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Property Services, LLC

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**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!**



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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 Lake Access to Lower Long Lake!

This property will be offered via an Online Only Auction on Tuesday, September 24, 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 \$10,000 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 25, 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 \$1641.16. 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 24, 2024

Bidding begins closing out at 6 pm!

3433 W. 200 N., Albion, IN 46701

York Township • Noble County

www.BidMetzger.com



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

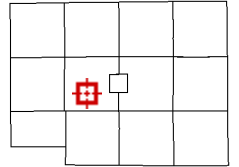
260-982-0238

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

WWW.METZGERAUCTION.COM



Overview




Legend

- Street Centerlines**
- - - US STATE
- - - STATE
- - - COUNTY
- - - COUNTY NONMAINTAINED
- - - MUNICIPAL
- - - ADJACENT COUNTY ROADS
- Hwy Shields**
- Land Hooks**
- Parcel Numbers (Assessor)**
- Parcels (Assessor)**
- Parcels (Surveyor)**
- Railroads**
- Corporate Limits**
- Township Boundaries**

Parcel ID	57-15-28-100-003.000-021	Alternate ID	015-100145-00	Owner Address	Tipsord Darrin W & Jennifer L 3433 W 200 N Albion, IN 46701
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
Property Address	3433 W 200 N ALBION	Acres	0.000		
District	57021 York Twp				
Brief Tax Description	Pheasant Cove Lots 3 & 3b <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/15/2024
Last Data Uploaded: 8/15/2024 4:56:39 AM

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202432251	3433 W 200 N	Albion	IN 46701	LP \$316,100
	Area Noble County	Parcel ID 57-15-28-100-003.000-021	Type Site-Built Home	Waterfront Yes
	Sub None	Cross Street	Bedrms 3	F Baths 2
	Township York	Style One and Half Story	REO No	H Baths 1
	School District CNC	Elem Albion	JrH Central Noble	SrH Central Noble
	Legal Description PHEASANT COVE LOT 3 & 3B			
	Directions From Hwy 33, head east on 200 N. Property is on the south side of the road.			
	Inside City N	City Zoning	County Zoning OTH	Zoning Description LR

Remarks 3 Bedroom Home with 2-Car Garage with Lake Access selling via Online Only Auction on Tuesday, September 24, 2024 -- Bidding begins closing out at 6 pm! This 3-bedroom, 2.5-bath home offers an ideal blend of comfort and modern living. The main level features a spacious master suite complete with an ensuite bathroom and a generous walk-in closet. The heart of the home boasts an updated open kitchen that flows seamlessly into the dining and living areas. Step outside to enjoy a large deck, ideal for al fresco dining or simply relaxing in the sun. Upstairs, you'll find 2 spacious bedrooms, a full bathroom, and a cozy landing room that can serve as a reading nook or play area. The basement adds even more value with a family room that's ready for your personal touch, along with ample unfinished space for storage or future expansion. Additional highlights include an on-demand water heater for efficiency, a convenient 2-car attached garage, and a storage shed for all your outdoor needs. This property has access to Lower Long Lake just a short walk away to a small

Agent Remarks Online Auction: Tues. 9.24.24 6pm Open House: Tues. 9.17.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$250-350k 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. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec Lot 33	Lot 0.5800	/ 25,047		/ 116X218.2		Lot Desc 0-2.9999, Lake				
Above Gd Fin SqFt 3,136	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 168	Ttl Below Gd SqFt 1,568	Ttl Fin SqFt 3,304	Year Built 1999					
Age 25	New Const No	Date Complete	Ext Vinyl	Bsmnt Full Basement, Partially Finished	# 6					
Room Dimensions		Baths	Full	Hal	Water CITY	Basement Material				
RM DIM	LV	B-Main 1	1	Well Type	Dryer Hookup Gas No	Fireplace	No			
LR 16 x 24		B-Upper 1	0	Sewer City	Dryer Hookup Elec No	Guest Qtrs	No			
DR x		B-Blw 0	0	Fuel / Gas, Forced Air	Dryer Hookup G/E No	Split Flrpln	No			
FR 16 x 24	B	Laundry Rm Main		Heating	Disposal Yes	Ceiling Fan	Yes			
KT 16 x 30		Laundry L/W x		Cooling Central Air	Water Soft-Owned Yes	Skylight	No			
BK x		AMENITIES 1st Bdrm En Suite, Ceiling Fan(s), Deck Open, Disposal, Main Level Bedroom Suite, Main Floor Laundry			Water Soft-Rented No	ADA Features	No			
DN x					Alarm Sys-Sec No	Fence				
1B 14 x 16					Alarm Sys-Rent No	Golf Course	No			
2B 16 x 20	U				Garden Tub No	Nr Wlkg Trails	No			
3B 16 x 20	U	Garage 2.0	/ Attached	/ 28 x 28 / 784.00	Jet Tub No	Garage Y/N	Yes			
4B x		Outbuilding 1 Shed		10 x 20	Pool No	Off Street Pk				
5B x		Outbuilding 2		x	Pool Type					
RR x		Assn Dues		Frequency Not Applicable	SALE INCLUDES Dishwasher, Refrigerator, Washer, Sump Pump, Water Heater Electric, Water Softener-Owned					
LF x		Other Fees								
EX 12 x 14	U	Restrictions								

Water Access LAKE	Wtr Name LowerLong	Water Frontage 20.00	Channel 0.00
Water Features		Water Type Lake	Lake Type Non Ski Lake
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 9/24/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only: bidmetzger.com	Excluded Party None
Annual Taxes \$1,641.16	Exemption Homestead, Supplemental	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 8/23/2024 **Start Showing Date** **Exp Date** 11/30/2024 **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** 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.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

8/13/24

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)

3343 W. 200 N. Albion, IN 46701

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				
Gas Grill	<input checked="" type="checkbox"/>			
Hood	<input checked="" type="checkbox"/>			
Microwave Oven	<input checked="" type="checkbox"/>			
Oven			<input checked="" type="checkbox"/>	
Range			<input checked="" type="checkbox"/>	
Refrigerator			<input checked="" type="checkbox"/>	
Room Air Conditioner(s)	<input checked="" type="checkbox"/>			
Trash Compactor	<input checked="" type="checkbox"/>			
TV Antenna / Dish	<input checked="" type="checkbox"/>			
Other:	<input checked="" type="checkbox"/>			

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"/>			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>			
Burglar Alarm	<input checked="" type="checkbox"/>			
Ceiling Fan(s)			<input checked="" type="checkbox"/>	
Garage Door Opener / Controls			<input checked="" type="checkbox"/>	
Inside Telephone Wiring and Blocks / Jacks	<input checked="" type="checkbox"/>			
Intercom	<input checked="" type="checkbox"/>			
Light Fixtures			<input checked="" type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>			
Smoke / Fire Alarm(s)	<input checked="" type="checkbox"/>			
Switches and Outlets			<input checked="" type="checkbox"/>	
Vent Fan(s)	<input checked="" type="checkbox"/>			
60 / 100 / 200 Amp Service (Circle one)			<input checked="" type="checkbox"/>	
Generator	<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"/>			

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)	8/13/24	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)		Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------

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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			<input checked="" type="checkbox"/>
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? _____			

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:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(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:		<input checked="" type="checkbox"/>	
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	Date (mm/dd/yy) 8/13/24	Signature of Buyer	Date (mm/dd/yy)
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Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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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**

57-15-28-100-003.000-021

TIPSORD DARRIN W & JENNIFE

3433 W 200 N

510, 1 Family Dwell - Platted Lot

York Twp Lower Long Lk O 1/2

General Information

Parcel Number
57-15-28-100-003.000-021

Local Parcel Number
15-100145-00

Tax ID:
15-100145-00

Routing Number
- - - - -

Ownership

TIPSORD DARRIN W & JENNIFER L
3433 W 200 N
ALBION, IN 46701

Legal

PHEASANT COVE LOT 3 & 3B

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/11/2020	TIPSORD DARRIN W	200300225	WD	/	\$210,000	V
06/18/2008	CROW LARRY J & DO	080600363	SP W	/	\$140,000	I
02/15/2008	BANK OF NEW YORK		SHR	0802/00343	\$145,800	I
08/17/2005	RAY KIMBERLY A		QC	0508/00579		I
05/10/1999	OSBURN DENNIS KI		WD	/		I

Notes

9/30/2022 : Cyclical 3-A: No change. JB

9/29/2021 : cyclical 2-D: No change. JB

8/12/2021 : 22-23 COMB NBHD 2150210 TO 2150201

6/8/2016 : 17-18 REASS CORRECTED LOT SIZE, HOUSE & SHEDS

10/20/2015 : 15-16 C/E DONE. BOAT SLIP NOT ADJ TO HSE. MADE LAND CAP 3

9/4/2012 : 12-13 ADDED WDDK'S AND SHED PER REASS.

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2024

Location Information

County
Noble

Township
YORK TOWNSHIP

District 021 (Local 015)
YORK TOWNSHIP

School Corp 6055
CENTRAL NOBLE COMMUNITY

Valuation Records (Work In Progress values are not certified values and are subject to change)

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj	Annual-Adj
04/08/2024	As Of Date	04/11/2024	04/07/2023	04/15/2022	04/14/2021	04/09/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$19,300	Land	\$19,300	\$18,600	\$17,300	\$15,400	\$13,000
\$17,600	Land Res (1)	\$17,600	\$17,000	\$15,800	\$14,100	\$11,900
\$1,700	Land Non Res (2)	\$1,700	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$1,600	\$1,500	\$1,300	\$1,100
\$296,800	Improvement	\$296,800	\$288,400	\$273,000	\$226,800	\$192,400
\$296,800	Imp Res (1)	\$296,800	\$286,700	\$271,300	\$225,300	\$190,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$1,700	\$1,700	\$1,500	\$1,700
\$316,100	Total	\$316,100	\$307,000	\$290,300	\$242,200	\$205,400
\$314,400	Total Res (1)	\$314,400	\$303,700	\$287,100	\$239,400	\$202,600
\$1,700	Total Non Res (2)	\$1,700	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$3,300	\$3,200	\$2,800	\$2,800

Neighborhood 2150201
York Twp Lower Long Lk OFF Water

Section/Plat
028

Location Address (1)
3433 W 200 N
ALBION, IN 46701

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Water, Sewer, Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Static

Printed Saturday, April 27, 2024

Review Group 2023

Data Source External Only

Collector 09/30/2022 JB

Appraiser 09/30/2022 JB

Land Computations

Calculated Acreage	0.58
Actual Frontage	117
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.58
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	0.58
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	\$17,600
CAP 2 Value	\$1,700
CAP 3 Value	\$0
Total Value	\$19,300

General Information

Occupancy Single-Family
Description SINGLE-FAMILY RES
Story Height 1 1/2
Style N/A
Finished Area 3304 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
Wood Deck	70	\$1,800
Wood Deck	160	\$2,900
Porch, Enclosed Frame	192	\$10,500
Wood Deck	120	\$2,500
Stoop, Masonry	28	\$1,500

Plumbing

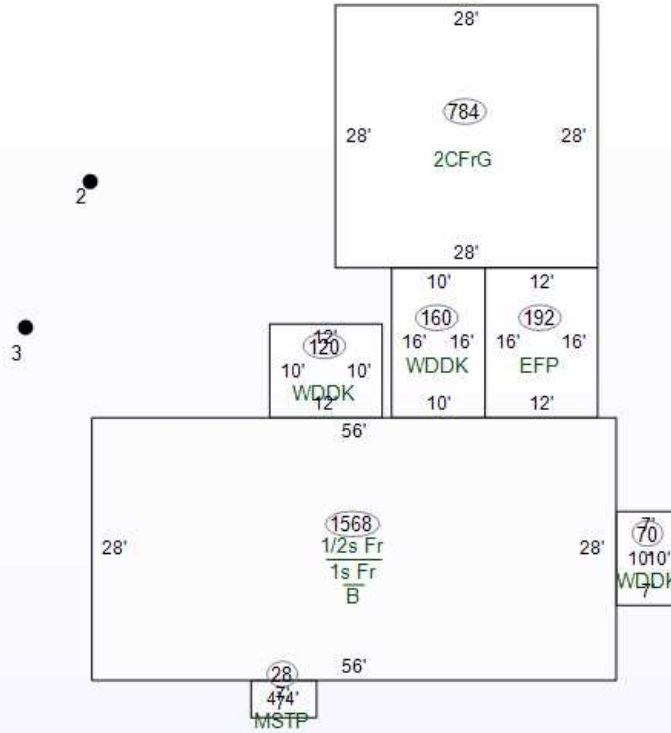
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
Specialty Plumbing		

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1568	1568	\$105,100	
2				
3				
4				
1/4				
1/2 1Fr	1568	1568	\$40,800	
3/4				
Attic				
Bsmt	1568	168	\$43,800	
Crawl				
Slab				

Total Base			\$189,700
Adjustments	1 Row Type Adj. x 1.00	\$189,700	
Unfin Int (-)		\$0	
Ex Liv Units (+)		\$0	
Rec Room (+)		\$0	
Loft (+)		\$0	
Fireplace (+)		\$0	
No Heating (-)		\$0	
A/C (+)	1:1568 1/2:1568	\$5,200	
No Elec (-)		\$0	
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600	
Spec Plumb (+)		\$0	
Elevator (+)		\$0	
Sub-Total, One Unit			\$200,500
Sub-Total, 1 Units			
Exterior Features (+)	\$19,200	\$219,700	
Garages (+) 784 sqft	\$22,800	\$242,500	
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.92
Replacement Cost			\$223,100

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 RESIDE	1 1/2	Wood Fr	C	1999	1999	25 A		0.92		4,704 sqft	\$223,100	22%	\$174,020	0%	100%	1.700	1.000	100.00	0.00	0.00	\$295,800
2: Utility Shed	1	SV	D	2009	2009	15 A		0.92		8'x8'		45%		50%	100%	1.000	1.000	100.00	0.00	0.00	\$300
3: UTILITY SHED	1		D	2000	2000	24 A	\$20.44	0.92	\$15.04	10'x20'	\$3,009	55%	\$1,350	50%	100%	1.000	1.000	100.00	0.00	0.00	\$700

...Generation after Generation



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