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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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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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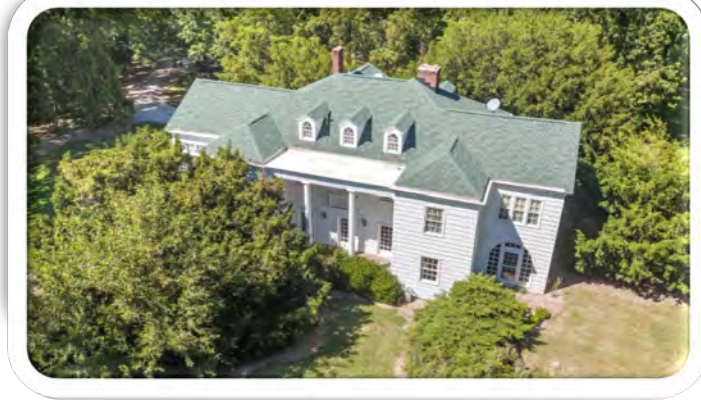
260-982-0238

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

WWW.METZGERAUCTION.COM

Magnificent Georgian Manor on 7.53+/- Acres!

Selling via Online Auction on Thursday, October 3, 2024, at 6 pm



One-of-a-kind Historic Georgian Country Manor, custom built in the 1920s, is situated on a wooded 7.5-acre lot. Spanning over 6,800 square feet, the residence features 6 spacious bedrooms and 6 bathrooms (4 full and 2 half). The inviting ambiance is highlighted by 3 wood-burning fireplaces and the original oak flooring that flows seamlessly throughout the home. Upon entering through the grand porte-cochere, you are greeted by a large foyer showcasing a stunning curved grand staircase. A cozy library/office with the original built-in bookcases is just off the foyer.

The kitchen boasts Grabill cabinets, granite countertops, newer modern appliances, and a walk-in pantry. There is also an additional butler's pantry with an enamel sink & the original built-in cabinetry. The butler's pantry leads to the formal dining room complete with beamed ceilings, brick fireplace, & original hardwood flooring that you will see continue throughout the home. French doors lead to the living room that captivates with its hand-hewn beams, large fieldstone fireplace, and charming music alcove. A red quarry tile floored solarium has picturesque, rounded windows. A half bath & oak paneled den with a brick fireplace & inglenook round out the first floor.


The second floor, accessed from the foyer or secondary staircase near the kitchen, hosts 4 bedrooms, 3 full baths, and a laundry/sewing room. The master suite is a true retreat, featuring his and her dressing rooms with dual custom closets with built-ins, Summer Sleeping Porch, Private Hallway, Master Bedroom & Full Bath. The East End features two adjoining bedrooms connected by dressing rooms. The 4th Bedroom is in the center & overlooks the front yard. There are two more full baths & a laundry room on this floor.

The third floor offers 2 additional bedrooms, a full bath with clawfoot tub, and multiple storage areas including built-ins & a large walk-in cedar closet. At the opposite end, the large basement boasts 7 rooms, mechanicals, half bath, storage rooms, outside stairwell access & has poured concrete walls.

Outside, a 3-car detached garage has electricity, plumbing, work rooms & a root cellar. Behind the garage sits the original smokehouse. There are multiple entertainment areas outside including a covered porch off the main floor for easy in & out flow. The secluded setting also contains mature walnut trees, circular driveway & yard space. Multiple updates have been completed including a New 50-year roof in 2019, integrated gutters were re-lined with silicone in 2022, Well in 2015, & 2 high efficiency natural gas furnaces with central air in 2023 & approximately 2010.

On the market for only the 3rd time in the last 100+ years, this magnificent estate harmoniously blends historical grandeur with modern comforts, making it a rare find in today's market. Great location east of Huntington, minutes from Roanoke & 25 minutes from downtown Fort Wayne. Don't miss your opportunity to own this beautiful piece of architectural history!

Open Houses: Wednesday, September 25th 5:30-6:30pm & Sunday, September 29th 1-2pm

Property Type RESIDENTIAL	Status Active	CDO 0	DOM 0	Auction Yes
MLS # 202434720	751 E Lamont Road	Huntington	IN 46750	LP \$475,900
	Area Huntington County	Parcel ID 35-06-07-100-014.600-018	Type Site-Built Home	Waterfront No
	Sub None	Cross Street	Bedrms 6	F Baths 4
	Township Union	Style Multi-Story (3+)	REO No	H Baths 2
	School District HCS	Elem Roanoke	JrH Crestview	Short Sale No
Legal Description 010-00146-00 MYRTLE B CORNELL SUB LOT 1 7.528A				
Directions From Hwy 24, head north on Old Fort Wayne. Then west on Lamont Rd. Property is on the south side.				
Inside City N	City Zoning	County Zoning OTH	Zoning Description SR - Suburban Residential	

Remarks Magnificent, Georgian Manor Selling at Auction on Oct. 3rd Bidding begins closing at 6 pm! One-of-a-kind home, situated on 7.5 Ac. secluded wooded lot. Spanning over 6,800 sq. ft., this home feat. 6 bedrooms, 4 Full Baths & 2 Half Baths. The inviting ambiance is highlighted by 3 wood-burning fireplaces, orig. oak flooring, hand hewn beamed ceilings, crown molding, custom built-ins & 3-car detached garage. The kitchen boasts Grabill cabinets, granite countertops, modern appliances, & walk-in pantry. Butler's pantry with enamel sink & built-ins leads you to the dining room, complete with fireplace. French Doors take you to the Liv. Room with fieldstone fireplace & on to the charming Solarium. 1st floor also has a cozy library & a den with fireplace. The 2nd Floor hosts 4 bdrsm, inc. the master suite, 3 baths & laundry room. 3rd floor offers 2 bdrms & full ba. w/ multiple storage areas. This estate harmoniously blends historical grandeur with modern comforts, making it a rare find. 8 mins from Roanoke & 20 mins from Fort Wayne, don't miss your opportunity to own this beautiful

Agent Remarks Full Property Details & Terms in Info Packet Online Auction: Thurs. 10.3 - 6pm Open Houses: Wed. 9.25, 5:30-6:30pm & Sun. 9.29, 1-2pm List Price is based on County Assessment, Auction Estimate is \$400,000-\$600,000. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec Lot 1	Lot 7.5300	/ 328,007 / 725x515		Lot Desc Partially Wooded, 6-9.999, Wooded
Above Gd Fin SqFt 6,864	Above Gd Unfin SqFt 0	Below Gd Fin SqFt 0	Ttl Below Gd SqFt 2,186	Ttl Fin SqFt 6,864
Age 104	New Const No	Date Complete	Ext Wood	Bsmnt Full Basement, Unfinished, Outside Entrance
Room Dimensions		Baths Full Hal	Water WELL	Basement Material Poured Concrete
RM DIM LV	B-Main 0 1	Well Type Private	Dryer Hookup Gas No	Fireplace Yes
LR 27 x 16 M	B-Upper 4 0	Sewer Septic	Dryer Hookup Elec Yes	Guest Qtrs No
DR 17 x 16 M	B-Blw 0 1	Fuel / Gas, Forced Air	Dryer Hookup G/E No	Split FlrPln Yes
FR x	Laundry Rm Upper	Heating	Disposal Yes	Ceiling Fan No
KT 12 x 16 M	Laundry L/W 12 x 8	Cooling Central Air	Water Soft-Owned No	Skylight No
BK x	AMENITIES Attic Storage, Attic-Walk-up, Built-In Bookcase, Ceiling-9+, Ceilings-Beamed, Closet(s) Cedar, Closet(s) Walk-in, Countertops-Stone, Crown Molding, Disposal, Dryer Hook		Water Soft-Rented Yes	ADA Features No
DN 12 x 16 M			Alarm Sys-Sec No	Fence
1B 42 x 20 U			Alarm Sys-Rent No	Golf Course No
2B 16 x 16 U			Garden Tub Yes	Nr Wlkg Trails No
3B 16 x 16 U	Garage 3.0 / Detached / 26 x 48 / 1,248.0		Jet Tub No	Garage Y/N Yes
4B 16 x 16 U	Outbuilding 1 Shed 12 x 10		Pool No	Off Street Pk Yes
5B 10 x 12 U	Outbuilding 2 x		Pool Type	
RR x	Assn Dues	Frequency Not Applicable	SALE INCLUDES Dishwasher, Microwave, Oven-Electric, Range -Electric, Water Heater Gas, Water Softener-Rented	
LF x	Other Fees		FIREPLACE Den, Dining Rm, Living/Great Rm, Wood Burning, Three	
EX 8 x 12 M	Restrictions			

Water Access	Wtr Name	Water Frontage	Channel
Water Features		Water Type	Lake Type
Auctioneer Name Chad Metzger	Lic # AC31300015	Auction Date 10/3/2024	Time 6 pm
Financing: Existing	Proposed	Location Online Only:	Excluded Party None
Annual Taxes \$4,048.38	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 9/9/2024	Start Showing Date	Exp Date 11/30/2024	Owner/Seller a Real Estate Licensee No
Seller Concessions Offer Y/N	Seller Concession Amount \$		Agent/Owner Related No
Contract Type Exclusive Right to Sell			Special List Cond. None
Virtual Tours:	Lockbox Type Mechanical/Combo	Lockbox Location front door under	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 Tiffany Reimer - Cell: 260-571-7910	/	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.

REAL ESTATE AUCTION TERMS

751 E. Lamont Rd., Huntington, IN 46750
Union Township • Huntington County

Magnificent Georgian Manor on 7.53+/- Acres!

This property will be offered via an Online Only Auction on Thursday, October 3, 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 Seller. 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 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 \$4,048.38. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available upon request.

Online Auction: Thursday, October 3, 2024 - Bidding begins closing at 6 pm!

Open Houses: Wednesday, September 25th 5:30-6:30pm & Sunday, September 29th 1-2pm



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 sun rising over a field. The logo includes a red star in a yellow circle next to the name 'Metzger' in a large, bold, serif font. Below the name, it says 'PROPERTY SERVICES, LLC' and 'CHAD METZGER CAL, CAGA'. The tagline 'EXPANDING YOUR HORIZON... GENERATION AFTER GENERATION' is written in a smaller font. The phone number '260-982-0238' is prominently displayed in the upper right. At the bottom, there is a list of services: '★ FARMLAND AUCTIONS', '★ ANTIQUE APPRAISALS', '★ FARM SALES', '★ PERSONAL PROPERTY AUCTIONS', and '★ REAL ESTATE APPRAISALS', '★ REAL ESTATE SALES'. The website 'www.METZGERAUCTION.COM' is also listed.

www.BidMetzger.com

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

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Average Utilities & Notes

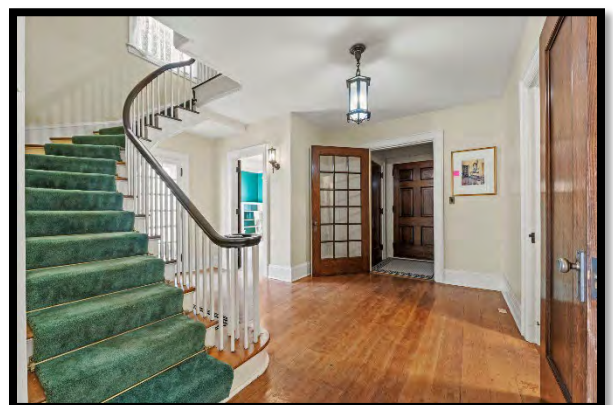
Utility	Company	Average Amount
Gas	Natural Gas, Centerpoint for Heat & Hot Water	\$167 / mo. on budget
Electric	Duke	\$160/month
Water	New Well in 2015, well head on Southeast Corner of Home	
Septic/Sewer	Septic, to west of house, tank outside of circle drive	
HOA	None	
Internet	High-Speed Fiber Optic Internet, TWN Communications	
Driveway	<p>Shared with permanent easements in place on both sides.</p> <p>Home to the east has a verbal agreement that they take care of all grass on that side of the drive with the seller taking care of the yard up to the drive.</p> <p>There is no written maintenance agreement with either party</p>	
Other:	<p>HVAC: Two Zoned Furnaces, one new in approx. 2010, the other in 2023, includes central air</p> <p>New Roof with 50 year Shingles in 2019 with integrated gutters.</p> <p>New Silicone Lining added to built-in gutters in 2022</p> <p>Newer Gas Water Heater, the Softener is rented</p> <p>Brand New Kitchen Range, Newer Dishwasher & Microwave</p> <p>Wood Elevator is still in home, but is no longer hooked up.</p> <p>In Garage, they don't believe the pump is still hooked up</p>	

Magnificent Georgian Manor on 7.53+/- Acres!

Selling via Online Auction on Thursday, October 3, 2024, at 6 pm



This Georgian County Estate named "Hillair" was custom built in the 1920's by prominent Huntington businessman Paul Taylor as a wedding gift for his wife. Rare opportunity, as this property has only been on the market twice in the last 100 years! The original blueprints of the home are included with the property and with original features such as tin ceilings, hand hewn beams, hardwood floors, 3 fireplaces & fantastic architecture, this is a one in a lifetime chance to add your story to this beautiful piece of historic property!



Open Houses: Wednesday, September 25th 5:30-6:30pm & Sunday, September 29th 1-2pm

Magnificent Georgian Manor on 7.53[±] Acres!

751 E. Lamont Rd., Huntington, IN 46750



• Main Level & Exterior Property Info:

- 6,800+ sq. ft. Historic Home
- 6 bedrooms, 4 Full baths, 2 Half Baths
- 3 Wood Fireplaces
- Hand-Hewn Ceiling Beams
- Original Oak Hardwood Flooring
- Butler's Pantry with original cabinetry & sink
- Gorgeous Solarium
- Library with built-in bookcases & shelves
- Den features cozy fireplace & paneling
- Original Cypress Wood Siding
- 3-Car Detached Garage with storage rooms, electricity, plumbing, & root cellar
- Original Smokehouse
- Circular Driveway with Porte-Cochere for covered entry
- Outdoor Entertaining Areas
- Ample Privacy & Seclusion
- Mature Walnut Trees



*Picturesque Wooded Setting only Minutes from
Fort Wayne & Roanoke!*

Magnificent Georgian Manor on 7.53⁺ Acres!

751 E. Lamont Rd., Huntington, IN 46750



- **Second Floor:**

- 4 Bedrooms, 3 Full Baths & Laundry Room
- On the West End you will find the Master Suite
 - Private Hallway
 - Master Bedroom
 - Summer Sleeping Porch
 - Two Dressing Rooms with Custom Built-Ins
 - Full Bathroom
- At the East End, you will find Adjoining Bedrooms
 - 2 Large Bedrooms
 - Connected by adjoining Dressing Rooms
- The fourth Bedroom is in the center, overlooks front yard
- 2 Additional Full Baths in Hallway
- Laundry Room with Wood Floors
 - conveniently in the center
 - could be utilized as a sewing room



Magnificent Georgian Manor on 7.53+/- Acres!

751 E. Lamont Rd., Huntington, IN 46750



- **3rd Floor & Basement:**
- 3rd Floor was originally staff quarters
 - 2 Bedrooms & Full Bath
 - Storage & Living Area
 - Large Walk-In Cedar Closet with Built-Ins
 - Storage over the Eavestroughs
- 2000+ SF Basement has 8' ceilings & outside access
 - 7 Rooms & a Half Bath
 - 8' Tall Ceilings, Poured Concrete Walls
 - Original Laundry Room
 - Mechanical Rooms
 - Storage Rooms
 - Outside Stairwell Access
 - Original Tin Ceilings





SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7/7/24

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)

751 E LAMONT ROAD HUNTINGTON IN 46750

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:				

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)				
Generator	X			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

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	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 NEW 2015			X	
Septic & Holding Tank/Septic Mound				
Geothermal and Heat Pump	X			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?			X
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

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				
Solar House-Heating				
Woodburning Stove				
Fireplace			X	
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

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)	7/2/24	Signature of Buyer		Date (mm/dd/yy)	
Signature of Seller		Date (mm/dd/yy)		Signature of Buyer		Date (mm/dd/yy)	

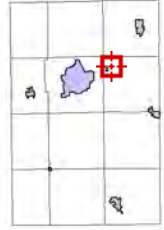
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

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

2. ROOF				YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES				YES	NO	DO NOT KNOW		
Age, if known: <u>5</u> Years.					X		Do structures have aluminum wiring?						X		
Does the roof leak?					X		Are there any foundation problems with the structures?						X		
Is there present damage to the roof?					X		Are there any encroachments?						X		
Is there more than one layer of shingles on the house?					X		Are there any violations of zoning, building codes, or restrictive covenants?						X		
If yes, how many layers? _____							Is the present use a non-conforming use? Explain:						X		
3. HAZARDOUS CONDITIONS				YES	NO	DO NOT KNOW									
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?					X										
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?					X										
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?					X										
Explain:								Is the access to your property via a private road?					X		
								Is the access to your property via a public road?				X			
								Is the access to your property via an easement?					X		
								Have you received any notices by any governmental or quasi-governmental agencies affecting this property?					X		
								Are there any structural problems with the building?					X		
								Have any substantial additions or alterations been made without a required building permit?					X		
								Are there moisture and/or water problems in the basement, crawl space area, or any other area?					X		
								Is there any damage due to wind, flood, termites or rodents?					X		
								Have any structures been treated for wood destroying insects?					X		
								Are the furnace/woodstove/chimney/flue all in working order?				X			
								Is the property in a flood plain?					X		
								Do you currently pay flood insurance?					X		
								Does the property contain underground storage tank(s)?					X		
								Is the homeowner a licensed real estate salesperson or broker?					X		
								Is there any threatened or existing litigation regarding the property?					X		
								Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?					X		
								Is the property located within one (1) mile of an airport?					X		
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)															
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>7/1/24</u>				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)			



Overview



Legend

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

Parcel ID 35-06-07-100-014.600-018	Alternate ID 0100014600	Owner Address Bowers, Virginia S
Sec/Twp/Rng 7	Class Res 1 fam unplatted 0-9.99 ac	751 E Lamont Rd
Property Address 751 E LAMONT RD HUNTINGTON	Acreage 7.528	Huntington, IN 46750-9679
District 018 UNION TWP		
Brief Tax Description 010-00146-00 MYRTLE B CORNELL SUB LOT 1 7.528A		
	(Note: Not to be used on legal documents)	

Date created: 6/10/2024
Last Data Uploaded: 6/8/2024 12:14:41 AM

ROBROCK CONSTRUCTION, LLC

August 19, 2024

Robrock Construction, LLC
Brad Robrock
2087 E 600 N
Huntington, IN 46750

To whom it may concern,

Upon inspection of the property at 751 East Lamont Rd. a new roof was installed in 2019 using Owens Corning 50 year shingles. The roof appears to be damage free and watertight. The inside of the exterior walls of the house do have evidence of water infiltration and plaster damage. However, causation is determined to be faulty integral gutters on the main portion of the house. The water infiltration of the gutters was resolved in 2022 by re-coating the integral gutters with silicone. After the professional silicone application was performed, no reports or evidence of water infiltration occurred. Water damage on the inside of the house was inspected and are dry and mold free.

Sincerely,



Brad E. Robrock



Lead-Based Paint & Lead-Based Paint Hazards Disclosure of Information

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure (initially)

Initial: LB

Check below which best applies:

- I. Presence of lead-based paint and or lead-based hazards:
 _____ Known lead-based paint and/or lead-based paint hazards are present in the housing.
 Explain: _____
- Seller has no knowledge of lead-based paint or lead-based paint hazards in the housing
- II. Reports & Records available to the seller
 _____ Seller has provided the purchaser with all available records & reports pertaining to lead-based paint and/or lead-based paint hazards. Please list below
 List: _____
- Seller has no reports or records pertaining to lead-based paint & hazards in the housing.

Purchaser's Acknowledgement (initial)

Initial: _____

- III. Purchaser has received copies of all information listed above
- IV. Purchaser has received the pamphlet "Protect Your Family from Lead in Your Home"
- V. Purchaser has: (check which applies)
 _____ Received a 10-day opportunity, or mutually agreed upon time period, to conduct a risk assessment or inspection for the presence of lead-based paint &/or hazards or have
 _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint &/or lead-based paint hazards

Agent's Acknowledgment (initial)

CAM Agent has informed the seller of the seller's obligation under 42 U.S.C. 4852(d) and is aware of his or her responsibility to ensure compliance.

Certification of Accuracy

The following parties have reviewed the information above and certify to the best of their knowledge that the information provided is true and accurate.

[Signature] POA 7/2/24
Seller's Signature Date

Seller's Signature Date

[Signature] 7/2/24
Agent's Signature Date

Agent's Signature Date

Purchaser's Signature Date

Purchaser's Signature Date



Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC and Chad Metzger represent,
(MPS, LLC Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

[Signature] 7/2/24
Owner Date

_____ 7/2/24
Owner Date

Owner Date

Owner Date

Purchaser Date

Purchaser Date

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 0100014600

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

PARCEL NUMBER
35-06-07-100-014.600-018
Parent Parcel Number

Bowers, Virginia S
751 E LaMont RD
Huntington, IN 46750 USA
010-00146-00 MYRTLE B CORNELL SUB LOT 1 7.528A

TRANSFER OF OWNERSHIP

Table with columns: Date, Name, Amount. Row: 07/10/2003, BOWERS, JAMES W & VIRGINIA S, \$0

Property Address
751 E LAMONT RD

Neighborhood
3518520 UNION TWP 1979 & OLDER

Property Class
511 Res 1 fam unplatted 0-9.99 ac

RESIDENTIAL

TAXING DISTRICT INFORMATION

Jurisdiction 35 Huntington
Area 010 Union
Corporation N
District 018 Union
Section & Plat 7
Routing Number 10F7-1-C3

Table with columns: Assessment Year, Reason for Change, VALUATION, Appraised Value, True Tax Value, Homestead Allocations, Residential. Rows for years 2019-2024.

Site Description

Topography:
Level, Low

Public Utilities:
Electric

Street or Road:
Paved

Neighborhood:
Static

Zoning:
1 PUBLIC ROAD/ROW
Legal Acres:
7.5280
Admin Legal
7.5280

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured Acreage, Table, Prod. Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes rows for zoning types 1, 2, and 3.

CY19: CYCLICAL REASSESSMENT 2019
changed grade of dwell, updated infl on land
CY23: CYCLICAL REASSESSMENT 2023
CYCL: CYCLICAL REASSESSMENT
9-23-14 verified information w/owner - cb card in file
added 2 full baths & a/c; changed nbhd

Table with columns: Supplemental Cards, TRUE TAX VALUE, Measured Acreage, Average True Tax Value/Acre, TRUE TAX VALUE FARMLAND, Classified Land Total, Homestead(s) Value, Excess Acreage Value, Supplemental Cards, TOTAL LAND VALUE. Includes rows for MEASURED ACREAGE, FARMLAND COMPUTATIONS, and TOTAL ACRES FARMLAND.

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

Occupancy: Single family
 Story Height: 2.0
 Finished Area: 6864
 Attic: Finished
 Basement: Full

ROOFING
 Material: Asphalt shingles

FLOORING
 Slab B
 Sub and joists 1.0, 2.0, A
 Wood 1.0, 2.0, A

EXTERIOR COVER
 Masonry B
 Wood siding 1.0, 2.0, A

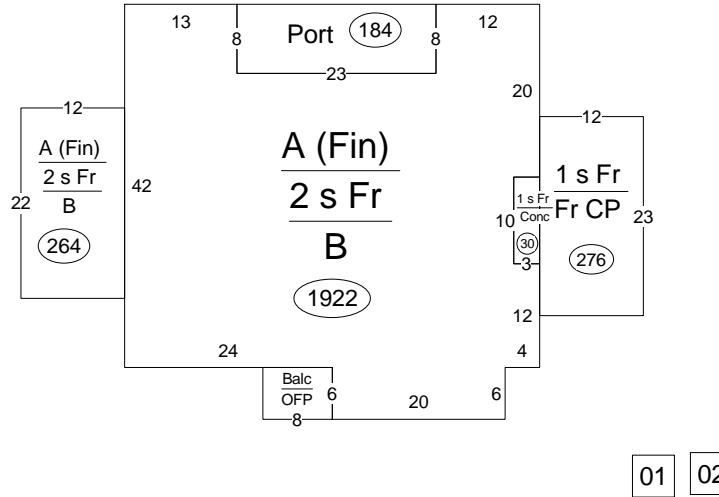
INTERIOR FINISH
 Drywall 1.0, 2.0, A

ACCOMMODATIONS
 Finished Rooms 10
 Bedrooms 5
 Formal Dining Rooms 1
 Fireplaces: 4

HEATING AND AIR CONDITIONING
 Primary Heat: Central Warm Air
 Lower Full Part
 /Bsmt 1 Upper Upper
 Central War 0 2186 2492 2186
 Air Cond 0 2186 2492 2186

PLUMBING
 #
 3 Fixt. Baths 1 3
 2 Fixt. Baths 3 6
 Kit Sink 1 1
 Water Heat 1 1
 TOTAL 11

REMODELING AND MODERNIZATION
 Amount Date



Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 WOOD FRAME	2186	1.0	2186	134860	
1 WOOD FRAME	2492	2.0	2492	77210	
1 WOOD FRAME	2186	Attic	2186	10140	
4 CONCRETE BLOCK	2186	Bsmt	0	44510	
		0 Crawl	----	0	

TOTAL BASE	266720
Row Type Adjustment	1.00%
SUB-TOTAL	266720

0 Interior Finish	20500
0 Ext Lvg Units	0
0 Basement Finish	0
Fireplace(s)	9000
Heating	0
Air Condition	8410
Frame/Siding/Roof	0
Plumbing Fixt: 11	4800

Exterior Features	SUB-TOTAL ONE UNIT	309430
Description Value	SUB-TOTAL 0 UNITS	309430
Garages		
PORT 5290	0 Integral	0
OFF 3420	0 Att Garage	0
BALC/ 1520	276 Att Carports	4480
CONCP 230	0 Bsmt Garage	0
	Ext Features	10460

SUB-TOTAL	324370
Quality Class/Grade	B-1
GRADE ADJUSTED VALUE	346910

(LCM: 93.00)

SPECIAL FEATURES

Description	Value
D :MAS	7000
MAS-STK	2000

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year	Eff Year	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value	
D :MAS	7000	D	DWELL	2.00	B-1	1900	1959	AV	0.00	Y	0.00	9050	346910	38	0	190	100	408700
MAS-STK	2000	G01	ICP	0.00	1			AV	16.24	N	16.24	12x 23	4480	0	0	0	100	0
		01	DETGAR	0.00	1	C	1900	1900	AV	24.22	N	22.53	26x 48	28120	45	0	100	15500
		02	UTLSHED	0.00	1	D	1900	1900	AV	21.97	N	16.35	10x 12	1960	65	50	100	300

...Generation after Generation



Metzger
Property Services, LLC

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