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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 Home with 2-Car Attached Garage!*

This property will be offered via an Online Only Auction on Tuesday, September 3, 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 \$3,000 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 2% 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 Trustee'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 \$1,683.00. 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. The Client Registration form is available upon request.

**Online Auction: Tuesday, September 3, 2024**

**Bidding begins closing out at 6 pm!**

**304 E. Prairie St., Leesburg, IN 46538**

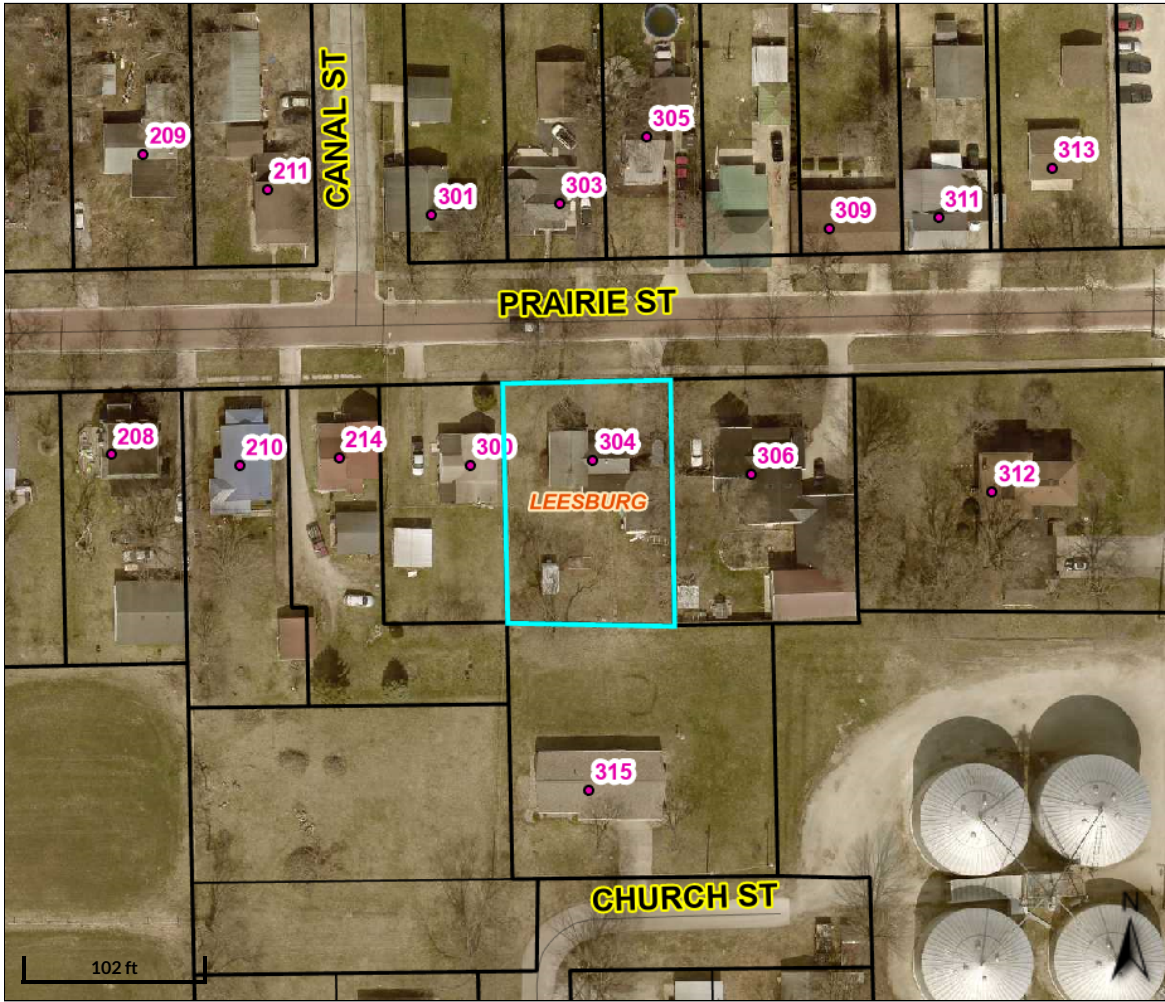
**Plain Township • Kosciusko County**

**Auction Manager: John Burnau 574.376.5340**

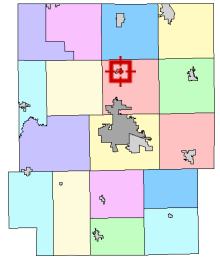
**[www.BidMetzger.com](http://www.BidMetzger.com)**



The image is a promotional banner for Metzger Property Services, LLC. It features a green and yellow color scheme with a background image of a sun rising over a field. The logo includes a red star in a yellow circle next to the name 'Metzger' in a large, bold, serif font. Below the name, it says 'PROPERTY SERVICES, LLC' and 'CHAD METZGER CAL. C.A.G.A.'. The tagline 'EXPANDING YOUR HORIZON... ..GENERATION AFTER GENERATION' is written in a smaller font. The phone number '260-982-0238' is displayed in a large, bold, black font. At the bottom, there are two columns of services listed with red stars: 'FARMLAND AUCTIONS', 'FARM SALES', and 'REAL ESTATE APPRAISALS' on the left; and 'ANTIQUE APPRAISALS', 'PERSONAL PROPERTY AUCTIONS', and 'REAL ESTATE SALES' on the right. The website 'WWW.METZGERAUCTION.COM' is written in a bold, black font at the bottom right.



**Overview**



**Legend**


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

Parcel ID 022-029-140 Alternate 022-723000-50  
 Sec/Twp/Rng 0008-0033-6 ID  
 Property 304 E PRAIRIE Class RESIDENTIAL ONE FAMILY DWELLING ON A  
 Address ST PLATTED LOT  
 LEESBURG Acreage 0.28

Owner Weirick Steven J 1/2 & Darik C  
 Address Weirick 1/2  
 PO Box 492  
 North Webster, IN 46555

District Leesburg  
 Brief Tax Description 022-029-140  
 Stp Nw Cor Lot 11 8-33-6 .28A  
 (Note: Not to be used on legal documents)

Date created: 7/24/2024  
 Last Data Uploaded: 7/24/2024 7:42:18 AM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202430185	<b>304 E Prairie Street</b>	<b>Leesburg</b>	<b>IN 46538</b>	<b>LP \$0</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-07-08-100-126.000-018	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 1
	<b>Township</b> Plain	<b>Style</b> One and Half Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> WRS	<b>Elem</b> Leesburg	<b>JrH</b> Lakeview	<b>SrH</b> Warsaw
	<b>Legal Description</b> 22-29-140 STP NW COR LOT 11 8-33-6 .28A			
	<b>Directions</b> SR 15 to Prairie St. East toward railroad tracks. Property on south side of road.			

Inside City	City Zoning	County Zoning	Zoning Description
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**Remarks** 3 Bedroom Home with 2-Car Garage selling via Online Only Auction on Tuesday, September 3, 2024 -- Bidding begins closing out at 6 pm! Nice 3 bedroom, 1 bath home that offers a comfortable and convenient living space. The main level features a cozy bedroom, perfect for guests or as a home office with 2 additional bedrooms upstairs. The eat-in kitchen is complete with bar seating for casual meals and gatherings. A 2-car attached garage offers both convenience and security for your vehicles. This home is a delightful blend of comfort, functionality, and practicality, making it an ideal choice for anyone seeking a cozy and welcoming living space. Open House: Tuesday, August 27th 5:30-6pm

**Agent Remarks** Auction Date: Tues. 9.3.24 6pm Open House: Tues. 8.27.24 5:30-6pm A 2% 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 to receive compensation. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

<b>Sec</b> Lot 11	<b>Lot</b> 0.2600	/ 11,310		/ 87X130		<b>Lot Desc</b> Slope, 0-2.9999			
<b>Above Gd Fin SqFt</b> 1,680	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 144	<b>Ttl Below Gd SqFt</b> 288	<b>Ttl Fin SqFt</b> 1,824	<b>Year Built</b> 1865				
<b>Age</b> 159	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Bsmt</b> Partial Basement	<b>#</b> 8				
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b> WELL	<b>Basement Material</b>			
<b>LR</b> 17 x 14	<b>LV</b>	<b>B-Main</b> 1	0	0	<b>Well Type</b> Private	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> No		
<b>DR</b> 10 x 12		<b>B-Upper</b> 0	0	0	<b>Sewer</b> City	<b>Dryer Hookup Elec</b> No	<b>Guest Qtrs</b> No		
<b>FR</b> x		<b>B-Blw</b> 0	0	0	<b>Fuel /</b> Forced Air, Hot Water	<b>Dryer Hookup G/E</b> No	<b>Split FlrPln</b> No		
<b>KT</b> 15 x 12		<b>Laundry Rm</b> Main			<b>Heating</b>	<b>Disposal</b> No	<b>Ceiling Fan</b> No		
<b>BK</b> x		<b>Laundry L/W</b> x			<b>Cooling</b> Window	<b>Water Soft-Owned</b> Yes	<b>Skylight</b> No		
<b>DN</b> x		<b>AMENITIES</b> Range/Oven Hook Up Gas, Tub/Shower				<b>Water Soft-Rented</b> No	<b>ADA Features</b> No		
<b>1B</b> 12 x 11		Combination, Main Level Bedroom Suite				<b>Alarm Sys-Sec</b> No	<b>Fence</b>		
<b>2B</b> 10 x 12	U					<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No		
<b>3B</b> 13 x 12	U	<b>Garage</b> 2.0	/ Attached	/ 30 x 22	/ 660.00	<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>LF</b> x		<b>Other Fees</b>				<b>SALE INCLUDES</b> Water Heater Gas, Water Softener-Owned			
<b>EX</b> x		<b>Restrictions</b>							

<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> 9/3/2024	<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> \$1,683.00	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2024	<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> 8/9/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 10/30/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>	<b>Agent/Owner Related</b> No	
<b>Contract Type</b> Exclusive Right to Sell		<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 Office</b>	<b>Co-Sell Agent</b>		<b>Sell Team</b>
<b>Presented</b> 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.



# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

07-16-24

**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)

304 E Prairie St Leesburg IN 46538

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	<input checked="" type="checkbox"/>				Cistern	<input checked="" type="checkbox"/>				
Clothes Dryer	<input checked="" type="checkbox"/>				Septic Field / Bed					
Clothes Washer	<input checked="" type="checkbox"/>				Hot Tub					
Dishwasher	<input checked="" type="checkbox"/>				Plumbing					
Disposal	<input checked="" type="checkbox"/>				Aerator System					
Freezer	<input checked="" type="checkbox"/>				Sump Pump					
Gas Grill	<input checked="" type="checkbox"/>				Irrigation Systems					
Hood	<input checked="" type="checkbox"/>				Water Heater / Electric					
Microwave Oven	<input checked="" type="checkbox"/>				Water Heater / Gas			<input checked="" type="checkbox"/>		
Oven					Water Heater / Solar					
Range					Water Purifier				<input checked="" type="checkbox"/>	
Refrigerator					Water Softener				<input checked="" type="checkbox"/>	
Room Air Conditioner(s)					Well				<input checked="" type="checkbox"/>	
Trash Compactor					Septic & Holding Tank/Septic Mound					
TV Antenna / Dish					Geothermal and Heat Pump					
Other:					Other Sewer System (Explain)	City			<input checked="" type="checkbox"/>	
					Swimming Pool & Pool Equipment					
								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"/>	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	<input checked="" type="checkbox"/>				Attic Fan	<input checked="" type="checkbox"/>				
Burglar Alarm	<input checked="" type="checkbox"/>				Central Air Conditioning	<input checked="" type="checkbox"/>				
Ceiling Fan(s)	<input checked="" type="checkbox"/>				Hot Water Heat				<input checked="" type="checkbox"/>	
Garage Door Opener / Controls				<input checked="" type="checkbox"/>	Heat / Gas					
Inside Telephone Wiring and Blocks / Jacks	<input checked="" type="checkbox"/>				Furnace Heat / Electric					
Intercom	<input checked="" type="checkbox"/>				Solar House-Heating					
Light Fixtures				<input checked="" type="checkbox"/>	Woodburning Stove					
Sauna	<input checked="" type="checkbox"/>				Fireplace					
Smoke / Fire Alarm(s)				<input checked="" type="checkbox"/>	Fireplace Insert					
Switches and Outlets				<input checked="" type="checkbox"/>	Air Cleaner					
Vent Fan(s)	<input checked="" type="checkbox"/>				Humidifier					
60 / 100 / 200 Amp Service (Circle one)				<input checked="" type="checkbox"/>	Propane Tank					
Generator	<input checked="" type="checkbox"/>				Other Heating Source					

**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>	07/16/24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	7-16-24		

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)

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: <u>20</u> Years.				Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Does the roof leak?		<input checked="" type="checkbox"/>		Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>		Are there any encroachments?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>		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:			
<b>3. HAZARDOUS CONDITIONS</b>	<b>YES</b>	<b>NO</b>	<b>DO NOT KNOW</b>	Is the access to your property via a private road?		<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?		<input checked="" type="checkbox"/>		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?		<input checked="" type="checkbox"/>		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?		<input checked="" type="checkbox"/>		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"/>	
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (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?		<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 <i>[Signature]</i>	Date (mm/dd/yy) <u>07/16/24</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) <u>7-16-24</u>	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)

**260-982-0238**

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

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

[www.METZGERAUCTION.COM](http://www.METZGERAUCTION.COM)

### Average Utilities

	Company	Average Amount
Gas	<i>Mysco</i>	\$
Electric	<i>Mipsco</i>	\$
Water	<i>Well</i>	\$
Other	<i>Sewer Town of Leesburg.</i>	\$
HOA	<i>None</i>	\$



# 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**

General Information

Parcel Number 43-07-08-100-126.000-018
Local Parcel Number 2272300050
Tax ID:

Ownership

WEIRICK STEVEN J 1/2 & DARIK C W
PO BOX 492
NORTH WEBSTER, IN 46555

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 04/03/2018 to 01/01/1900.

Legal

22-29-140
STP NW COR LOT 11 8-33-6 .28A

Routing Number 022-029-140

Property Class 510
1 Family Dwell - Platted Lot



Year: 2024

Location Information

County Kosciusko
Township PLAIN
District 018 (Local 018 ) LEESBURG TOWN
School Corp 4415 WARSAW COMMUNITY
Neighborhood 2200100-018 LEESBURG
Section/Plat 0008
Location Address (1) 304 E PRAIRIE ST LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level, High
Public Utilities Gas, Electricity
Streets or Roads Paved
Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2025

Valuation Records

Table with columns: Assessment Year (2024-2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 64' X 160', CI 64' X 160')

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.

Data Source N/A

Collector

Appraiser

Notes

5/29/2020 REA: 2021 REAS CHANGED OFF TO MSTP PER PICT.
6/9/2016 REA: 2015 PAY 2016 CHANGED GRADE FROM D TO D+1 & CHANGED EFF AGE PER PICTOMETRY

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.26), Actual Frontage (87), 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 (\$19,200), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$19,200).

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family  
**Story Height** 1 1/2  
**Style** 50 Newer 1+1/2story 1  
**Finished Area** 1580 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
Stoop, Masonry	60	\$1,800

**Plumbing**

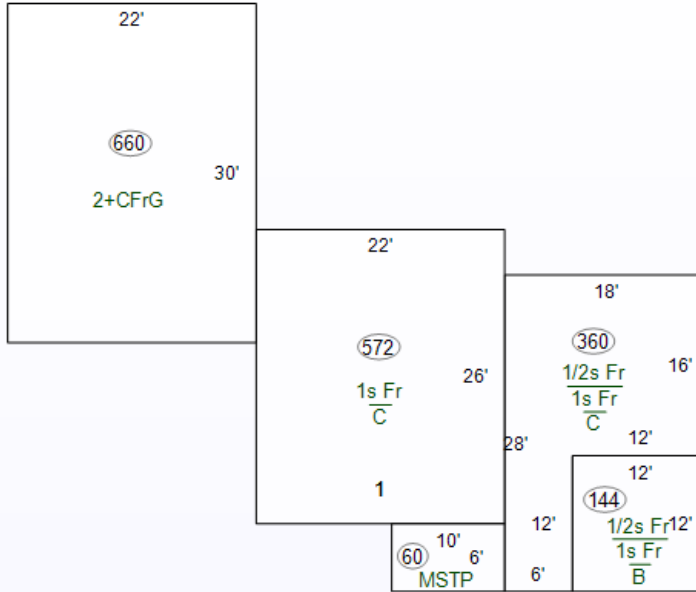
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**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	1076	1076	\$84,000	
2					
3					
4					
1/4					
1/2	1Fr	504	504	\$20,400	
3/4					
Attic					
Bsmt		144	0	\$13,800	
Crawl		932	0	\$5,600	
Slab					

**Total Base** \$123,800

**Adjustments** 1 Row Type Adj. x 1.00 \$123,800

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

**Sub-Total, One Unit** \$123,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,800	\$125,600
Garages (+) 660 sqft	\$19,600	\$145,200
Quality and Design Factor (Grade)	0.85	
Location Multiplier	0.92	
<b>Replacement Cost</b>		<b>\$113,546</b>

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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	1 1/2	Wood Fr	D+1	1865	1945	79	A			0.92		1,724 sqft	\$113,546	50%	\$56,770	0%	100%	1.620	1.000	100.00	0.00	0.00	\$92,000

*...Generation after Generation*



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