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CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-  
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**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

## *3 Bedroom Home with Large Yard!*

This property will be offered via an Online Only Auction on Wednesday, September 4, 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. 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 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 \$880.76. 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: Wednesday, September 4, 2024**

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

**160 E. Curry St., Markle, IN 46770**

**Rock Creek Township • Huntington County**

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



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

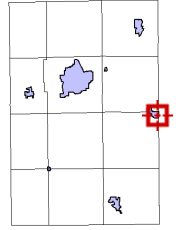
260-982-0238

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









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**Overview**




**Legend**

-  City/Town Limits
-  Parcels
-  Railroad
- Road Centerlines**
  -  Private Drives
  -  County Roads
  -  Municipal Roads
  -  State Routes
  -  US Route
  -  Interstate

<b>Parcel ID</b>	35-07-01-100-008.600-015	<b>Alternate ID</b>	0150008600	<b>Owner Address</b>	Best, Brandon E
<b>Sec/Twp/Rng</b>	1	<b>Class</b>	Res 1 fam dwelling platted lot		Po Box 542
<b>Property Address</b>	160 CURRY ST	<b>Acreage</b>	n/a		Markle, IN 46770-0542
	MARKLE				
<b>District</b>	015 ROCK CREEK TWP				
<b>Brief Tax Description</b>	015-00086-00 ORIG PLAT LOT 132				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 7/24/2024  
 Last Data Uploaded: 7/24/2024 7:46:26 PM

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDO</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202431049	<b>160 E Curry Street</b>	<b>Markle</b>	<b>IN 46770</b>	<b>LP \$91,700</b>
	<b>Area</b> Huntington County	<b>Parcel ID</b> 35-07-01-100-008.600-015	<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> Rock Creek	<b>Style</b> One and Half Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> HCS	<b>Elem</b> Salamonie	<b>JrH</b> Riverview	<b>SrH</b> Huntington North
	<b>Legal Description</b> 015-00086-00 ORIG PLAT LOT 132			
	<b>Directions</b> In Markle, turn north off of hwy 116 to Miller. West onto Curry. Property on south side of road.			
	<b>Inside City</b>	<b>City Zoning</b>	<b>County Zoning</b>	<b>Zoning Description</b> CB

**Remarks** 3 Bedroom Home with Large Yard close to downtown selling via Online Only Auction on Wednesday, September 4, 2024 -- Bidding begins closing out at 6 pm! This 3-bedroom, 1-bath home is ideally located just moments from downtown. Featuring a welcoming wrap-around deck, this residence invites you to relax and enjoy the outdoors. The master bedroom is conveniently situated on the main floor as well as the full bathroom, accompanied by a spacious living room that offers a warm and inviting atmosphere for gatherings. Enjoy the versatility of the enclosed back porch. Upstairs, you'll find 2 spacious bedrooms where you could easily add a third bedroom or office. The property boasts a big yard, perfect for outdoor activities, gardening, or simply enjoying the fresh air. With a new roof recently installed, this home offers peace of mind and is ready for you to make it your own. Open House:

**Agent Remarks** Online Auction: Wed. 9.4.24 6pm Open House: Tues. 8.27.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$60-120k 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.

Sec	Lot 132	Lot	0.2100	/	9,148	/	60X150	Lot Desc	0-2.9999				
<b>Above Gd Fin SqFt</b>	2,006	<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>	2,006	<b>Year Built</b>	1950		
<b>Age</b>	74	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Vinyl	<b>Bsmnt</b>	Crawl	<b>#</b>	6		
<b>Room Dimensions</b>		<b>Baths</b>		<b>Full</b>		<b>Hal</b>		<b>Water</b>	CITY	<b>Basement Material</b>			
	<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	1	0	<b>Well Type</b>		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No		
<b>LR</b>	16 x 20		<b>B-Upper</b>	0	0	<b>Sewer</b>	City	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No		
<b>DR</b>	12 x 16		<b>B-Blw</b>	0	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No		
<b>FR</b>	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes		
<b>KT</b>	14 x 14		<b>Laundry L/W</b>	x		<b>Cooling</b>	None	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No		
<b>BK</b>	x		<b>AMENITIES</b> Ceiling Fan(s), Disposal, Dryer Hook Up Electric				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No			
<b>DN</b>	x		, Porch Enclosed, Main Level Bedroom Suite, Main Floor				<b>Alarm Sys-Sec</b>	No	<b>Fence</b>				
<b>1B</b>	16 x 16		Laundry, Washer Hook-Up				<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No			
<b>2B</b>	16 x 32	U					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No			
<b>3B</b>	16 x 25	U	<b>Garage</b>	/	/	x	/	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No		
<b>4B</b>	x		<b>Outbuilding 1</b>	Shed		8 x 12		<b>Pool</b>	No	<b>Off Street Pk</b>			
<b>5B</b>	x		<b>Outbuilding 2</b>			x		<b>Pool Type</b>					
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>SALE INCLUDES</b>	Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Water Heater Gas				
<b>LF</b>	x		<b>Other Fees</b>										
<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	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	9/4/2024	<b>Time</b>	6 pm
<b>Financing:</b>	Existing		Proposed	<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$880.76	<b>Exemption</b>		<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>	8/15/2024	<b>Start Showing Date</b>		<b>Exp Date</b>	11/30/2024	<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)

8/8/24

**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) 100 Curry St. Markle, IN 46770

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"/>		<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:	<input checked="" type="checkbox"/>			

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"/>		<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 <u>[Signature]</u>	Date (mm/dd/yy) <u>8/8/24</u>	Signature of Buyer <u>[Signature]</u>	Date (mm/dd/yy) <u>8/8/24</u>
Signature of Seller <u>Sarah Best</u>	Date (mm/dd/yy) <u>8/8/24</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)
----------------------------------	-----------------	----------------------------------	-----------------

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)	<input checked="" type="checkbox"/>			
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)

1100 Curry St. Markle, IN 46770

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2-3</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____		<input checked="" type="checkbox"/>	
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			<input checked="" type="checkbox"/>
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?			<input checked="" type="checkbox"/>
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
<b>E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:</b> (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?			<input checked="" type="checkbox"/>
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>		
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 8/5/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 8/8/24	Signature of Buyer	Date (mm/dd/yy)
<b>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.</b>			
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**

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0150008600

Printed 04/09/2024 Card No. 1 of 1

PARCEL NUMBER
35-07-01-100-008.600-015
Parent Parcel Number

Best, Brandon E
PO Box 542
Markle, IN 46770 USA
015-00086-00 ORIG PLAT LOT 132

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Value. Row: 09/12/2007, DOHRMAN, SCOTT A & JEANETTE M, \$72500

Property Address
160 CURRY ST
Neighborhood
3515510 MARKLE CORP

Property Class
510 Res 1 fam dwelling platted lot

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 008 Rock Creek
Corporation N
District 015 Markle Corp
Section & Plat 1
Routing Number 15F3-1-C29

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value. Rows for years 2018-2024.

Site Description

Topography: Level
Public Utilities: All

Street or Road: Paved, Sidewalk, Alley

Neighborhood: Static

Zoning: 1 FRONT LOT

Legal Acres: 0.0000

Admin Legal 0.0000

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

CY18: CYCLICAL REASSESSMENT 2018
CHANGED PART OF WDDK TO OFF, INCREASED EFF YR ON DWELL
APPLIED SV & LOWERED COND OF UTL TO F
3-31-2020 RESENT 20 P 21 FORM 11 TO PO BOX 542, MARKLE
CY22: CYCLICAL REASSESSMENT 2022

Supplemental Cards

MEASURED ACREAGE
FARMLAND COMPUTATIONS
Parcel Acreage
81 Legal Drain NV [-]
82 Public Roads NV [-]
83 UT Towers NV [-]
9 Homesite(s) [-]
91/92 Excess Acreage[-]
TOTAL ACRES FARMLAND
TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE 9000
Measured Acreage
Average True Tax Value/Acre
TRUE TAX VALUE FARMLAND
Classified Land Total
Homesite(s) Value (+)
Excess Acreage Value (+)
Supplemental Cards
TOTAL LAND VALUE 9000

**IMPROVEMENT DATA**

**PHYSICAL CHARACTERISTICS**

Occupancy: Single family  
 Story Height: 1.0  
 Finished Area: 1550  
 Attic: Finished  
 Basement: None

**ROOFING**

Material: Asphalt shingles

**FLOORING**

Sub and joists 1.0, A  
 Carpet 1.0, A

**EXTERIOR COVER**

Wood siding 1.0, A

**INTERIOR FINISH**

Drywall 1.0, A

**ACCOMMODATIONS**

Finished Rooms 6  
 Bedrooms 3

**HEATING AND AIR CONDITIONING**

Primary Heat: Central Warm Air  
 Lower Full Part  
 /Bsmt 1 Upper Upper  
 Central War 0 1094 0 456

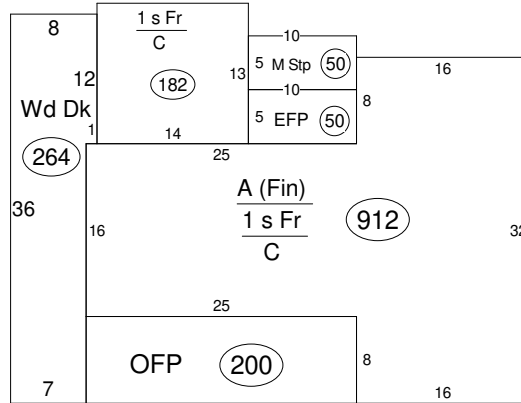
**PLUMBING**

#  
 3 Fixt. Baths 1 3  
 Kit Sink 1 1  
 Water Heat 1 1  
 TOTAL 5

**REMODELING AND MODERNIZATION**

Amount Date

02



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	1094	1.0	1094		84840
1 WOOD FRAME	912	Attic	456		6140
	1094	Crawl	----		6090

TOTAL BASE 97070

Row Type Adjustment 1.00%  
 SUB-TOTAL 97070

0 Interior Finish	5730
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	0
Heating	0
Air Condition	0
Frame/Siding/Roof	0
Plumbing Fixt: 5	0

Sub-TOTAL ONE UNIT 102800  
 SUB-TOTAL 0 UNITS 102800

Exterior Features Description	Value	Garages	Value
EFP	4900	0 Integral	0
MSTP	1800	0 Att Garage	0
OFF	7600	0 Att Carports	0
WDDK	4380	0 Bsmt Garage	0
Ext Features			18680

Sub-TOTAL 121480  
 Quality Class/Grade D+2

GRADE ADJUSTED VALUE 101680

(LCM: 93.00)

**SPECIAL FEATURES**

**SUMMARY OF IMPROVEMENTS**

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D DWELL	1.00	D			D+2		1900	1950	AV	0.00	N	0.00	2006	101680	50	0	180	100	91500
02 UTLSHED	0.00	1			D		1985	1985	F	0.00	N	0.00	8x 12	0	0	SV	0	100	200

Data Collector/Date

JB 06/22/2000

Appraiser/Date

AR 03/01/2002

Neighborhood

Neigh 3515510 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

91700

*...Generation after Generation*



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