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101 S. RIVER RD.  
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# REAL ESTATE AUCTION TERMS

## *2 Bedroom Home with 2-Car Detached Garage!*

This property will be offered via an Online Only Auction on Wednesday, October 2, 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 November 8, 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 \$1228.00. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available upon request.

**Online Auction: Wednesday, October 2, 2024**

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

**1725 S. Buckeye St., Kokomo, IN 46902**

**Center Township • Howard County**

**Auction Manager: Tim Pitts 317.714.0432**

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

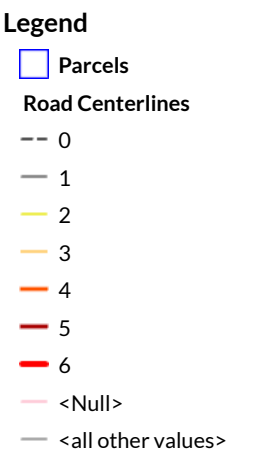
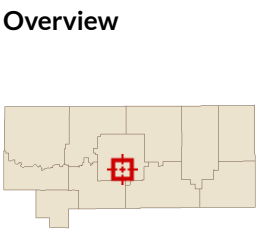
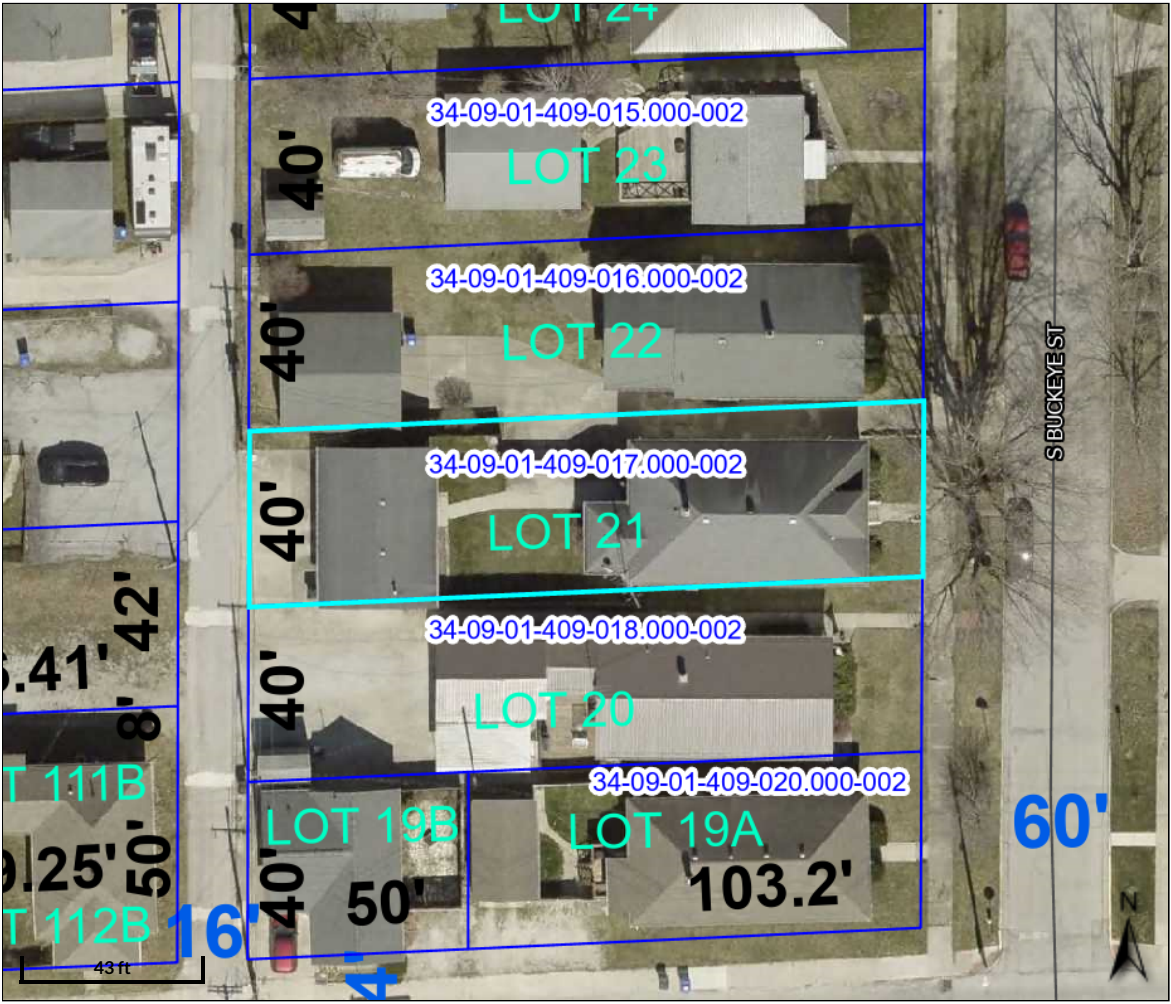


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<b>Parcel ID</b>	34-09-01-409-017.000-002	<b>Alternate ID</b>	1036539	<b>Owner Address</b>	Roach, Ronnie L & Paulette H&W 1725 S Buckeye St Kokomo, IN 46902
<b>Sec/Twp/Rng</b>	01-23-03	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	1725 S Buckeye St Kokomo	<b>Acreage</b>	0.141		
<b>District</b>	Kokomo City - Center Township				
<b>Brief Tax Description</b>	AVONDALE ADDN LOT 21				
	(Note: Not to be used on legal documents)				

Date created: 8/15/2024  
 Last Data Uploaded: 8/15/2024 7:25:22 AM

Developed by  **Schneider**  
 GEOSPATIAL

Property Type RESIDENTIAL Status Active CDO 0 DOM 0 Auction Yes

MLS # 202434387 1725 S Buckeye Street Kokomo IN 46902 LP \$142,200



**Area** Howard County **Parcel ID** 34-09-01-409-017.000-002 **Type** Site-Built Home **Waterfront** No  
**Sub** Avondale **Cross Street** **Bedrms** 2 **F Baths** 2 **H Baths** 0  
**Township** Center **Style** One Story **REO** No **Short Sale** No  
**School District** KOKOM **Elem** Bon Air **JrH** Central **SrH** Kokomo

**Legal Description** AVONDALE ADDN LOT 21

**Directions** Turn east onto Wheeler St. from Washington St. Turn south on Buckeye St. Property is on the west side of the street.

**Inside City** **City Zoning** **County Zoning** **Zoning Description**

**Remarks** 2 Bedroom Home with 2-Car Detached Garage selling via Online Only Auction on Wednesday, October 2, 2024 -- Bidding begins closing out at 6pm! This charming 2-bedroom, 2-bath home is brimming with character. As you step inside, you're greeted by a warm and inviting living room adorned with stained glass windows that opens into the dining room, creating an ideal space for entertaining. The spacious kitchen offers ample room for meal prep, while natural woodwork and hardwood floors flow throughout the home, adding to its timeless appeal. The main floor features 2 comfortable bedrooms, a versatile den that could easily serve as a third bedroom, and a well-appointed bathroom. Venture down to the partially finished basement, where you'll find a large recreational room ideal for relaxation and leisure, along with a second full bathroom and convenient laundry hookups. Recent updates include a new HVAC system, just 2 years old, and a newer roof, ensuring peace of mind for years to come. Outside, a 2-car detached garage provides plenty of storage, and

**Agent Remarks** Online Auction: Wed. 10.2.24 6pm Open House: Thurs. 9.26.24 5:30-6pm List Price is based on County Assessment, Auction Estimate is \$120-160k 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 21	Lot	0.1400 / 6,142 / 40X153	Lot Desc	Level, 0-2.9999							
<b>Above Gd Fin SqFt</b>	1,296	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	0	<b>Ttl Below Gd SqFt</b>	1,176	<b>Ttl Fin SqFt</b>	1,296	<b>Year Built</b>	1923	
<b>Age</b>	101	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Block, Vinyl	<b>Bsmnt</b>	Full Basement, Partially Finished, Outside	<b>#</b>	4	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	<b>CITY</b>		<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>	15 x 15	M	<b>B-Upper</b>	0	0	<b>Sewer</b>		City	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
<b>DR</b>	15 x 14	M	<b>B-Blw</b>	1	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>	Baseme	<b>Heating</b>			<b>Disposal</b>	No	<b>Ceiling Fan</b>	Yes	
<b>KT</b>	15 x 12	M	<b>Laundry L/W</b>	15 x 8	<b>Cooling</b>		Central Air	<b>Water Soft-Owned</b>	Yes	<b>Skylight</b>	No	
<b>BK</b>	x		<b>AMENITIES</b>		Built-In Bookcase, Ceiling-9+, Ceiling Fan(s), Closet(s) Walk-in, Countertops-Laminate, Garage Door Opener, Landscaped, Laundry-Chute, Natural Woodwork,		<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No		
<b>DN</b>	11 x 10	M										
<b>1B</b>	12 x 12	M										
<b>2B</b>	12 x 12	M										
<b>3B</b>	x		<b>Garage</b>	2.0 / Detached / 34 x 24 / 816.00								
<b>4B</b>	x		<b>Outbuilding 1</b>	None	x		<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>	26 x 19	B	<b>Assn Dues</b>		<b>Frequency</b>		Not Applicable	<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Washer, Dryer-Electric, Kitchen Exhaust Hood, Oven-Gas, Water Heater Gas, Water Softener -Owned				
<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 & Tim Pitts	<b>Lic #</b> AC31300015	<b>Auction Date</b> 10/2/2024	<b>Time</b> 6 pm
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Location</b> Online Only: bidmetzger.com	<b>Excluded Party</b> None
<b>Annual Taxes</b> \$1,228.00	<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> Timothy Pitts - Cell: 317-714-0432		
<b>Agent E-mail</b> tpitts5467@hotmail.com	<b>List Agent - User Code</b> UP388055047	<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> 9/6/2024	<b>Start Showing Date</b>	<b>Exp Date</b> 12/31/2024	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Seller Concessions Offer Y/N</b>	<b>Seller Concession Amount \$</b>		
<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.

# 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)**

General Information

Parcel Number 34-09-01-409-017.000-002
Local Parcel Number

Ownership

Roach, Ronnie L & Paulette H&W
1725 S Buckeye St
Kokomo, IN 46902

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 05/03/1999 and 01/01/1900.

Notes

Tax ID:

Legal

AVONDALE ADDN LOT 21

Routing Number 09-01-400-261

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2024

Location Information

County Howard
Township CENTER TOWNSHIP
District 002 (Local 002 )
KOKOMO CITY - CENTER TOWNS
School Corp 3500
KOKOMO-CENTER TOWNSHIP C
Neighborhood 117506-002
Additions X
Section/Plat 1
Location Address (1)
1725 S Buckeye St
Kokomo, IN 46902

Valuation Records

Table with columns: Assessment Year (2024-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-rows for Land Res (1), Land Non Res (2), Land Non Res (3), Imp Res (1), Imp Non Res (2), Imp Non Res (3).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 50' X 150', CI 0' X 0')

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.

Zoning

Subdivision

Lot

Market Model 117506

Characteristics

Topography Level, High
Public Utilities All
Streets or Roads Paved, Sidewalk
Neighborhood Life Cycle Stage Other

Printed Saturday, May 4, 2024

Review Group 2024

Data Source Estimated

Collector 08/09/2023 TB

Appraiser

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$16,000.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 11 - 1 Story / Unfin Att  
**Finished Area** 1296 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
Porch, Open Frame	224	\$8,300
Patio, Concrete	283	\$1,500

**Plumbing**

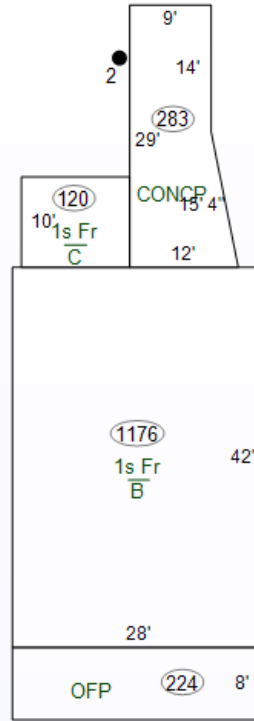
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1296	1296	\$94,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1176	0	\$29,500	
Crawl	120	0	\$2,700	
Slab				

**Total Base** \$126,700

**Adjustments 1 Row Type Adj. x 1.00** \$126,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1296	\$3,300
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$132,400

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,800	\$142,200
Garages (+) 0 sqft	\$0	\$142,200
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.87

**Replacement Cost** \$129,900

**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	C+1	1923	1923	101 G		0.87		2,472 sqft	\$129,900	40%	\$77,940	0%	100%	1.000	1.430	100.00	0.00	0.00	\$111,500
2: Detached Garage R 01	1	Wood Fr	C	1990	1990	34 A	\$27.92	0.87	\$24.29	34'x24'	\$19,821	26%	\$14,670	0%	100%	1.000	1.000	100.00	0.00	0.00	\$14,700



*...Generation after Generation*



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