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101 S. RIVER RD.  
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# REAL ESTATE AUCTION TERMS

## *2 Bedroom Villa in Paths of Deerfield Neighborhood!*

This property will be offered via an Online Only Auction on Thursday, October 10, 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. *A 2% 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 November 15, 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 \$4,257.67. 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 10, 2024**

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

**563 Deerfield Path, Warsaw, IN 46582**

**Wayne Township • Kosciusko County**

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

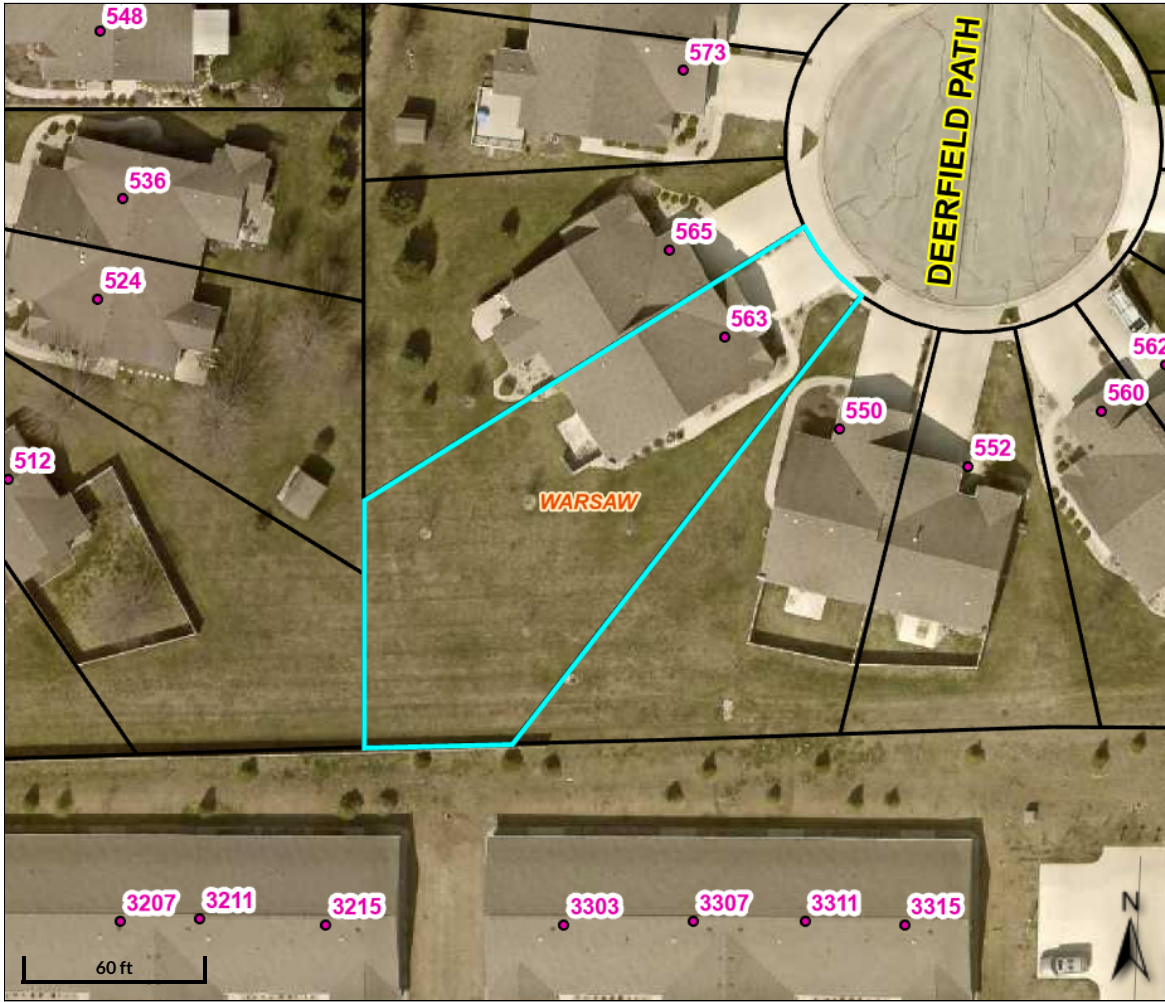


**Metzger** PROPERTY SERVICES, LLC  
CHAD METZGER, CAL. C.A.G.A.  
EXPANDING YOUR HORIZON...  
...GENERATION AFTER GENERATION

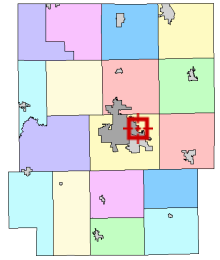
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**Overview**



**Legend**

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

<b>Parcel ID</b>	004-049-092.A	<b>Alternate ID</b>	004-726018-54	<b>Owner Address</b>	Barringer Family Living Trust
<b>Sec/Twp/Rng</b>	0010-0032-6	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		Rick & Dixie Barringer Trustees
<b>Property Address</b>	563 DEERFIELD PATH WARSAW	<b>Acreage</b>	n/a		565 Deerfield Path Warsaw, IN 46582

**District** Warsaw  
**Brief Tax Description** 004-049-092.A  
 SE 1/2 LOT 8 THE PATHS OF DEERFIELD SEC 3  
 (Note: Not to be used on legal documents)

Date created: 8/26/2024  
 Last Data Uploaded: 8/26/2024 3:45:34 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>	202435480	<b>563 Deerfield Path</b>	<b>Warsaw</b>	<b>IN</b>	<b>46582</b>	<b>LP \$222,600</b>					
	<b>Area</b>	Kosciusko County	<b>Parcel ID</b>	43-11-10-100-157.000-032		<b>Type</b>	Site-Built Home				
	<b>Sub</b>	Paths of Deerfield	<b>Cross Street</b>			<b>Bedrms</b>	2	<b>F Baths</b>	2	<b>H Baths</b>	0
	<b>Township</b>	Wayne	<b>Style</b>	Attached		<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	WRS	<b>Elem</b>	Harrison	<b>JrH</b>	Lakeview	<b>SrH</b> Warsaw				
	<b>Legal Description</b>	4-49-92.A SE 1/2 LOT 8 THE PATHS OF DEERFIELD SEC 3									
<b>Directions</b>	From CR 175 E, head west on 75 N. Turn into Paths of Deerfield, head east on Deefield Path. Property is on the west side of the										
<b>Inside City</b>	Y	<b>City Zoning</b>	R1	<b>County Zoning</b>			<b>Zoning Description</b>				

**Remarks** 2 Bedroom Villa in Paths of Deerfield neighborhood selling via Online Only Auction on Thursday, October 10, 2024 -- Bidding begins closing out at 6 pm! 2 bedroom, 2 bathroom villa in the desirable Paths of Deerfield community offers an open and airy floorplan perfect for comfortable living. The kitchen, complete with a breakfast bar and stainless steel appliances, flows seamlessly into the dining room and expansive living room, which features vaulted ceilings and a sliding door leading out to a private patio and backyard area. Both bedrooms boast spacious walk-in closets, while the master suite includes an en-suite bathroom with a stand-up shower. For added convenience, the home also features an attached 2-car garage. This villa provides the ideal blend of style and functionality, making it a truly desirable property within this sought-after neighborhood. Open House: Monday, October 7th 5:30-6pm

**Agent Remarks** Online Auction: Thurs. 10.10.24 6pm Open House: Mon. 10.7.24 5:30-6pm A 2% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$200-275k 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 8	Lot	0.2100	/	9,114	/	49X186	Lot Desc	Cul-De-Sac, 0-2.9999		
Above Gd Fin SqFt	1,460	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,460	Year Built	2014
Age	10	New Const	No	Date Complete	Ext	Brick, Vinyl	Bsmt	Slab	#	7	
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Hal</b>	<b>Water</b>	CITY	<b>Basement Material</b>				
<b>RM DIM</b>	<b>LV</b>	<b>B-Main</b>	2	0	<b>Well Type</b>		<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	No	
<b>LR</b>	17 x 20	<b>M</b>	<b>B-Upper</b>	0	<b>Sewer</b>	City	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No	
<b>DR</b>	11 x 10	<b>M</b>	<b>B-Blw</b>	0	<b>Fuel /</b>	Gas, Forced Air	<b>Dryer Hookup G/E</b>	No	<b>Split Flrpln</b>	No	
<b>FR</b>	x		<b>Laundry Rm</b>	Main	<b>Heating</b>		<b>Disposal</b>	Yes	<b>Ceiling Fan</b>	Yes	
<b>KT</b>	10 x 10	<b>M</b>	<b>Laundry L/W</b>	x	<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No	
<b>BK</b>	x		<b>AMENITIES</b> 1st Bdrm En Suite, Breakfast Bar, Ceiling Fan(s), Closet(s) Walk-in, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Garage Door Opener, Landscaped, Open				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
<b>DN</b>	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	Privacy	
<b>1B</b>	13 x 15	<b>M</b>					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
<b>2B</b>	10 x 12	<b>M</b>					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>3B</b>	x		<b>Garage</b>	2.0	/	Attached	/	20 x 22	/	440.00	
<b>4B</b>	x		<b>Outbuilding 1</b>	None		x	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes	
<b>5B</b>	x		<b>Outbuilding 2</b>			x	<b>Pool</b>	No	<b>Off Street Pk</b>		
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable	<b>Pool Type</b>		<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Washer, Dryer-Electric, Range-Gas, Water Heater Electric		
<b>LF</b>	x		<b>Other Fees</b>								
<b>EX</b>	x		<b>Restrictions</b>								

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Chad Metzger	<b>Lic #</b>	AC31300015	<b>Auction Date</b>	10/10/2024	<b>Time</b>	6 pm
<b>Financing:</b>	<b>Existing</b>	<b>Proposed</b>		<b>Location</b>	Online Only: bidmetzger.com		
<b>Annual Taxes</b>	\$4,257.67	<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>	9/13/2024	<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>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		

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# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

9.11.24

**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)

563 Deerfield Path, Warsaw, IN 46592

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Built-in Vacuum System	✓				Cistern	✓				
Clothes Dryer			✓		Septic Field / Bed	✓				
Clothes Washer			✓		Hot Tub	✓				
Dishwasher			✓		Plumbing			✓		
Disposal			✓		Aerator System	✓				
Freezer	✓				Sump Pump	✓				
Gas Grill	✓				Irrigation Systems	✓				
Hood	✓				Water Heater / Electric			✓		
Microwave Oven	✓				Water Heater / Gas	✓				
Oven			✓		Water Heater / Solar	✓				
Range			✓		Water Purifier	✓				
Refrigerator			✓		Water Softener	✓				
Room Air Conditioner(s)	✓				Well	✓				
Trash Compactor	✓				Septic & Holding Tank/Septic Mound	✓				
TV Antenna / Dish	✓				Geothermal and Heat Pump	✓				
Other:	✓				Other Sewer System (Explain)	✓				
					Swimming Pool & Pool Equipment	✓				
								Yes	No	Do Not Know
					Are the structures connected to a public water system?			✓		
					Are the structures connected to a public sewer system?			✓		
					Are there any additions that may require improvements to the sewage disposal system?				✓	
					If yes, have the improvements been completed on the sewage disposal system?					
					Are the improvements connected to a private/community water system?				✓	
					Are the improvements connected to a private/community sewer system?				✓	
B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know	
Air Purifier	✓				Attic Fan	✓				
Burglar Alarm	✓				Central Air Conditioning			✓		
Ceiling Fan(s)			✓		Hot Water Heat	✓				
Garage Door Opener / Controls			✓		Furnace Heat / Gas			✓		
Inside Telephone Wiring and Blocks / Jacks	✓				Furnace Heat / Electric	✓				
Intercom	✓				Solar House-Heating	✓				
Light Fixtures			✓		Woodburning Stove	✓				
Sauna	✓				Fireplace	✓				
Smoke / Fire Alarm(s)	✓				Fireplace Insert	✓				
Switches and Outlets			✓		Air Cleaner	✓				
Vent Fan(s)	✓				Humidifier	✓				
60 / 100 (200 Amp Service (Circle one)			✓		Propane Tank	✓				
Generator	✓				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 <i>Diane Barringer</i>	Date (mm/dd/yy) 9/11/24	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: <u>10</u> Years.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Does the roof leak?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there present damage to the roof?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there more than one layer of shingles on the house?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, how many layers? _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input 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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any foundation problems with the structures?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any encroachments?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any violations of zoning, building codes, or restrictive covenants?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the present use a non-conforming use? Explain:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a private road?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via a public road?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the access to your property via an easement?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there any structural problems with the building?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any substantial additions or alterations been made without a required building permit?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are there moisture and/or water problems in the basement, crawl space area, or any other area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Have any structures been treated for wood destroying insects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Are the furnace/woodstove/chimney/flue all in working order?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property in a flood plain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Do you currently pay flood insurance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Does the property contain underground storage tank(s)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the homeowner a licensed real estate salesperson or broker?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is there any threatened or existing litigation regarding the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Is the property located within one (1) mile of an airport?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

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

Signature of Seller <i>Diane Barringer</i>	Date (mm/dd/yy) <i>9/11/24</i>	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<b>The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.</b>			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)





# METZGER ONLINE BIDDING INSTRUCTIONS

## Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
  - Click the green "Register" button
  - Choose username
  - Enter your password
  - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
  - Click on Next Step
  - Click the empty box to Agree to the Auction Terms and Conditions
  - Click "Submit"

***You are now ready to choose the Auction you want to bid in!***

## To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
  - **This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
  - **We WILL NOT charge your card if you are the winning bidder**
  - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

***You are now ready to Bid in that specific auction!***

***If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money***

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

***Happy Bidding!***

**Please let us know if you have any questions that we can help with  
260.982.0238 or [info@metzgerauction.com](mailto:info@metzgerauction.com)**

43-11-10-100-157.000-032

BARRINGER FAMILY LIVING TR

563 DEERFIELD PATH

510, 1 Family Dwell - Platted Lot

PATHS OF DEERFIELD/421 1/2

General Information

Parcel Number 43-11-10-100-157.000-032

Local Parcel Number 0472601854

Tax ID:

Routing Number 004-049-092.A

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 421000-032 PATHS OF DEERFIELD

Section/Plat

Location Address (1) 563 DEERFIELD PATH WARSAW, IN 46582

Zoning R-1 RESIDENCE DISTRICT (WAR

Subdivision 00/NA

Lot 8

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Sunday, April 14, 2024

Review Group 2024

Ownership

BARRINGER FAMILY LIVING TRUST RICK & DIXIE BARRINGER TRUSTEE 565 DEERFIELD PATH WARSAW, IN 46582

Legal

4-49-92.A SE 1/2 LOT 8 THE PATHS OF DEERFIELD SEC 3



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 05/12/2020 to 07/07/2006.

Notes

1/14/2016 BP: BP #12306 NEW CONSTRUCTION \$146,998 10/15/14
6/24/2015 SPLT: SPLIT SE 1/2 OF LOT 8 FROM PARCEL 0472601818
3/16/2015 2015: ADDED ROW TYPE UNITS & REMOVED THE DEVELOPERS DISCOUNT
10/30/2013 SPLT: 2014 SPLIT FROM 0471200728

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 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 132', CI 132' Base Lot: Res 0' X 0', 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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.21), Actual Frontage (29), Developer Discount, Parcel Acreage (0.00), 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 (0.00), 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 (\$26,300), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$26,300).

Data Source N/A

Collector

Appraiser

**General Information**

Occupancy	Row Type
Description	Row Type
Story Height	1
Style	N/A
Finished Area	1460 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input 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 type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Patio, Concrete	120	\$800
Patio, Concrete	36	\$200
Canopy, Roof Extension	36	\$600

**Plumbing**

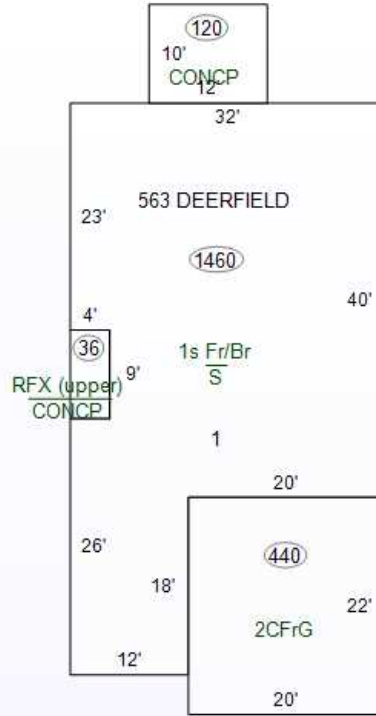
#	TF
Full Bath	2
Half Bath	0
Kitchen Sinks	1
Water Heaters	1
Add Fixtures	0
<b>Total</b>	<b>4</b>

**Accommodations**

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	
<b>Total Rooms</b>	<b>7</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1	91A	1460	1460	\$101,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1460	0		\$0
<b>Total Base</b>				<b>\$101,600</b>

**Adjustments**

<b>2 Row Type Adj. x 0.95</b>		<b>\$96,520</b>
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1460	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0
<b>Sub-Total, One Unit</b>		<b>\$102,520</b>

**Sub-Total, 1 Units**

Exterior Features (+)	\$1,600	\$104,120
Garages (+) 440 sqft	\$14,300	\$118,420
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$108,946</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: Row Type	1	1/6 Maso	C	2014	2014	10	A		0.92		1,460 sqft	\$108,946	9%	\$99,140	0%	100%	1.980	1.000	100.00	0.00	0.00	\$196,300

*...Generation after Generation*



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