

*Expanding your Horizon...*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**

**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!**



**Metzger**  
*Property Services, LLC*

**Farm Sales • Real Estate • Auctions • Appraisals**

**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# REAL ESTATE AUCTION TERMS

## *4 Bedroom Home on Corner Lot!*

This property will be offered via an Online Only Auction on Wednesday, October 23, 2024 -- Bidding begins closing out at 6:30 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. *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 29, 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 \$1173.68. 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 23, 2024**

**Bidding begins closing out at 6:30 pm!**

**495 Grove St., Constantine, MI 49042**

**Constantine Township • St. Joseph County**

**Auction Manager: Dodie Hart 260.463.1717**

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







# St. Joseph GIS

Parcel Report: 043 080 158 00

9/12/2024

10:47:24 AM



## Property Address

495 GROVE ST  
CONSTANTINE, MI, 49042

## Owner Address

BENNETT DUSTY & ANGELA

--

495 GROVE ST  
CONSTANTINE, MI 49042

Unit: 043  
Unit Name: CONSTANTINE VILLAGE

## General Information for 2024 Tax Year

Parcel Number: 043 080 158 00

Property Class:	401
Class Name:	RESIDENTIAL
School Dist Code:	75050
School Dist Name:	CONSTANTINE
PRE 2023:	100%
PRE 2024:	100%

Assessed Value:	\$52,100
Taxable Value:	\$47,250
State Equalized Value:	\$52,100

**Prev Year Info**

Prev Year Info	MBOR Assessed	Final SEV	Final Taxable
2023	\$45,000	\$45,000	\$45,000
2022	\$41,500	\$41,500	\$28,674

**Land Information**

Acreage:	0.23
----------	------

**Tax Description**

LOT 23 BLK 16. ASSESSORS PLAT OF ABTRACTORS ADD. VIL OF CONSTANTINE.

**Sales Information**

Sale Date: 07-25-2022

**Sale Price:** 172000  
**Instrument:** WD  
**Grantor:** KING HEATHER L  
**Grantee:** BENNETT DUSTY & ANGELA  
**Terms of Sale:** 03-ARM'S LENGTH  
**Liber/Page:** 2022006669

**Sale Date:** 05-10-2001

**Sale Price:** 0  
**Instrument:** WD  
**Grantor:**  
**Grantee:**  
**Terms of Sale:** 03-ARM'S LENGTH  
**Liber/Page:** 0985/974

**Sale Date:** 07-06-2000

**Sale Price:** 0  
**Instrument:** WD  
**Grantor:**  
**Grantee:**  
**Terms of Sale:** 03-ARM'S LENGTH  
**Liber/Page:** 0944/561

**Sale Date:** 01-01-1901

**Sale Price:** 0  
**Instrument:** WD  
**Grantor:**  
**Grantee:**  
**Terms of Sale:** 03-ARM'S LENGTH  
**Liber/Page:** 0601/046

## **Delinquent Tax Information** as of 9/10/2024

---

\*DOES NOT include unpaid taxes on PERSONAL PROPERTY

**Tax Year:** 1999

**Base Tax:** 422.89  
**Base Tax Due:** 0  
**Base Tax Paid:** 422.89  
**Total Due:** 0  
**Last Paid:** 03/10/2000

**Tax Year:** 1998

**Base Tax:** 424.02  
**Base Tax Due:** 0  
**Base Tax Paid:** 424.02  
**Total Due:** 0  
**Last Paid:** 03/10/2000

# Tax History \*Total Due as of settlement date

## Tax Details 2023 Other

School Dist. Code:	75050
School Dist. Name:	CONSTANTINE
Property Class:	401
Class Name:	RESIDENTIAL
Last Payment Date:	September 11, 2023
Base Tax:	\$708.75
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$708.75
Assessed Value:	\$45,000
Taxable Value:	\$45,000
State Equalized Value:	\$45,000
Exemption Percent:	100%

Base Paid:	\$708.75
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$708.75

## Tax Items 2023 Other

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	11.75	528.75	\$528.75
FIRE	2	90.00	\$90.00
AMBULANCE	0.5	22.50	\$22.50
POLICE	1.5	67.50	\$67.50

## Tax Details 2023 Winter



School Dist. Code:	75050
School Dist. Name:	CONSTANTINE
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	February 3, 2024
--------------------	------------------

Base Tax:	\$758.89
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$758.89
Assessed Value:	\$45,000
Taxable Value:	\$45,000
State Equalized Value:	\$45,000
Exemption Percent:	100%

Base Paid:	\$758.89
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$758.89

### Tax Items 2023 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
UNIT OPERATING	0.9452	42.53	\$42.53
UNIT LIBRARY	0.9452	42.53	\$42.53
FIRE/AMBULANCE	0.75	0.00	\$0.00
COUNTY COA	0.7456	33.55	\$33.55
COUNTY 911	0.9942	44.73	\$44.73
COUNTY ROAD	0.9942	44.73	\$44.73
COUNTY TRANSPORT	0.33	14.85	\$14.85
COUNTY PARKS	0.2492	11.21	\$11.21
LOCAL SCHOOL OP	17.6468	0.00	\$0.00
LOCAL SCH DEBT	5	225.00	\$225.00
ST JOE ISD OP	0.2267	10.20	\$10.20
ST JOE ISD SP ED	2.4383	109.72	\$109.72
ST JOE ISD SP EV	0.2925	13.16	\$13.16
ST JOE ISD CTE	0.9932	44.69	\$44.69
GLEN OAKS CC	2.7109	121.99	\$121.99
SCHOOL OPER FC	17.6468	0.00	\$0.00

## Tax Details 2023 Summer

School Dist. Code:	75050
School Dist. Name:	CONSTANTINE
Property Class:	401
Class Name:	RESIDENTIAL
Last Payment Date:	September 17, 2023
Base Tax:	\$473.47
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$473.47
Assessed Value:	\$45,000
Taxable Value:	\$45,000
State Equalized Value:	\$45,000
Exemption Percent:	100%
Base Paid:	\$473.47
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$473.47

## Tax Items 2023 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	270.00	\$270.00
COUNTY OPERATING	4.5217	203.47	\$203.47

## Tax Details 2022 Other

School Dist. Code:	75050
School Dist. Name:	CONSTANTINE
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	August 6, 2022
--------------------	----------------

Base Tax:	\$336.91
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$336.91
Assessed Value:	\$41,500
Taxable Value:	\$28,674
State Equalized Value:	\$41,500
Exemption Percent:	100%

Base Paid:	\$336.91
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$336.91

**Tax Items 2022 Other**

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
<b>Tax Details 2022 Winter</b>			

School Dist. Code:	75050
School Dist. Name:	CONSTANTINE
Property Class:	401
Class Name:	RESIDENTIAL

Last Payment Date:	January 23, 2023
--------------------	------------------

Base Tax:	\$535.08
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$535.08
Assessed Value:	\$41,500
Taxable Value:	\$28,674
State Equalized Value:	\$41,500
Exemption Percent:	100%

Base Paid:	\$535.08
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$535.08

### Tax Items 2022 Winter

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
SCHOOL OPER FC	17.6468	0.00	\$0.00
GLEN OAKS CC	2.7109	77.73	\$77.73
ST JOE ISD CTE	0.9932	28.47	\$28.47
ST JOE ISD SP EV	0.2925	8.38	\$8.38
ST JOE ISD SP ED	2.4383	69.91	\$69.91
ST JOE ISD OP	0.2267	6.50	\$6.50
LOCAL SCH DEBT	6.8	194.98	\$194.98
LOCAL SCHOOL OP	17.6468	0.00	\$0.00
COUNTY PARKS	0.2492	7.14	\$7.14
COUNTY TRANSPORT	0.328	9.40	\$9.40
COUNTY ROAD	0.9942	28.50	\$28.50
COUNTY 911	0.9942	28.50	\$28.50
COUNTY COA	0.7456	21.37	\$21.37
UNIT LIBRARY	0.9452	27.10	\$27.10
UNIT OPERATING	0.9452	27.10	\$27.10

### Tax Details 2022 Summer

School Dist. Code:	75050
School Dist. Name:	CONSTANTINE
Property Class:	401
Class Name:	RESIDENTIAL
Last Payment Date:	July 30, 2022
Base Tax:	\$301.69
Admin Fees:	\$0.00
Interest Fees:	\$0.00
Total Tax & Fees:	\$301.69
Assessed Value:	\$41,500
Taxable Value:	\$28,674
State Equalized Value:	\$41,500
Exemption Percent:	100%

Base Paid:	\$301.69
Admin Fees Paid:	\$0.00
Interest Fees Paid:	\$0
Total Paid:	\$301.69

### Tax Items 2022 Summer

Tax Source	Millage Rate	Tax Amt.	Base Amt. Paid
STATE EDUCATION	6	172.04	\$172.04
COUNTY OPERATING	4.5217	129.65	\$129.65

#### Application Use:

This map is neither a legally recorded map nor a survey and is not intended to be used as such. The information on St. Joseph County websites, are distributed and transmitted 'as is' without warranties of any kind, either expressed or implied, including without limitations, warranties of title or implied warranties of merchantability or fitness for a particular purpose. St. Joseph County does not guarantee the accuracy, timeliness, or completeness of the information on this website.

#### GIS/Mapping:

The Geographic Information System (GIS) made available through this website is developed and maintained by St. Joseph County. Use of materials and information constitutes acceptance of all disclaimers associated with these websites. GIS data is not the official record of the County. This data is made available for information purposes only!

# 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**

*...Generation after Generation*



**Metzger**  
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

**260-982-0238**

**WWW.METZGERAUCTION.COM**