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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## *3 Bedroom Ranch near Ball State University!*

This property will be offered at Online Only Auction on Tuesday, May 21, 2024 -- Bidding begins closing out at 6 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. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24 hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. 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 June 21, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$279.56. 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 any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

**Online Auction: Tuesday, May 21, 2024**  
**Bidding begins closing out at 6:00 pm!**

**2101 W. Sherman Dr., Muncie, IN 47304**  
**Center Township • Delaware County**

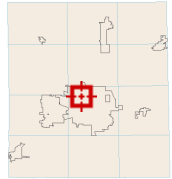
***Auction Manager: John Burnau 574.376.5340***

***www.bidmetzger.com***





**Overview**




**Legend**

**Major Roads**

- INTERSTATE
- MAJOR ROAD
- STATE ROAD
- US HIGHWAY
- Geocoded Streets
- + RR Lines
- Airport Runways
- Muncie Parks
- Major Waterbodies
- Lakes and Ponds

<b>Parcel ID</b>	1105257018000	<b>Alternate ID</b>	18-11-05-257-018.000-003	<b>Owner Address</b>	REECE REBECCA S LIFE ESTATE & RHONDA DOYLE
<b>Sec/Twp/Rng</b>	n/a	<b>Class</b>	1 Family Dwell - Platted Lot		2101 W SHERMAN DR
<b>Property Address</b>	2101 W SHERMAN DR	<b>Acreage</b>	n/a		MUNCIE, IN 47304
<b>District</b>	MUNCIE				
<b>Brief Tax Description</b>	LAYNE CREST LOT 25				
	<span style="color: red;">(Note: Not to be used on legal documents)</span>				

Date created: 1/17/2024  
 Last Data Uploaded: 1/17/2024 12:25:54 AM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202413941	<b>2101 W Sherman Drive</b>	<b>Muncie</b>	<b>IN 47304</b>	<b>LP \$0</b>
	<b>Area</b> Delaware County	<b>Parcel ID</b> 18-11-05-257-018.000-003	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Layne Crest	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 1
	<b>Township</b> Center	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> MUNCI	<b>Elem</b> Southview	<b>JrH</b> Northside	<b>SrH</b> Central
	<b>Legal Description</b> LAYNE CREST LOT 25			
	<b>Directions</b> McGalliard to Oakwood to Sherman			

Inside City	City Zoning	County Zoning	Zoning Description
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**Remarks** 3 Bedroom, 1 Bath Ranch Home near Ball State University selling via Online Only Auction on Tuesday, May 21, 2024 -- bidding begins closing out at 6 pm! Nice 3 bedroom, 1 bath ranch within walking distance to Ball State University. Whether you're a student, faculty member, or simply seeking a prime location, this home offers the perfect blend of accessibility and suburban tranquility. With a large backyard & a welcoming patio, this property offers the perfect space for outdoor gatherings, relaxation, and entertaining. The spacious kitchen is open to the dining room providing an inviting atmosphere for entertaining family and friends. The 1-car attached garage provides convenience for your vehicle. With its ideal proximity to the university and the allure of a cozy ranch-style layout, this property presents a unique opportunity to enjoy the best of both worlds – academic proximity and the comforts of home. Open House: Tuesday, May 14th 5:30-6pm

**Agent Remarks** Online Auction: Tues. 5.21.24 6pm Open House: Tues. 5.14.24 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). Metzger Property Service will charge a 3% buyer's premium. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all

<b>Sec</b> Lot 25	<b>Lot</b> 0.1700 / 7,215 / 65X111	<b>Lot Desc</b> Slope, 0-2.9999			
<b>Above Gd Fin SqFt</b> 1,473	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 0	<b>Ttl Fin SqFt</b> 1,473	<b>Year Built</b> 1962
<b>Age</b> 62	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Aluminum	<b>Bsmnt Slab</b>	<b>#</b> 6
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b> CITY
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	0	<b>Well Type</b>
<b>LR</b> 15 x 13		<b>B-Upper</b>	0	0	<b>Sewer</b> City
<b>DR</b> x		<b>B-Blw</b>	0	0	<b>Fuel /</b> Gas, Forced Air
<b>FR</b> 13 x 11		<b>Laundry Rm</b>	Main		<b>Heating</b>
<b>KT</b> 10 x 9		<b>Laundry L/W</b>	x		<b>Cooling</b> Central Air
<b>BK</b> x		<b>AMENITIES</b>	Garage Door Opener, Main Floor Laundry, Washer Hook-Up		
<b>DN</b> x					<b>Water Soft-Owned</b> No
<b>1B</b> 13 x 9					<b>Water Soft-Rented</b> No
<b>2B</b> 12 x 10					<b>Alarm Sys-Sec</b> No
<b>3B</b> 10 x 8	<b>Garage</b> 1.0 / Attached / 21 x 13 / 273.00				<b>Alarm Sys-Rent</b> No
<b>4B</b> x	<b>Outbuilding 1</b> None		x		<b>Garden Tub</b> No
<b>5B</b> x	<b>Outbuilding 2</b>		x		<b>Jet Tub</b> No
<b>RR</b> x	<b>Assn Dues</b>	<b>Frequency</b>	Not Applicable		
<b>LF</b> x	<b>Other Fees</b>				<b>Pool</b> No
<b>EX</b> x	<b>Restrictions</b>				<b>Pool Type</b>
					<b>SALE INCLUDES</b> Microwave, Refrigerator, Kitchen Exhaust Hood, Water Heater Gas

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger & John Burnau	<b>Lic #</b> AC31300015	<b>Auction Date</b> 5/21/2024	<b>Time</b> 6 pm
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$279.56	<b>Exemption</b> Homestead, Over 65	<b>Year Taxes Payable</b> 2023	<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>Co-List Office</b>	<b>List Team</b>
<b>Co-List Agent</b>	

<b>Showing Instr</b> Showingtime or Open House	
<b>List Date</b> 4/24/2024	<b>Start Showing Date</b>
<b>Exp Date</b> 6/30/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Agent/Owner Related</b> No	
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 3.0%
<b>Variable Rate</b> No	<b>Special List Cond.</b> None
<b>Virtual Tours:</b> Unbranded Virtual Tour	<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 Agent</b>
<b>Sell Office</b>	<b>Sell Team</b>
<b>Co-Sell Office</b>	<b>Co-Sell Agent</b>

**Presented** 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). © 2024 IRMLS. All Rights Reserved.



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

0 12-15-23

**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)

2101 West Sherman Drive Muncie IN

1. The following are in the conditions indicated:

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

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>			
Burglar Alarm	<input checked="" type="checkbox"/>			
Ceiling Fan(s)			<input checked="" type="checkbox"/>	
Garage Door Opener / Controls			<input checked="" type="checkbox"/>	
Inside Telephone Wiring and Blocks / Jacks			<input checked="" type="checkbox"/>	
Intercom	<input checked="" type="checkbox"/>			
Light Fixtures	<input checked="" type="checkbox"/>			
Sauna	<input checked="" type="checkbox"/>			
Smoke / Fire Alarm(s)			<input checked="" type="checkbox"/>	
Switches and Outlets			<input checked="" type="checkbox"/>	
Vent Fan(s)			<input checked="" type="checkbox"/>	
60 / 100 / 200 Amp Service (Circle one)			<input checked="" type="checkbox"/>	
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 <i>Rhonda Daye</i>	Date (mm/dd/yy) 12-15-23	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	<input checked="" type="checkbox"/>			
Septic Field / Bed	<input checked="" type="checkbox"/>			
Hot Tub	<input checked="" type="checkbox"/>			
Plumbing	<input checked="" type="checkbox"/>			
Aerator System	<input checked="" type="checkbox"/>			
Sump Pump	<input checked="" type="checkbox"/>			
Irrigation Systems	<input checked="" type="checkbox"/>			
Water Heater / Electric	<input checked="" type="checkbox"/>			
Water Heater / Gas	<input checked="" type="checkbox"/>			
Water Heater / Solar	<input checked="" type="checkbox"/>			
Water Purifier	<input checked="" type="checkbox"/>			
Water Softener	<input checked="" type="checkbox"/>			
Well	<input checked="" type="checkbox"/>			
Septic & Holding Tank/Septic Mound	<input checked="" type="checkbox"/>			
Geothermal and Heat Pump	<input checked="" type="checkbox"/>			
Other Sewer System (Explain)	<i>City</i>			
Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>			

	Yes	No	Do Not Know
Are the structures connected to a public water system?	<input checked="" type="checkbox"/>		
Are the structures connected to a public sewer system?	<input checked="" type="checkbox"/>		
Are there any additions that may require improvements to the sewage disposal system?			<input checked="" type="checkbox"/>
If yes, have the improvements been completed on the sewage disposal system?			<input checked="" type="checkbox"/>
Are the improvements connected to a private/community water system?			<input checked="" type="checkbox"/>
Are the improvements connected to a private/community sewer system?			<input checked="" type="checkbox"/>

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	<input checked="" type="checkbox"/>			
Central Air Conditioning	<input checked="" type="checkbox"/>			
Hot Water Heat	<input checked="" type="checkbox"/>			
Furnace Heat / Gas	<input checked="" type="checkbox"/>			
Furnace Heat / Electric	<input checked="" type="checkbox"/>			
Solar House-Heating	<input checked="" type="checkbox"/>			
Woodburning Stove	<input checked="" type="checkbox"/>			
Fireplace	<input checked="" type="checkbox"/>			
Fireplace Insert	<input checked="" type="checkbox"/>			
Air Cleaner	<input checked="" type="checkbox"/>			
Humidifier	<input checked="" type="checkbox"/>			
Propane Tank	<input checked="" type="checkbox"/>			
Other Heating Source	<input checked="" type="checkbox"/>			

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

2. ROOF				4. OTHER DISCLOSURES											
YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW	YES	NO	DO NOT KNOW							
Age, if known: <u>10</u> Years.				Do structures have aluminum wiring?					<input checked="" type="checkbox"/>						
Does the roof leak?				Are there any foundation problems with the structures?					<input checked="" type="checkbox"/>						
Is there present damage to the roof?				Are there any encroachments?					<input checked="" type="checkbox"/>						
Is there more than one layer of shingles on the house?				Are there any violations of zoning, building codes, or restrictive covenants?					<input checked="" type="checkbox"/>						
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:											
3. HAZARDOUS CONDITIONS				Is the access to your property via a private road?				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>						
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?				Is the access to your property via a public road?				<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?				Is the access to your property via an easement?					<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?				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?					<input checked="" type="checkbox"/>						
Explain:				Are there any structural problems with the building?					<input checked="" type="checkbox"/>						
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				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?											
				Are the furnace/woodstove/chimney/flue all in working order?											
				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?											
				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>Rhonda Doyle</i>			12-15-23								
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](mailto:info@metzgerauction.com)**



General Information

Parcel Number 18-11-05-257-018.000-003
Local Parcel Number 1105257018000

Tax ID: 1521314000

Routing Number 11-05-C- -015.

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County Delaware

Township CENTER TOWNSHIP

District 003 (Local 003) MUNCIE

School Corp 1970 MUNCIE COMMUNITY

Neighborhood 130900-003 LAYNE CREST

Section/Plat

Location Address (1) 2101 W SHERMAN DR MUNCIE, IN 47304

Zoning

Subdivision

Lot

Market Model 130900-500-599

Characteristics

Topography Level Flood Hazard

Public Utilities Water, Sewer, Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Static

Printed Saturday, April 29, 2023

Ownership

REECE REBECCA S LIFE ESTATE & 2101 W SHERMAN DR MUNCIE, IN 47304

Legal

LAYNE CREST LOT 25



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/25/2020 and 03/01/2009.

Notes

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 data for years 2023, 2022, 2021, 2020, and 2019.

Land Data (Standard Depth: Res 120', CI 100' Base Lot: Res 68' X 120', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row shows values for F, F, 65, 65x111, 0.96, \$201, \$193, \$12,545, 0%, 100%, 1.0000, \$12,550.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.17), Actual Frontage (65), 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 (\$12,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$12,600).

**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	1473 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 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
Patio, Concrete	180	\$1,000
Patio, Concrete	60	\$300
Canopy, Roof Extension	60	\$800

**Plumbing**

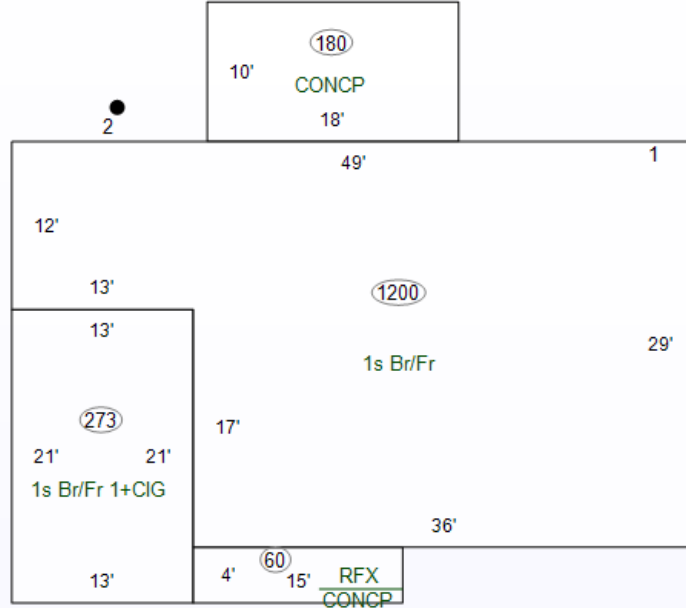
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	92	1473	1473	\$104,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

**Total Base** \$104,300

**Adjustments** 1 Row Type Adj. x 1.00 \$104,300

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1200 \$3,200
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$107,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$2,100	\$109,600
Garages (+) 273 sqft	(\$2,500)	\$107,100
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.87	
<b>Replacement Cost</b>		<b>\$88,518</b>

**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	2/6 Masonry	C-1	1962	1962	61 G		0.87		1,473 sqft	\$88,518	37%	\$55,770	0%	100%	1.000	1.7871	\$99,700
2: Utility Shed	0%	1	SV	C	1998	1998	25 A		0.87		8'x12'		55%		0%	100%	1.000	1.7871	\$900

*...Generation after Generation*



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