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

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# REAL ESTATE AUCTION TERMS

## *Ranch Home with 1-Car Attached Garage!*

This property will be offered via an Online Only Auction on Tuesday, September 17, 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 \$2,500 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 2.5% 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 18, 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 \$958.80. 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 17, 2024**

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

**322 S. McKinley St., Warsaw, IN 46580**

**Wayne Township • Kosciusko County**

**Auction Manager: John Burnau 574.376.5340**

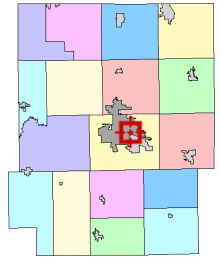
**[www.BidMetzger.com](http://www.BidMetzger.com)**



The image is a promotional banner for Metzger Property Services, LLC. It features a green and blue color scheme with a background image of a sunlit field. The logo includes a red star in a circle and the name 'Metzger' in a large, stylized font. Below the name, it says 'PROPERTY SERVICES, LLC' and 'CHAD METZGER CAL CAGA'. The tagline 'EXPANDING YOUR HORIZON... \_GENERATION AFTER GENERATION' is centered. On the right side, the phone number '260-982-0238' is displayed. At the bottom, there are two columns of services: '★ 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 printed at the bottom right.



**Overview**




**Legend**

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

<b>Parcel ID</b>	004-048-164	<b>Alternate ID</b>	004-719026-21	<b>Owner Address</b>	Custer Adam R & Marissa N
<b>Sec/Twp/Rng</b>	--	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		322 S McKinley St
<b>Property Address</b>	322 S MCKINLEY ST	<b>Acreage</b>	n/a		Warsaw, IN 46580
<b>District</b>	Warsaw				
<b>Brief Tax Description</b>	004-048-164 LOT 121 MOUNT MEMORIAL ADD <i>(Note: Not to be used on legal documents)</i>				

Date created: 8/19/2024  
Last Data Uploaded: 8/19/2024 3:42:57 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> 202432329	<b>322 S Mckinley Street</b>	<b>Warsaw</b>	<b>IN 46580</b>	<b>LP \$124,400</b>
	<b>Area</b> Kosciusko County	<b>Parcel ID</b> 43-11-09-200-967.000-032	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> Mount Memorial	<b>Cross Street</b>	<b>Bedrms</b> 2	<b>F Baths</b> 1
	<b>Township</b> Wayne	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 0
	<b>School District</b> WRS	<b>Elem</b> Lincoln	<b>JrH</b> Edgewood	<b>SrH</b> Warsaw
<b>Legal Description</b> 4-48-164 LOT 121 MOUNT MEMORIAL ADD				
<b>Directions</b> On the north side of Winona Lake, take Winona Rd to Argonne Rd. Head north, then turn west onto Hendricks. Property is on the				
<b>Inside City</b>	Y	<b>City Zoning</b> R2	<b>County Zoning</b>	<b>Zoning Description</b>

**Remarks** Ranch Home with 1-Car Attached Garage selling via Online Only Auction on Tuesday, September 17, 2024 -- Bidding begins closing out at 6 pm! This 2 bedroom, 1 bath ranch home is perfect for first-time buyers, downsizers, or savvy investors looking for a rental or flip opportunity. This residence features an inviting layout that maximizes space and functionality. The unfinished basement offers possibilities for customization, whether you envision a recreational area, additional storage, or even extra living space. Convenient 1-car attached garage. Located just minutes away from shopping, restaurants, and the picturesque Winona Lake, this home provides both comfort and accessibility. Open House: Tuesday, September 10th 5:30-6pm

**Agent Remarks** Online Auction: Tues. 9.17.24 6pm Open House: Tues. 9.10.24 5:30-6pm A 2.5% buyer's premium added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$120-180k 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.

<b>Sec</b> Lot 121	<b>Lot</b> 0.1800 / 7,920	<b>Lot Desc</b> 0-2.9999	<b>60X132</b>	<b>Year Built</b> 1943
<b>Above Gd Fin SqFt</b> 1,116	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 876	<b>Ttl Fin SqFt</b> 1,116
<b>Age</b> 81	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Vinyl	<b>Basmt</b> Crawl, Partial Basement
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>
<b>LR</b> 13 x 9	<b>B-Main</b> 1	<b>0</b>	<b>0</b>	<b>Well Type</b>
<b>DR</b> x	<b>B-Upper</b> 0	<b>0</b>	<b>0</b>	<b>Sewer</b> City
<b>FR</b> 16 x 20	<b>B-Blw</b> 0	<b>0</b>	<b>0</b>	<b>Fuel /</b> Gas, Hot Water
<b>KT</b> 10 x 11	<b>Laundry Rm</b> Main	<b>Heating</b>	<b>Cooling</b> Central Air	<b>Basement Material</b>
<b>BK</b> x	<b>Laundry L/W</b> x	<b>AMENITIES</b> Ceiling Fan(s), Disposal, Garage Door Opener, Porch Open, Tub/Shower Combination	<b>Water</b> CITY	<b>Dryer Hookup Gas</b> No
<b>DN</b> x				<b>Fireplace</b> No
<b>1B</b> 12 x 10				<b>Dryer Hookup Elec</b> No
<b>2B</b> 10 x 12				<b>Guest Qtrs</b> No
<b>3B</b> x	<b>Garage</b> 1.0 / Attached / 20 x 12 / 240.00			<b>Dryer Hookup G/E</b> No
<b>4B</b> x	<b>Outbuilding 1</b> None			<b>Split FlrPln</b> No
<b>5B</b> x	<b>Outbuilding 2</b>			<b>Disposal</b> Yes
<b>RR</b> x	<b>Assn Dues</b>	<b>Frequency</b> Not Applicable		<b>Ceiling Fan</b> Yes
<b>LF</b> x	<b>Other Fees</b>			<b>Skylight</b> No
<b>EX</b> x	<b>Restrictions</b>			<b>Water Soft-Owned</b> Yes
				<b>Water Soft-Rented</b> No
				<b>Alarm Sys-Sec</b> No
				<b>Alarm Sys-Rent</b> No
				<b>Fence</b>
				<b>Golf Course</b> No
				<b>Garden Tub</b> No
				<b>Nr Wlkg Trails</b> No
				<b>Jet Tub</b> No
				<b>Garage Y/N</b> Yes
				<b>Pool</b> No
				<b>Off Street Pk</b>
				<b>Pool Type</b>
				<b>SALE INCLUDES</b> Kitchen Exhaust Hood, Water Heater Gas, Water Softener-Owned

<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> 9/17/2024	<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> \$958.80	<b>Exemption</b> Homestead, Supplemental	<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> 8/23/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 12/30/2024	<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)  
7-25-2027

**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)  
322 So McKinley St Warsaw IN 46580

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher	X			
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood			X	
Microwave Oven	X			
Oven			X	
Range			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern				X
Septic Field / Bed	X			
Hot Tub	X			
Plumbing			X	
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener			X	
Well	X			
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain) <u>City Sewer</u>			X	
Swimming Pool & Pool Equipment	X			

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

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan				X
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace	X			
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
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 <u>[Signature]</u>	Date (mm/dd/yy) <u>7-24-24</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Norissa Custer</u>	Date (mm/dd/yy) <u>7-24-24</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)

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

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>1.5</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? _____			

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:			
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) <u>7-29-2024</u>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller <u>Marissa Guste</u>	Date (mm/dd/yy) <u>7-24-2024</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**  
PROPERTY SERVICES, LLC  
CHAD METZGER, CAI, CAGA

260-982-0238

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

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

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**Average Utilities**

	Company	Average Amount
Gas	NIPSCO	\$
Electric	NIPSCO	\$
Water	Warsaw City Water	\$
Other	& Sewer American Water	\$
HOA		\$

} 175<sup>00</sup>



# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to [bidmetzger.com](http://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](mailto:info@metzgerauction.com)**

43-11-09-200-967.000-032

CUSTER ADAM R & MARISSA N

322 S MCKINLEY ST

510, 1 Family Dwell - Platted Lot

WARSAW TOWN - E SIDE/ 1/2

General Information

Parcel Number 43-11-09-200-967.000-032
Local Parcel Number 0471902621

Tax ID:

Routing Number 004-048-164

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Kosciusko

Township WAYNE

District 032 (Local 032 )
WARSAW CITY-WAYNE TOWNSH

School Corp 4415
WARSAW COMMUNITY

Neighborhood 404100-032
WARSAW TOWN - E SIDE

Section/Plat 9-32-6

Location Address (1)
322 S MCKINLEY ST
WARSAW, IN 46580

Zoning R-2 RESIDENCE DISTRICT (WAR

Subdivision Mount Memorial Add to Winona Par

Lot 121

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2024

Ownership

CUSTER ADAM R & MARISSA N
322 S MCKINLEY ST
WARSAW, IN 46580

Legal

4-48-164
LOT 121 MOUNT MEMORIAL ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/03/2013 to 09/09/1976.

Notes

9/27/2023 REA: 2024 ADJUSTED THE EFF YR OF HOUSE TO 1970 FOR REASSESSMENT.
10/25/2012 MEM: 2012 MAILING ADDRESS CHANGE PER DATA UPDATE

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 detailed valuation breakdown.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 66' X 132', CI 66' X 132')

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

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.18), Actual Frontage (60), Total Acres Farmland (0.00), and Total Value (\$19,400).

Data Source N/A

Collector

Appraiser

Total Value \$19,400

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	11 1 story older
<b>Finished Area</b>	1116 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input 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**

<b>Description</b>	<b>Area</b>	<b>Value</b>
Stoop, Masonry	48	\$1,800

**Plumbing**

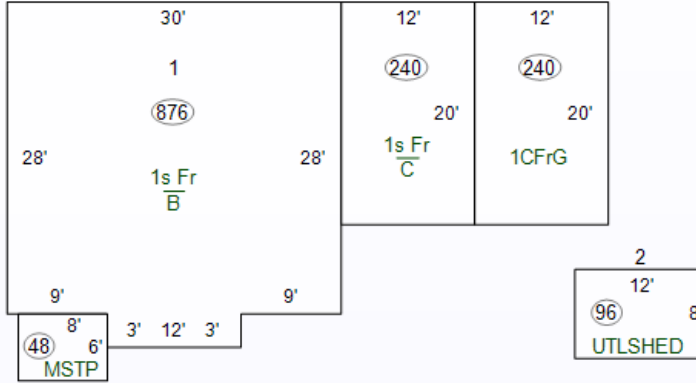
	<b>#</b>	<b>TF</b>
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

<b>Description</b>	<b>Count</b>	<b>Value</b>
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**Cost Ladder**

<b>Floor Constr</b>	<b>Base</b>	<b>Finish</b>	<b>Value</b>	<b>Totals</b>
1 1Fr	1116	1116	\$86,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	876	0	\$24,600	
Crawl	240	0	\$3,300	
Slab				

**Total Base** \$114,200

**Adjustments** 1 Row Type Adj. x 1.00 \$114,200

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:750	\$6,500
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1116	\$3,100
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 (+) 240 sqft	\$9,900	\$135,500
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$105,961</b>

**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 R 01	1	Wood Fr	D+1	1943	1970	54	A		0.92		1,992 sqft	\$105,961	45%	\$58,280	0%	100%	1.780	1.000	100.00	0.00	0.00	\$103,700
2: Utility Shed	1		C	1978	1978	46	A	\$23.66	0.92	\$21.77	8'x12'	\$2,090	65%	\$730	0%	100%	1.780	1.000	100.00	0.00	0.00	\$1,300

*...Generation after Generation*



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