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SMALL ENOUGH TO VALUE
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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REAL ESTATE AUCTION TERMS

2 Bedroom Home with 2-Car Detached Garage!

This property will be offered via an Online Only Auction on Friday, August 30, 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 can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. No survey will be completed unless required for clear title. If required, that cost 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. *A 3% buyer's premium will be added to the winning invoice.* YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 4, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$0.00. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on 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. The Client Registration form is in the documents section of the MLS.

Online Auction: Friday, August 30, 2024

Bidding begins closing out at 6 pm!

1516 Sinclair St., Fort Wayne, IN 46808

Wayne Township • Allen County

www.BidMetzger.com

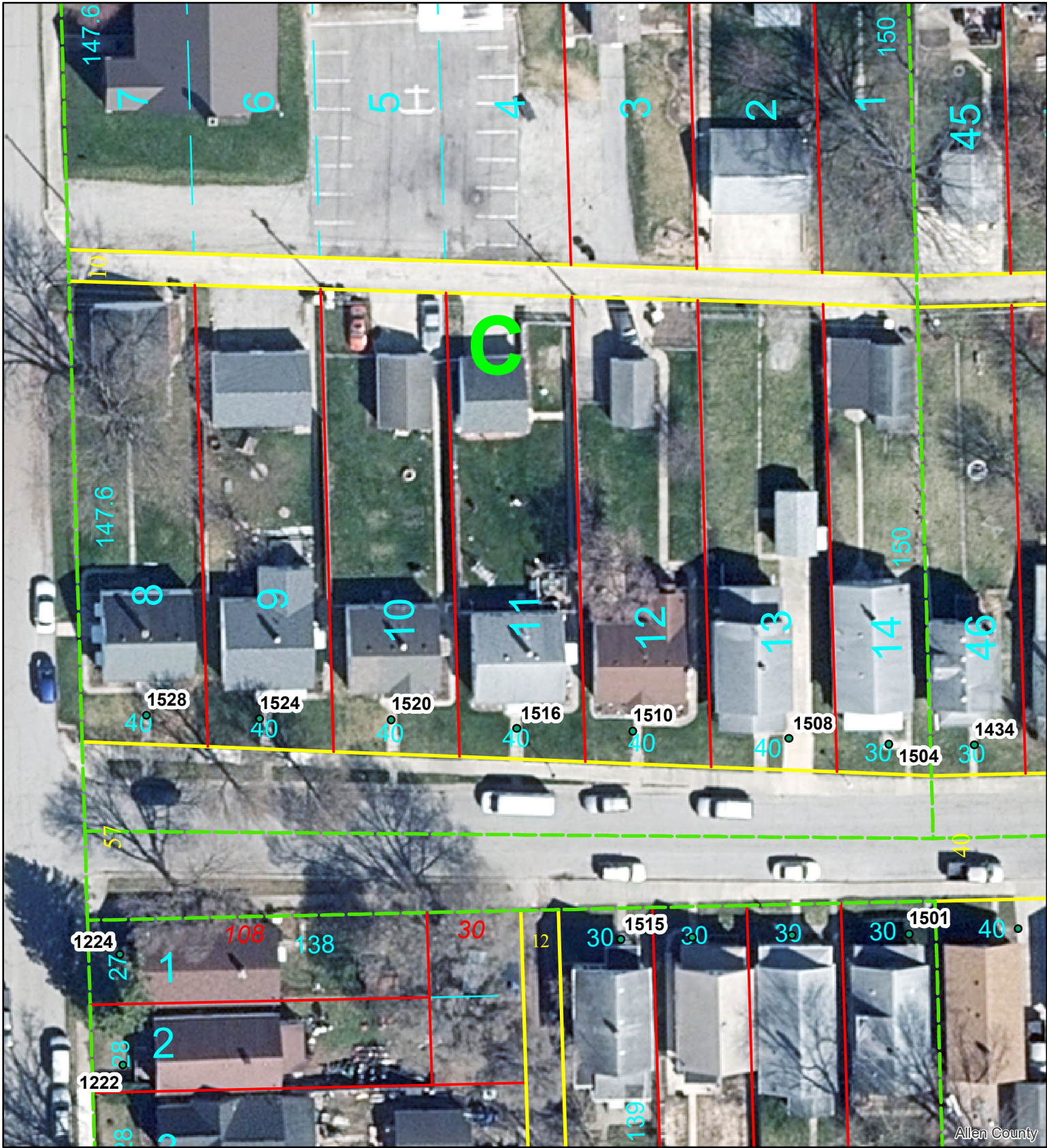


Metzger PROPERTY SERVICES, LLC
CHAD METZGER CAL. C.A.G.A.
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

260-982-0238

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

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Allen County


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: 7/11/2024

1" = 42'

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202428444	1516 Sinclair Street	Fort Wayne	IN 46808	LP \$0
	Area Allen County	Parcel ID 02-12-03-206-032.000-074	Type Site-Built Home	Waterfront No
	Sub W H Drier	Cross Street	Bedrms 2	F Baths 1
	Township Wayne	Style One Story	REO No	H Baths 0
	School District FWC	Elem Bloomingdale	JrH Lakeside	SrH North Side
Legal Description LOT 11 WAYNE HEIGHTS SEC C				
Directions From State Blvd, head south on Sherman Blvd. West on High St., north Schilling Ave. & east on Sinclair St. Property is on the				
Inside City	Y	City Zoning R2	County Zoning	Zoning Description

Remarks 2 Bedroom Home with 2-Car Detached Garage selling via Online Only Auction on Friday, August 30, 2024 -- Bidding begins closing out at 6 pm! 2 bedroom, 1 bath home offers a cozy and inviting atmosphere, perfect for those seeking a great starter or downsizing home. The property includes a 2-car detached garage, providing convenient parking and additional storage space. Inside, the basement features a family room, offering a versatile space for relaxation and entertainment. The large fenced-in backyard creates a private outdoor oasis, ideal for hosting gatherings or simply enjoying the tranquility of your own space. Great location near restaurants, shopping, & schools. Open House: Wednesday, August 21st 5:30-6pm

Agent Remarks Online Auction: Fri. 8.30.24 6pm Open House: Wed. 8.21.24 5:30-6pm A 3% buyer's premium will be added to the winning invoice. Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings 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 11	Lot 0.1400 / 5,960 / 40X149	Lot Desc 0-2.9999	Ttl Below Gd SqFt 728	Ttl Fin SqFt 728	Year Built 1953
Above Gd Fin SqFt 728	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Bsmt Full Basement, Partially Finished	# 4	
Age 71	New Const No	Date Complete	Ext Vinyl		
Room Dimensions		Baths Full Hal	Water CITY	Basement Material	
RM DIM	LV	B-Main 1 0	Well Type	Dryer Hookup Gas No	Fireplace No
LR x		B-Upper 0 0	Sewer City	Dryer Hookup Elec Yes	Guest Qtrs No
DR x		B-Blw 0 0	Fuel / Electric, Forced Air	Dryer Hookup G/E No	Split FlrPln No
FR x		Laundry Rm Baseme	Heating	Disposal No	Ceiling Fan Yes
KT x		Laundry L/W x	Cooling Central Air	Water Soft-Owned No	Skylight No
BK x		AMENITIES Ceiling Fan(s), Dryer Hook Up Electric, Patio		Water Soft-Rented No	ADA Features No
DN x		Open, Range/Oven Hook Up Gas, Tub/Shower Combination,		Alarm Sys-Sec No	Fence Privacy
1B 12 x 12		Main Level Bedroom Suite, Washer Hook-Up		Alarm Sys-Rent No	Golf Course No
2B 12 x 10				Garden Tub No	Nr Wlkg Trails No
3B x		Garage 2.0 / Detached / 20 x 20 / 400.00		Jet Tub No	Garage Y/N Yes
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		
LF x		Other Fees			
EX x		Restrictions			

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 8/30/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$0.00	Exemption Homestead, Over 65,	Year Taxes Payable 2024	Assessed Value
Possession at closing			
List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Chad Metzger - Cell: 260-982-9050		
Agent E-mail chad@metzgerauction.com	List Agent - User Code UP388053395	List Team	
Co-List Office	Co-List Agent		
Showing Instr Showingtime or Open House			
List Date 7/30/2024	Start Showing Date	Exp Date 12/31/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$		Agent/Owner Related No
Contract Type Exclusive Right to Sell			Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door	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 Office	Co-Sell Agent		Sell Team
Presented Jen Rice - Cell: 260-982-0238	/	Metzger Property Services, LLC - Off: 260-982-0238	

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.

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**

02-12-03-206-032.000-074

PORTER GARY & DENISE J

1516 SINCLAIR ST

510, 1 Family Dwell - Platted Lot

DRIER WILLIAMS BASH A

1/2

General Information

Parcel Number 02-12-03-206-032.000-074
Local Parcel Number 92-4202-0011

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Allen
Township WAYNE TOWNSHIP
District 074 (Local 091)
School Corp 0235
Neighborhood 271537-074
Section/Plat 0033012
Location Address (1) 1516 SINCLAIR ST FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
Res | Way 271501 271528 271537

Characteristics

Topography High, Rolling
Flood Hazard

Public Utilities All
ERA

Streets or Roads Paved, Sidewalk
TIF

Neighborhood Life Cycle Stage Other

Printed Friday, March 29, 2024

Review Group 2025

Ownership

PORTER GARY & DENISE J
1516 SINCLAIR ST
FORT WAYNE, IN 46808-2656

Legal

LOT 11 WAYNE HEIGHTS SEC C



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/28/2001 to 01/01/1900.

Notes

7/30/2014 Permit: 15p16: WATER HEATER REPLACEMENT - per plu permit.

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 data for years 2021-2024.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 40' X 138', CI 40' X 138')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$15,200.

Data Source Aerial

Collector

Appraiser 05/05/2021 tlsmb

General Information

Occupancy Single-Family
Description Single-Family (728 Sq
Story Height 1
Style 41 Conventional 1 stor
Finished Area 728 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
Patio, Concrete	110	\$600

Plumbing

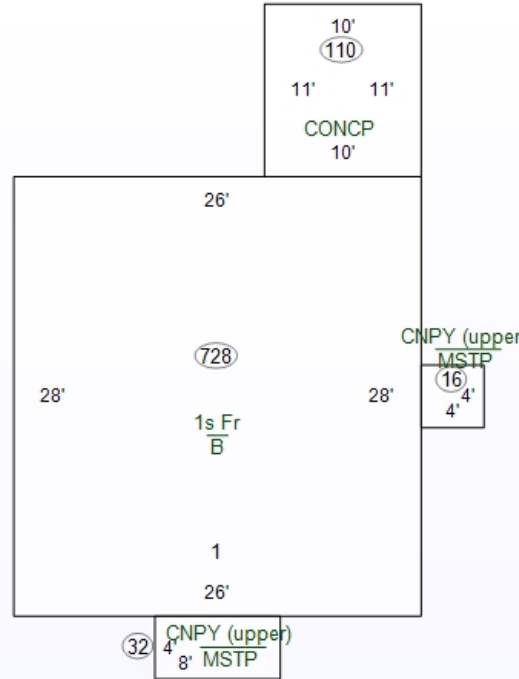
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	728	728	\$63,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	728	0	\$22,400	
Crawl				
Slab				

Total Base \$86,000

Adjustments 1 Row Type Adj. x 1.00 \$86,000

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:260	\$3,000
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:728	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$92,600

Sub-Total, 1 Units

Exterior Features (+)	\$600	\$93,200
Garages (+) 0 sqft	\$0	\$93,200
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92

Replacement Cost \$68,595

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family (728 SqFt)	1	Wood Fr	D	1953	1953	71 A		0.92		1,456 sqft	\$68,595	50%	\$34,300	0%	100%	1.0000	1.650	100.00	0.00	0.00	\$56,600
2: Detached Garage (20x20)	1	Wood Fr	D	1953	1953	71 A	\$37.11	0.92	\$27.31	20'x20'	\$10,925	50%	\$5,460	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$5,500

...Generation after Generation



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