

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

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

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



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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

WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS

3 Story Lakefront Home with 3-Car Garage on Tippecanoe Lake!

This property will be offered via an Online Only Auction on Thursday, September 5, 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 10% 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 11, 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 \$6,846.48. 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: Thursday, September 5, 2024

Bidding begins closing out at 6 pm!

39 EM\$ T38 Ln., Leesburg, IN 46538

Tippecanoe Township • Kosciusko County

Auction Manager: Tim Pitts 317.714.0432

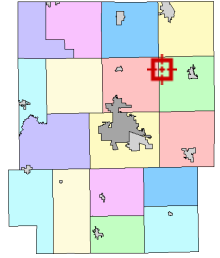
www.BidMetzger.com



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 prominently displayed in the upper right. At the bottom, there is a list of services: '★ FARMLAND AUCTIONS', '★ ANTIQUE APPRAISALS', '★ FARM SALES', '★ PERSONAL PROPERTY AUCTIONS', '★ REAL ESTATE APPRAISALS', and '★ REAL ESTATE SALES'. The website 'www.METZGERAUCTION.COM' is also listed at the bottom right.



Overview



Legend

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

Parcel ID	005-026-057	Alternate ID	005-707018-50	Owner Address	Fisher Resmer Properties LLC
Sec/Twp/Rng	--	ID			William F & Vicki K Fisher LE
Property Address	39 EMS T38 LN	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		c/o William & Vicki Fisher
	LEESBURG	Acreage	n/a		39 EMS T38 Ln
					Leesburg, IN 46538
District	Tippecanoe				
Brief Tax Description	005-026-057 Lots 11 & 12 2nd Add to Kalorama Park <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/5/2024
Last Data Uploaded: 8/5/2024 3:39:58 AM

3 Story Lakefront Home with 3-Car Garage on Tippecanoe Lake!

39 EMS T38 Ln., Leesburg, IN 46538



Luxury Lakefront Living!

- **3-Story, 6000+ SF Lakefront Home:**
 - 5 bedrooms, 4 full baths
 - Open Concept Layout
 - Custom Kitchen w/ Fireplace, Island, Walk-in Pantry
 - 3rd Story Master Suite with sitting area, fireplace, walk-in closet, jetted tub, & double vanity
 - Bunk Room
 - Waterfront Patio
 - Pier Included
 - 3-Car Attached Garage



3 Story Lakefront Home with 3-Car Garage on Tippecanoe Lake!



Beautiful 6000+sf Lakefront Home on Tippecanoe Lake!


Selling via Online Auction on Thursday, September 5, 2024 at 6 pm

Nestled on the shores of Tippecanoe Lake, this magnificent 3-story, 5-bedroom, 4-bathroom home offers an unparalleled waterfront lifestyle. The open kitchen, living, and dining areas provide panoramic water views, creating a seamless blend of indoor and outdoor living. The custom kitchen features exquisite cabinetry, a cozy fireplace, and a generous island with seating, perfect for entertaining. A double set of patio doors off the kitchen leads to a waterfront patio with a private pier, inviting residents to savor the picturesque lake.

The family room, complete with a convenient coffee bar, sets the stage for relaxation and entertainment. Upstairs, 4 spacious bedrooms and 2 jack-and-jill bathrooms surround a central recreational room with cozy fireplace & more water views. The loft, currently used as a bunk room, offers a versatile space for additional guests or hobbies. The third floor is dedicated to the grand master suite, featuring a walk-in closet, a comfortable seating area, and a luxurious bathroom with a jetted tub, double vanity, and a stand-up shower, all with breathtaking lakefront views.

Noteworthy features include an elevator shaft, ready for installation, providing convenient access to all levels. The newer roof, only 5 years old, and a 2-year-old water softener ensure peace of mind and low-maintenance living. With its unrivaled location and exceptional amenities, this lakefront retreat presents a rare opportunity to embrace the ultimate waterfront lifestyle. Experience the epitome of lakefront living on Tippecanoe Lake – schedule a private tour today.

Come see all the amenities for yourself! Open House: Thursday, August 29th 5:30-6:30pm

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202430574	39 Ems T38 Lane	Leesburg	IN 46538	LP \$0
	Area Kosciusko County	Parcel ID 43-08-07-400-115.000-023	Type Site-Built Home	Waterfront Yes
	Sub Kalorama Park	Cross Street	Bedrms 5	F Baths 4
	Township Tippecanoe	Style Multi-Story (3+)	REO No	H Baths 0
	School District WSC	Elem North Webster	JrH Wawasee	SrH Wawasee

Legal Description 5-26-57 LOTS 11 & 12 2ND ADD TO KALORAMA PARK

Directions On east side of Tippecanoe Lake, take 650 N to Kalorama Rd, then south onto T38 Lane. Property is on west side (lake side).

Inside City	City Zoning	County Zoning	Zoning Description residential
--------------------	--------------------	----------------------	---------------------------------------

Remarks Lakefront Home on Tippecanoe Lake selling via Online Only Auction on Thursday, September 5, 2024 -- Bidding begins closing out at 6 pm! Nestled on the shores of Tippecanoe Lake, this magnificent 3-story, 5-bedroom, 4-bathroom home offers an unparalleled waterfront lifestyle. The open kitchen, living, and dining areas provide panoramic water views, creating a seamless blend of indoor and outdoor living. The custom kitchen features exquisite cabinetry, a cozy fireplace, and a generous island with seating, perfect for entertaining. A double set of patio doors off the kitchen leads to a waterfront patio with a private pier, inviting residents to savor the picturesque lake. The family room, complete with a convenient coffee bar, sets the stage for relaxation and entertainment. Upstairs, 4 spacious bedrooms and 2 jack-and-jill bathrooms surround a central recreational room with cozy fireplace & more water views. The loft, currently used as a bunk room, offers a versatile space for additional guests or hobbies. The third floor is dedicated to the grand master suite,

Agent Remarks Online Auction: Thurs. 9.5.24 6pm Open House: Sat., August 24th 1-2pm & Thurs., August 29th 5:30-6:30pm 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 is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot 0	Lot	0.4000	/ 17,600	/ 80X220	Lot Desc	Waterfront, 0-2.9999, Lake, Water View			
Above Gd Fin SqFt	6,065	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0			
Age	29	New Const	No	Date Complete		Ext	Vinyl			
Room Dimensions		Baths	Full	Hal		Water	WELL			
RM DIM	LV	B-Main	1	0	Well Type	Private				
LR	30 x 17	B-Upper	3	0	Sewer	Septic				
DR	17 x 13	B-Blw	0	0	Fuel /	Electric, Geothermal				
FR	18 x 13	Laundry Rm	Upper		Heating					
KT	18 x 13	Laundry L/W	5 x 8		Cooling	Central Air				
BK	15 x 15	AMENITIES 1st Bdrm En Suite, Alarm System-Security, Attic Storage, Attic-Walk-up, Bar, Cable Available, Ceiling-9+, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate,					Water Soft-Owned	Yes		
DN	x						Water Soft-Rented	No		
1B	12 x 17	U						Alarm Sys-Sec	Yes	
2B	18 x 19	U						Alarm Sys-Rent	No	
3B	17 x 13	U	Garage	3.0	/ Attached	/ 38 x 23	/ 874.00	Garden Tub	No	
4B	15 x 14	U	Outbuilding 1	None		x		Jet Tub	No	
5B	28 x 28	U	Outbuilding 2			x		Pool	No	
RR	22 x 17	U	Assn Dues		Frequency	Not Applicable				
LF	40 x 11	U	Other Fees							
EX	x		Restrictions							

Water Access LAKE	Wtr Name Tippecanoe	Water Frontage 80.00	Channel 0.00
Water Features Pier/Dock, Private Beach		Water Type Lake	Lake Type Ski Lake
Auctioneer Name Chad Metzger & Tim Pitts	Lic # AC31300015	Auction Date 9/5/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$6,846.48	Exemption Geothermal, Homestead,	Year Taxes Payable 2024	Assessed Value

List Office Metzger Property Services, LLC - Off: 260-982-0238	List Agent Timothy Pitts - Cell: 317-714-0432
Agent E-mail tpitts5467@hotmail.com	List Agent - User Code UP388055047
Co-List Office Metzger Property Services, LLC	Co-List Agent Chad Metzger - Cell: 260-982-9050
Showing Instr Showingtime or Open House	
List Date 8/13/2024	Start Showing Date
Exp Date 12/31/2024	Owner/Seller a Real Estate Licensee No
Agent/Owner Related No	

Seller Concessions Offer Y/N	Seller Concession Amount \$
Contract Type Exclusive Right to Sell	Special List Cond. None
Virtual Tours:	Lockbox Type None
	Lockbox Location keypad
Pending Date	Closing Date
	Selling Price
Ttl Concessions Paid	Sold/Concession Remarks
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.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

8/6/24

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)

39 EMS T3B Ln. 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	X				Cistern	X				
Clothes Dryer	X				Septic Field / Bed			X		
Clothes Washer	X				Hot Tub	X				
Dishwasher			X		Plumbing			X		
Disposal			X		Aerator System	X				
Freezer	X				Sump Pump			X		
Gas Grill	X				Irrigation Systems	X				
Hood	X				Water Heater / Electric			X		
Microwave Oven			X		Water Heater / Gas	X				
Oven			X		Water Heater / Solar	X				
Range			X		Water Purifier	X				
Refrigerator			X		Water Softener			X		
Room Air Conditioner(s)	X				Well			X		
Trash Compactor	X				Septic & Holding Tank/Septic Mound			X		
TV Antenna / Dish	X				Geothermal and Heat Pump			X		
Other:					Other Sewer System (Explain)	X				
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?				X	
					Are the structures connected to a public sewer system?				X	
					Are there any additions that may require improvements to the sewage disposal system?					X
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				X	
					Are the improvements connected to a private/community sewer system?				X	
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	X				Attic Fan	X				
Burglar Alarm				X	Central Air Conditioning			X		
Ceiling Fan(s)			X		Hot Water Heat			X		
Garage Door Opener / Controls			X		Furnace Heat / Gas	X				
Inside Telephone Wiring and Blocks / Jacks				X	Furnace Heat / Electric			X		
Intercom	X				Solar House-Heating	X				
Light Fixtures			X		Woodburning Stove	X				
Sauna	X				Fireplace			X		
Smoke / Fire Alarm(s)			X		Fireplace Insert			X		
Switches and Outlets			X		Air Cleaner	X				
Vent Fan(s)			X		Humidifier	X				
60 / 100 / 200 Amp Service (Circle one)			X		Propane Tank	X				
Generator	X				Other Heating Source	X				

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>William J. Fisher</i>	Date (mm/dd/yy) 08/06/2024	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>Wade R. Fisher</i>	Date (mm/dd/yy) 08/06/2024	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)

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

39 EMS T3B Ln Leesburg, IN 46538

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>6</u> Years.			
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
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?			X
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	

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?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
Are the furnace/woodstove/chimney/flue all in working order?	X		
Is the property in a flood plain?	X		
Do you currently pay flood insurance?		X	
Does the property contain underground storage tank(s)?			X
Is the homeowner a licensed real estate salesperson or broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
Is the property located within one (1) mile of an airport?		X	

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 <u>William Fisher</u>	Date (mm/dd/yy) <u>8/16/2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>William Fisher</u>	Date (mm/dd/yy) <u>08/16/2024</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)
----------------------------------	-----------------	----------------------------------	-----------------

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**

43-08-07-400-115.000-023

FISHER RESMER PROPERTIES

39 EMS T38 LN

510, 1 Family Dwell - Platted Lot

TIPPE LAKEFRONT - N SID 1/2

General Information

Parcel Number 43-08-07-400-115.000-023

Local Parcel Number 0570701850

Tax ID:

Routing Number 005-026-057

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko

Township TIPPECANOE

District 023 (Local 023) TIPPECANOE TOWNSHIP

School Corp 4345 WAWASEE COMMUNITY

Neighborhood 504200-023 TIPPE LAKEFRONT - N SIDE

Section/Plat 7-33-7

Location Address (1) 39 EMS T38 LN LEESBURG, IN 46538

Zoning RESIDENTIAL RESIDENTIAL

Subdivision 2nd Add to Kalorama Park

Lot 11,12

Market Model Tippe Lake - Newer

Characteristics

Topography Level Flood Hazard

Public Utilities Gas, Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2025

Ownership

FISHER RESMER PROPERTIES LLC WILLIAM F & VICKI K FISHER LE 39 EMS T38 LN LEESBURG, IN 46538

Legal

5-26-57 LOTS 11 & 12 2ND ADD TO KALORAMA PARK



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 11/14/2018 to 01/01/1900.

Notes

3/18/2024 2024: 2024 REMOVED NEIGHBORHOOD FACTOR ON GEO. 2/22/2022 2022: 2022 REMOVED 90S GEOS, CORRECTED INSTALLATION DATES & TONNAGES OF ALL GEOS PER BLUE SHEETS FOR EXEMPTIONS. 2/22/2022 GEO: ODOLWD 2-3.5 (2008) & 1-3 (2011) TONAGE GEO UNITS. 1/31/2018 BP: BP #160985 RAISE CRAWL FLR & ADD VENTS \$19,000 12/7/16. 12/12/2016 REA: 2017 PAY 2018 GAVE INF FOR NO W/S TO 2ND LOT

Res

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 200', CI 200' Base Lot: Res 60' X 125', CI 60' X 125')

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. Rows for F, F.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.40), Actual Frontage (80), 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 (\$604,000), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$604,000).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	3 1/2
Style	N/A
Finished Area	6065 sqft
Make	

Floor Finish

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

Wall Finish

<input checked="" 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
Porch, Open Frame	286	\$10,000
Porch, Open Frame	135	\$5,800

Plumbing

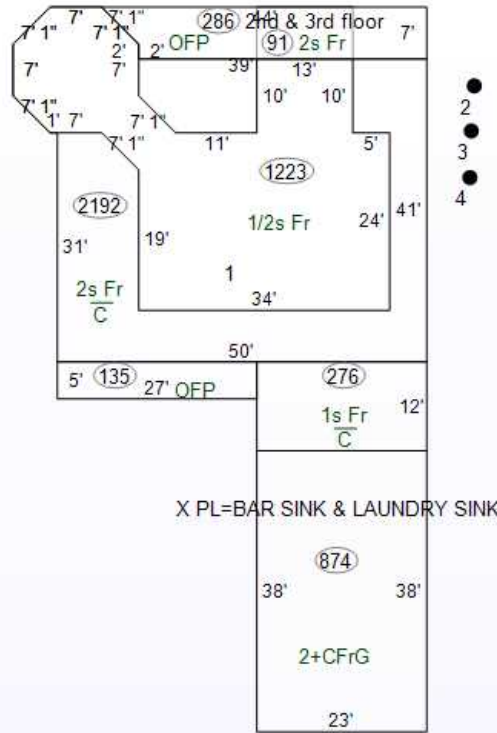
	#	TF
Full Bath	4	12
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	2	2
Add Fixtures	6	6
Total	13	21

Accommodations

Bedrooms	5
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	18

Heat Type

Geothermal Only



Specialty Plumbing

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

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2468	2468	\$148,200	
2	1Fr	2283	2283	\$71,600	
3	1Fr	91	91	\$13,900	
4					
1/4					
1/2	1Fr	1223	1223	\$35,000	
3/4					
Attic					
Bsmt					
Crawl		2468	0	\$9,100	
Slab					

Total Base \$277,800

Adjustments 1 Row Type Adj. x 1.00 \$277,800

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:3	\$11,500
No Heating (-)	1:2468 2:2283 1/2:1223 3:9	(\$13,700)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	21 - 5 = 16 x \$800	\$12,800
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$290,200

Sub-Total, 1 Units

Exterior Features (+)	\$15,800	\$306,000
Garages (+) 874 sqft	\$23,800	\$329,800
Quality and Design Factor (Grade)		1.20
Location Multiplier		0.92
Replacement Cost		\$364,099

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	3 1/2	Wood Fr	B	1995	1995	29	A		0.92		6,065 sqft	\$364,099	22%	\$284,000	0%	100%	2.100	1.100	100.00	0.00	0.00	\$656,000
2: Geothermal 1	1		C	2008	2008	16	A		0.92			\$15,456	15%	\$13,140	0%	100%	1.000	1.100	100.00	0.00	0.00	\$14,500
3: Geothermal 2	1		C	2008	2008	16	A		0.92			\$15,456	15%	\$13,140	0%	100%	1.000	1.100	100.00	0.00	0.00	\$14,500
4: Geothermal 3	1		C	2011	2011	13	A		0.92			\$13,064	12%	\$11,500	0%	100%	1.000	1.100	100.00	0.00	0.00	\$12,700

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM