BR and 3.5 Baths. Situated in the Pheasant Ridge subdivision on a Pond facing lot! The home includes an open kitchen/living area with a gourmet kitchen featuring quartz countertops. The finished basement includes a home theater room, a family room, 2 BR's and a bath. All this and a HUGE deck facing the pond and a 3 car garage!



Metzger
Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Chad Metzger • Larry Evans • Rod Metzger • Tim Holmes
Brent Ruckman • Tim Pitts • Jason Conley • Rainelle Shockome
Gary Spangle • Brian Evans • Dustin Dillon
Michael Gentry • Tiffany Reimer • Dodie Hart • John Bumau
Austin Metzger • Neil Snyder • Justin Nicodemus

260-982-0238

Open Houses:

**Feb. 19
Feb. 22**



**Bid Online @
MetzgerAuction.com**

REAL ESTATE AUCTION TERMS

Beautiful, Updated Home in Pheasant Ridge!

This property will be offered at Online Only Auction on Wednesday, March 1, 2023 – Bidding begins closing out at 6:30 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 April 7, 2023. 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 \$3,681.29. 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: March 1, 2023
Bidding begins closing out at 6:30 pm!

Property Location: 2036 Pheasant Ridge Dr., Warsaw, IN 46580
Wayne Township • Kosciusko County

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



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

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
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★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

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Property Type RESIDENTIAL Status Active CDOM 0 DOM 0 Auction Yes

MLS # 202302696 2036 Pheasant Ridge Drive Warsaw IN 46580 LP \$0



Area Kosciusko County **Parcel ID** 43-11-20-400-070.000-032 **Type** Site-Built Home **Waterfront** Yes
Sub Pheasant Ridge **Cross Street** **Bedrms** 5 **F Baths** 2 **H Baths** 1
Township Wayne **Style** One Story **REO** No **Short Sale** No
School District WRS **Elem** Eisenhower **JrH** Edgewood **SrH** Warsaw
Legal Description 4-102-159 LOT 44 PHEASANT RIDGE 2ND ADD
Directions From SR 15, head east on 200 S. Turn north on County Farm Rd, then west on Salman Dr., and south on Pheasant Ridge Dr.
Inside City Limits Y **City** R1 **County Zoning** **Zoning Description**

Remarks Beautiful Updated Home in Pheasant Ridge Subdivision selling via Online Only Auction on Wednesday, March 1, 2023 -- Bidding begins closing out at 6 PM! Updated Home offering 3000+ SF with 5 Bedrooms and 3.5 Baths! Situated in the Pheasant Ridge subdivision on a Pond facing lot! The home includes an open Gourmet Kitchen featuring Quartz Countertops & Kitchen Island and Great Room with Vaulted Ceilings! The Finished Basement includes a Home Theater Room, Family Room, 2 Bedrooms, & 1 Bath. All this and a 3-Car Attached Garage & Huge Deck facing the Pond off of the Great Room making a great entertaining space! Come see for yourself! Open Houses: Sunday, February 19th 1-2pm & Wednesday, February 22nd 5:30-6pm

Agent Remarks Online Auction: Wed. 3.1.23 6pm Open Houses: Sun. 2.19.23 1-2pm & Wed. 2.22.23 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 44 | Lot Ac/SF/Dim | 0.4800 | / | 20,992 | / | 78X164 | Lot Desc | Waterfront, 0-2.9999 | | | | |
|--------------------------|------------|----------------------------|--|-------------|----------------------|--------------------------|--------------------------|--|-----------------------|--|----------------|-------------------|------|
| Above Gd Fin SqFt | 1,723 | Above Gd Unfin SqFt | 0 | | | Below Gd Fin SqFt | 1,392 | Ttl Below Gd SqFt | 1,723 | Ttl Fin SqFt | 3,115 | Year Built | 2005 |
| Age | 18 | New Const | No | | Date Complete | | Ext | Stone, Vinyl | Bsmnt | Full Basement, Walk-Out Basement, Finished | # Rooms | 11 | |
| Room Dimensions | | Baths | Full | Half | Water | City | Basement Material | Poured Concrete | | | | | |
| RM DIM | LVL | B-Main | 2 | 1 | Sewer | City | Dryer Hookup Gas | No | Fireplace | No | | | |
| LR | 14 x 16 | M | B-Upper | 0 | 0 | Fuel / | Gas, Forced Air | Dryer Hookup Elec | No | Guest Qtrs | No | | |
| DR | 13 x 10 | M | B-Blw G | 0 | 0 | Heating | | Dryer Hookup G/E | Yes | Split FlrPln | No | | |
| FR | 22 x 15 | L | | | Cooling | Central Air | Disposal | Yes | Ceiling Fan | Yes | | | |
| KT | 16 x 19 | M | Laundry Rm | Main | 7 x 6 | | Water Soft-Owned | No | Skylight | No | | | |
| BK | x | | AMENITIES 1st Bdrm En Suite, Breakfast Bar, Cable Available, Ceiling-9+, Ceiling-Cathedral, Ceiling-Tray, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Stone, Deck Open, Deck on Waterfront, Detector-Carbon Monoxide, Disposal, Dryer Hook | | | | Water Soft-Rented | No | ADA Features | No | | | |
| DN | 11 x 11 | L | | | | | Alarm Sys-Sec | No | Fence | | | | |
| MB | 15 x 14 | M | | | | | Alarm Sys-Rent | No | Golf Course | No | | | |
| 2B | 8 x 11 | M | | | | | Garden Tub | No | Nr Wlkg Trails | No | | | |
| 3B | 11 x 11 | M | Garage | 3.0 | / Attached | / 32 x 22 / 704.00 | Jet Tub | No | Garage Y/N | Yes | | | |
| 4B | 13 x 13 | L | Outbuilding 1 | None | | x | Pool | No | Off Street Pk | | | | |
| 5B | 18 x 12 | L | Outbuilding 2 | | | x | Pool Type | | | | | | |
| RR | 11 x 13 | L | Assn Dues | | Frequency | Not Applicable | SALE INCLUDES | Dishwasher, Microwave, Sump Pump, Water Heater Gas | | | | | |
| LF | x | | Other Fees | | | | | | | | | | |
| EX | x | | Restrictions | | | | | | | | | | |

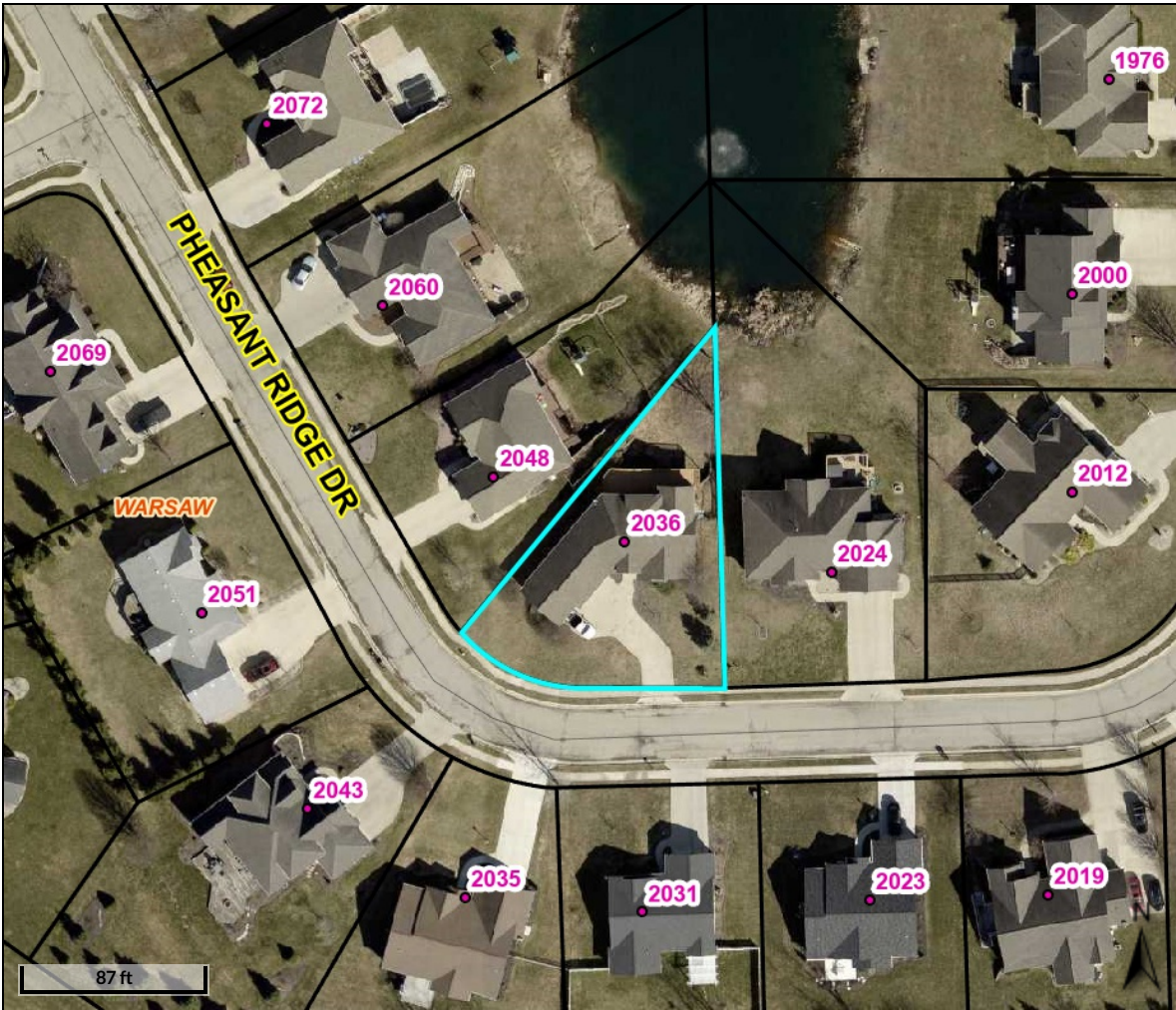
| Water Access | Wtr Name | Water Frontage | Channel Frontage |
|---|---|------------------------------|---|
| Water Features | | Water Type Pond | Lake Type |
| Auctioneer Name Chad Metzger | Lic # AC31300015 | Auction Date 3/1/2023 | Time 6:00 PM Location Online only: bidmetzger.com |
| Financing: Existing | Proposed | Excluded Party | None |
| Annual Taxes \$3,681.29 | Exemptions Homestead, Mortgage, Supplemental | Year Taxes Payable | 2022 |
| Possession At closing | Assessed Value | | |
| 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 Showingtime or Open House | | | |
| List Date 1/31/2023 | Start Showing Date | Exp Date 5/31/2023 | Owner/Seller a Real Estate Licensee No Agent/Owner Related No |
| Contract Type Exclusive Right to Sell | Buyer Broker 1.5% | 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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).
 © 2023 IRMLS. All Rights Reserved. Page 1 of 1 01/31/2023 12:53 PM

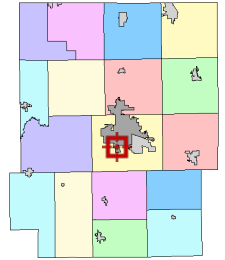


BeaconTM

Kosciusko County, IN



Overview



Legend

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

| | | | | | |
|------------------------------|--|---------------------|--|----------------------|----------------------|
| Parcel ID | 004-102-159 | Alternate ID | 004-726010-12 | Owner Address | King Investments LLC |
| Sec/Twp/Rng | -- | ID | | | 69681 CR 9 |
| Property Address | 2036 PHEASANT RIDGE DR WARSAW | Class | RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT | | Nappanee, IN 46550 |
| District | Warsaw | Acreage | n/a | | |
| Brief Tax Description | 004-102-159 LOT 44 PHEASANT RIDGE 2ND ADD <i>(Note: Not to be used on legal documents)</i> | | | | |

Date created: 1/20/2023
Last Data Uploaded: 1/20/2023 4:53:56 AM

Developed by  Schneider GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R6 / 6-14)

Date (month, day, year) 1/30/2023

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) 2036 Pheasant Ridge Dr Warsaw, IN 46580

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) <u>1-30-23</u> | Signature of Buyer | Date (mm/dd/yy) |
| Signature of Seller | Date (mm/dd/yy) | Signature of Buyer | Date (mm/dd/yy) |

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

| | | | |
|----------------------------------|-----------------|----------------------------------|-----------------|
| Signature of Seller (at closing) | Date (mm/dd/yy) | Signature of Seller (at closing) | Date (mm/dd/yy) |
|----------------------------------|-----------------|----------------------------------|-----------------|

| C. WATER & SEWER SYSTEM | None/Not Included/Rented | Defective | Not Defective | Do Not Know |
|------------------------------------|--------------------------|-----------|---------------|-------------|
| Cistern | ✓ | | | |
| 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) 203e Pheasant Ridge Dr Warsaw, IN 46580

| 2. ROOF | YES | NO | DO NOT KNOW |
|--|-----|-------------------------------------|-------------------------------------|
| Age, if known: _____ Years. | | | <input checked="" type="checkbox"/> |
| Does the roof leak? | | <input checked="" type="checkbox"/> | |
| Is there present damage to the roof? | | <input checked="" type="checkbox"/> | |
| Is there more than one layer of shingles on the house? | | <input checked="" type="checkbox"/> | |
| If yes, how many layers? _____ | | | |

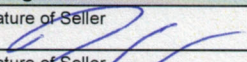
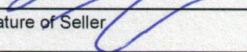
| 3. HAZARDOUS CONDITIONS | YES | NO | DO NOT KNOW |
|---|-----|-------------------------------------|-------------|
| Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive 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)

| 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"/> | | |
| 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>1-30-23</u> | Signature of Buyer | Date (mm/dd/yy) |
| Signature of Seller  | Date (mm/dd/yy) | Signature of Buyer | Date (mm/dd/yy) |

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

| | | | |
|----------------------------------|-----------------|----------------------------------|-----------------|
| Signature of Seller (at closing) | Date (mm/dd/yy) | Signature of Seller (at closing) | Date (mm/dd/yy) |
|----------------------------------|-----------------|----------------------------------|-----------------|

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**

43-11-20-400-070.000-032

TURNER LONNIE D JR & BONNI

2036 PHEASANT RIDGE DR

510, 1 Family Dwell - Platted Lot

PHEASANT RIDGE/420100- 1/2

General Information

Parcel Number 43-11-20-400-070.000-032

Local Parcel Number 0472601012

Tax ID:

Routing Number 004-102-159

Property Class 510 1 Family Dwell - Platted Lot

Year: 2022

Location Information

County Kosciusko

Township WAYNE

District 032 (Local 032) WARSAW CITY-WAYNE TOWNSH

School Corp 4415 WARSAW COMMUNITY

Neighborhood 420100-032 PHEASANT RIDGE

Section/Plat 20-32-6

Location Address (1) 2036 PHEASANT RIDGE DR WARSAW, IN 46580

Zoning R-1 RESIDENCE DISTRICT (WAR

Subdivision Pheasant Ridge 2nd Add

Lot 44

Market Model N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 3, 2022

Review Group 2020

Ownership

TURNER LONNIE D JR & BONNIE J 2036 PHEASANT RIDGE DR WARSAW, IN 46580-5103

Legal

4-102-159 LOT 44 PHEASANT RIDGE 2ND ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include transactions from 12/02/2014 to 01/01/1900.

Notes

6/11/2019 REA: 2020 CORRECTED DIMENSIONS OF WDDK PER PICTOMETRY
10/15/2009 BP: #8902 3/10/05 NEW HOUSE \$190000 #11581 1/11/12 DECK \$2500

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for 2022, 2021, 2020, 2019, 2018.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 93' X 130', CI 93' X 130')

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, 128, 78x164, 1.05, \$380, \$399, \$31,122, 0%, 100%, 1.0000, \$31,120.

Land Computations

Table with columns: Computation, Value. Rows include Calculated Acreage (0.48), Actual Frontage (128), 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 (\$31,100), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$31,100).

Data Source N/A Collector Appraiser

General Information

| | |
|---------------|-----------------------|
| Occupancy | Single-Family |
| Description | Single-Family |
| Story Height | 1 |
| Style | 40 newer 1 st 1961-20 |
| Finished Area | 3119 sqft |
| Make | |

Floor Finish

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

Wall Finish

| | |
|---|--|
| <input checked="" type="checkbox"/> Plaster/Drywall | <input checked="" 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 checked="" 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 |
|-------------------|------|---------|
| Wood Deck | 477 | \$7,300 |
| Porch, Open Frame | 69 | \$4,100 |
| Patio, Concrete | 144 | \$900 |

Plumbing

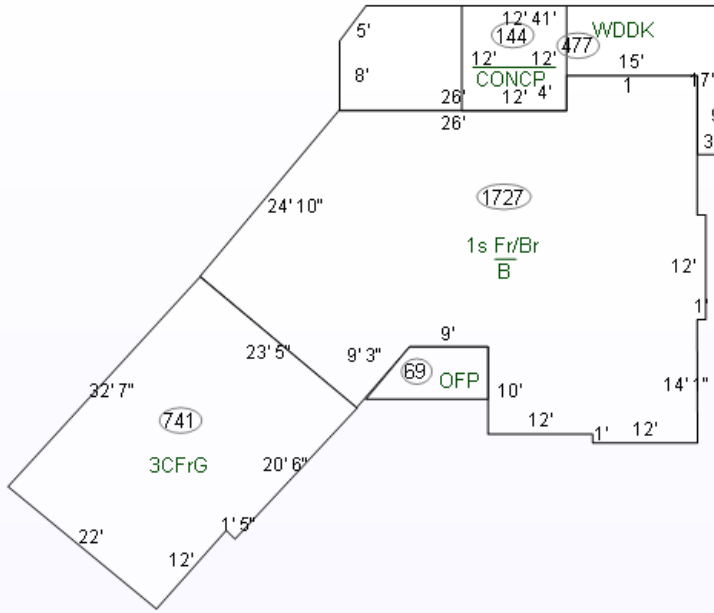
| | # | TF |
|---------------|----------|-----------|
| Full Bath | 3 | 9 |
| Half Bath | 1 | 2 |
| Kitchen Sinks | 1 | 1 |
| Water Heaters | 1 | 1 |
| Add Fixtures | 3 | 3 |
| Total | 9 | 16 |

Accommodations

| | |
|--------------------|----------|
| Bedrooms | 3 |
| Living Rooms | 1 |
| Dining Rooms | 1 |
| Family Rooms | 0 |
| Total Rooms | 8 |

Heat Type

Central Warm Air



Specialty Plumbing

| Description | Count | Value |
|--------------------|-------|---------|
| Bath Tub With Jets | 1 | \$1,800 |

Cost Ladder

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-----------|--------|
| 1 91A | 1727 | 1727 | \$114,400 | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 1/4 | | | | |
| 1/2 | | | | |
| 3/4 | | | | |
| Attic | | | | |
| Bsmt | 1727 | 1392 | \$75,700 | |
| Crawl | | | | |
| Slab | | | | |

| | |
|--------------------|-------------------------------|
| Total Base | \$190,100 |
| Adjustments | 1 Row Type Adj. x 1.00 |
| Total | \$190,100 |

| | |
|----------------------------|-----------------------------|
| Unfin Int (-) | \$0 |
| Ex Liv Units (+) | \$0 |
| Rec Room (+) | \$0 |
| Loft (+) | \$0 |
| Fireplace (+) | \$0 |
| No Heating (-) | \$0 |
| A/C (+) | 1:1727 \$4,000 |
| No Elec (-) | \$0 |
| Plumbing (+ / -) | 16 - 5 = 11 x \$800 \$8,800 |
| Spec Plumb (+) | \$1,800 |
| Elevator (+) | \$0 |
| Sub-Total, One Unit | \$204,700 |

| Sub-Total, 1 Units | |
|-----------------------------------|--------------------|
| Exterior Features (+) | \$12,300 \$217,000 |
| Garages (+) 741 sqft | \$21,700 \$238,700 |
| Quality and Design Factor (Grade) | 1.20 |
| Location Multiplier | 0.92 |
| Replacement Cost | \$263,525 |

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 | 1/6 Masonry | B | 2005 | 2005 | 17 A | | 0.92 | | 3,454 sqft | \$263,525 | 15% | \$224,000 | 0% | 100% | 1.450 1.0000 | \$324,800 |

...Generation after Generation



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