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**260-982-0238**

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

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# REAL ESTATE AUCTION TERMS

## ***RANCH HOME WITH 2-CAR ATTACHED GARAGE!***

This property will be offered via Online Only Auction on Thursday, January 16, 2025 -- 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 \$3,000 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 4.5% buyer's premium will be added to the 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 Personal Representative's Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before February 21, 2025. 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 \$1,284.10. 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, January 16, 2025**

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

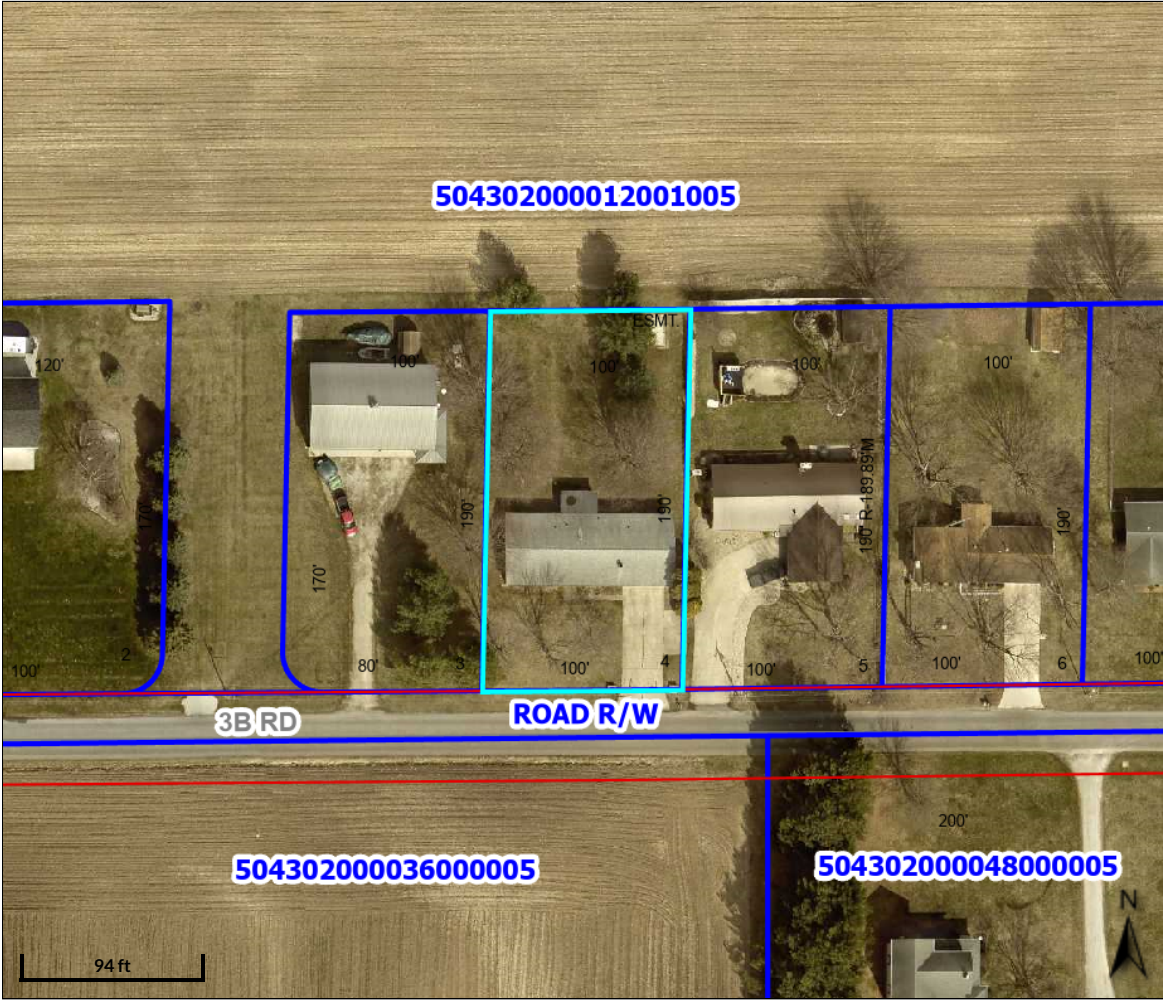
**4624 3B Rd., Bremen, IN 46506**

**German Township • Marshall County**

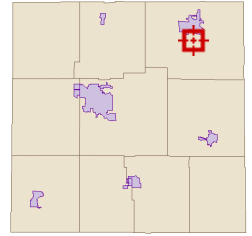
**Auction Manager: John Burnau 574.376.5340**

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






**Overview**




**Legend**

-  Corp Line
-  Parcel Search
-  Parcel Lines
-  Township Boundaries
-  Road Centerlines
-  Road RoW

<b>Parcel ID</b>	504302000027000005	<b>Alternate ID</b>	0030011400	<b>Owner Address</b>	SHOEMAKER LAURA J
<b>Sec/Twp/Rng</b>	02/34/3	<b>Class</b>	1 Family Dwell - Platted Lot		4624 3B RD
<b>Property Address</b>	4624 3B RD	<b>Acreage</b>	0.44		BREMEN, IN 46506
	BREMEN				
<b>District</b>	GERMAN TOWNSHIP				
<b>Brief Tax Description</b>	LOTS 4 ZENTZ'S SOUTHFIELD ADD COMB FORM UNCOMB 26 & 27 23PAY24 NOW SEPERATE				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 12/16/2024  
 Last Data Uploaded: 12/16/2024 1:29:47 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> 202447634	<b>4624 3B Road</b>	<b>Bremen</b>	<b>IN 46506</b>	<b>LP \$235,100</b>
	<b>Area</b> Marshall County	<b>Parcel ID</b> 50-43-02-000-027.000-005	<b>Type</b> Site-Built Home	<b>Waterfront</b> No
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 3	<b>F Baths</b> 2
	<b>Township</b> German	<b>Style</b> One Story	<b>REO</b> No	<b>H Baths</b> 1
	<b>School District</b> BREMN	<b>Elem</b> Bremen	<b>JrH</b> Bremen	<b>SrH</b> Bremen
	<b>Legal Description</b> LOTS 4 ZENTZ'S SOUTHFIELD ADD COMB FORM UNCOMB 26 & 27 23PAY24 NOW SEPERATE			
	<b>Directions</b> Just south of Bremen, take Elm Rd to 3B Rd. Turn west, property is on the north side of the road.			

**Remarks** Ranch Home with 2-Car Attached Garage selling via Online Only Auction on Thursday, January 16, 2024 -- Bidding begins closing out at 6 pm! Welcome to this ranch home, featuring 3 spacious bedrooms and 2.5 baths, including a master suite with a private ensuite for your convenience. The heart of the home is the large living room, complete with a stone fireplace, perfect for cozy gatherings. The kitchen boasts a convenient breakfast bar that opens seamlessly to the dining room, which is enhanced by patio doors leading to an enclosed porch—ideal for enjoying your morning coffee or evening relaxation. The expansive backyard offers plenty of space for outdoor activities and gardening. Additional highlights include a full basement for extra storage or potential living space, and a 2-car attached garage that provides easy access and convenience. This home combines comfort and functionality, making it a perfect choice for your next chapter! Open House: Saturday, January 11th 1-2pm

**Agent Remarks** Online Auction: Thurs. 1.16.25 6pm Open House: Sat. 1.11.25 1-2pm A 4.5% buyer's premium will be added to the winning invoice. List Price is based on County Assessment, Auction Estimate is \$200-250k Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

<b>Sec</b> Lot 4	<b>Lot</b> 0.4400	/ 19,166 / 100x190		<b>Lot Desc</b> Level, 0-2.9999
<b>Above Gd Fin SqFt</b> 1,689	<b>Above Gd Unfin SqFt</b> 0	<b>Below Gd Fin SqFt</b> 0	<b>Ttl Below Gd SqFt</b> 1,689	<b>Ttl Fin SqFt</b> 1,689
<b>Age</b> 50	<b>New Const</b> No	<b>Date Complete</b>	<b>Ext</b> Stone, Vinyl	<b>Bsmnt</b> Full Basement
<b>Room Dimensions</b>		<b>Baths</b> Full Hal	<b>Water</b> WELL	<b>Basement Material</b> Block
<b>LR</b> 16 x 12	<b>M</b>	<b>B-Main</b> 2 1	<b>Well Type</b> Private	<b>Dryer Hookup Gas</b> No
<b>DR</b> 10 x 10	<b>M</b>	<b>B-Upper</b> 0 0	<b>Sewer</b> Septic	<b>Dryer Hookup Elec</b> Yes
<b>FR</b> x		<b>B-Blw G</b> 0 0	<b>Fuel /</b> Forced Air	<b>Dryer Hookup G/E</b> No
<b>KT</b> 10 x 12	<b>M</b>	<b>Laundry Rm</b> Baseme	<b>Heating</b>	<b>Disposal</b> No
<b>BK</b> x		<b>Laundry L/W</b> x	<b>Cooling</b> Central Air	<b>Water Soft-Owned</b> Yes
<b>DN</b> x		<b>AMENITIES</b> 1st Bdrm En Suite, Breakfast Bar, Ceiling Fan(s), Countertops-Laminate, Dryer Hook Up Electric, Eat-In Kitchen, Patio Covered, Porch Enclosed, Range/Oven Hook		<b>Water Soft-Rented</b> No
<b>1B</b> 12 x 12	<b>M</b>			<b>Alarm Sys-Sec</b> No
<b>2B</b> 12 x 14	<b>M</b>			<b>Alarm Sys-Rent</b> No
<b>3B</b> 10 x 12	<b>M</b>	<b>Garage</b> 2.0 / Attached	/ 32 x 24 / 768.00	<b>Garden Tub</b> No
<b>4B</b> x		<b>Outbuilding 1</b> Shed	10 x 12	<b>Jet Tub</b> No
<b>5B</b> x		<b>Outbuilding 2</b>	x	<b>Pool</b> No
<b>RR</b> x		<b>Assn Dues</b>	<b>Frequency</b> Not Applicable	<b>Pool Type</b>
<b>LF</b> x		<b>Other Fees</b>		<b>SALE INCLUDES</b> Dishwasher, Refrigerator, Washer, Dryer-Electric, Water Heater Electric, Water Softener-Owned
<b>EX</b> x		<b>Restrictions</b>		<b>FIREPLACE</b> Living/Great Rm

<b>Water Access</b>	<b>Wtr Name</b>	<b>Water Frontage</b>	<b>Channel</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger & John Burnau	<b>Lic #</b> AC31300015	<b>Auction Date</b> 1/16/2025	<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> \$1,284.10	<b>Exemption</b> Homestead, Over 65,	<b>Year Taxes Payable</b> 2024	<b>Assessed Value</b>
<b>Possession</b> 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** 12/19/2024 **Start Showing Date** **Exp Date** 2/28/2025 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No  
**Seller Concessions Offer Y/N** **Seller Concession Amount \$**

**Contract Type** Exclusive Right to Sell **Special List Cond.** None  
**Virtual Tours:** **Lockbox Type** Mechanical/Combo **Lockbox Location** front door **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** Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.





# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10-18-2024

**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)

46243 B Road Bremen, IN 46506

1. The following are in the conditions indicated:

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

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

Are the structures connected to a public water system? Yes No Do Not Know

Are the structures connected to a public sewer system? Yes No Do Not Know

Are there any additions that may require improvements to the sewage disposal system? Yes No Do Not Know

If yes, have the improvements been completed on the sewage disposal system? Yes No Do Not Know

Are the improvements connected to a private/community water system? Yes No Do Not Know

Are the improvements connected to a private/community sewer system? Yes No Do Not Know

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	✓			
Central Air Conditioning			✓	
Hot Water Heat			✓	
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace			✓	
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
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: [Signature] Date (mm/dd/yy): 10-18-2024  
 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: _____ Years.			<input checked="" type="checkbox"/>
Does the roof leak?			<input checked="" type="checkbox"/>
Is there present damage to the roof?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			<input checked="" type="checkbox"/>

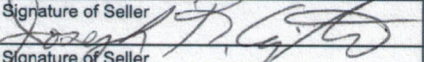
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		<input checked="" type="checkbox"/>	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	

Explain:

**E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:**  
(Use additional pages, if necessary)

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?			<input checked="" type="checkbox"/>
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			<input checked="" type="checkbox"/>
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?		<input checked="" type="checkbox"/>	
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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

Signature of Seller 	Date (mm/dd/yy) 10-18-2024	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)
----------------------------------	-----------------	----------------------------------	-----------------







# 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**

50-43-02-000-027.000-005

SHOEMAKER LAURA J

4624 3B RD

510, 1 Family Dwell - Platted Lot

GERMAN TOWNSHIP RUR

1/2

**General Information**

**Parcel Number**  
50-43-02-000-027.000-005

**Local Parcel Number**  
504302000027000005

**Tax ID:**  
0030011400

**Routing Number**  
43-02-000-017

**Ownership**

SHOEMAKER LAURA J  
4624 3B RD  
BREMEN, IN 46506

**Legal**

LOTS 4 ZENTZ'S SOUTHFIELD ADD COMB  
FORM UNCOMB 26 & 27 23PAY24 NOW  
SEPERATE

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/06/2023	SHOEMAKER LAURA		QC	2023/00484		
07/15/2009	HOWELL LAURA J &	WARR DEED	WD	2009/04731		
07/20/1994	SHOEMAKER MICHA		WD	94/12001		
03/01/1979	SWEARINGEN DEAN		WD	/		
03/01/1979	HUNDT, GEORGE L.		WD	/		
01/01/1900	HUNDT, GEORGE L.		WD	/		

**Notes**

1/5/2023 23TAX COMBO: UNCOMBINED PARCELS PER TAXPAYER'S REQUEST VIA FORM FILED WITH AUDITOR. NEW PARCEL NUMBERS ARE 26.001 & 27

9/8/2020 21CR: ADJUSTED DWLG EFF YR TO 1976, ADDED FULL BATH; REC ROOM FINISH TO TYPE 2; CHANGED SIZE OF SHED TO 10X12 & COND TO AVERAGE.

9/4/2019 19AP: NO CHANGES PER PTABOA DETERMINATION 8/29/19

3/21/2016 16TC: KEY 026 WAS DELETED AND COMB'D INTO THIS PARCEL FOR TAX PURPOSES ONLY FOR 2016 PAY 2017.

**Property Class 510**  
1 Family Dwell - Platted Lot



Res

Year: 2024

**Location Information**

**County**  
Marshall

**Township**  
GERMAN TOWNSHIP

**District 005 (Local 005 )**  
GERMAN TOWNSHIP

**School Corp 5480**  
BREMEN PUBLIC

**Neighborhood 300501-005**  
GERMAN TOWNSHIP RURAL

**Section/Plat**  
02

**Location Address (1)**  
4624 3B RD  
BREMEN, IN 46506

**Valuation Records (Work In Progress values are not certified values and are subject to change)**

2024	Assessment Year	2024	2023	2023	2022	2021
WIP	Reason For Change	Annual Value	Alloc Chg	Annual Value	Annual Value	Annual Value
04/10/2024	As Of Date	01/01/2024	07/05/2023	01/01/2023	01/01/2022	01/01/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>\$31,100</b>	<b>Land</b>	<b>\$31,100</b>	<b>\$29,900</b>	<b>\$29,900</b>	<b>\$40,100</b>	<b>\$30,900</b>
\$31,100	Land Res (1)	\$31,100	\$29,900	\$29,900	\$40,100	\$30,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
<b>\$204,000</b>	<b>Improvement</b>	<b>\$204,000</b>	<b>\$196,700</b>	<b>\$196,700</b>	<b>\$234,000</b>	<b>\$219,000</b>
\$204,000	Imp Res (1)	\$204,000	\$196,700	\$195,800	\$189,900	\$182,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$900	\$44,100	\$36,600
<b>\$235,100</b>	<b>Total</b>	<b>\$235,100</b>	<b>\$226,600</b>	<b>\$226,600</b>	<b>\$274,100</b>	<b>\$249,900</b>
\$235,100	Total Res (1)	\$235,100	\$226,600	\$225,700	\$230,000	\$213,300
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$900	\$44,100	\$36,600

**Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')**

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
9	A		0	0.44	1.59	\$44,400	\$70,596	\$31,062	0%	1.0000	100.00	0.00	0.00	\$31,060

**Zoning**

**Subdivision**

**Lot**

**Market Model**  
N/A

**Land Computations**

Calculated Acreage	0.44
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.44
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.44
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	\$31,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$31,100
CAP 2 Value	\$0
CAP 3 Value	\$0
<b>Total Value</b>	<b>\$31,100</b>

**Characteristics**

**Topography** **Flood Hazard**  
Level

**Public Utilities** **ERA**  
Gas, Electricity

**Streets or Roads** **TIF**  
Paved

**Neighborhood Life Cycle Stage**  
Static

Printed Thursday, April 18, 2024

**Review Group** 2025



**General Information**

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	N/A
Finished Area	2534 sqft
Make	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input checked="" type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Stoop, Masonry	135	\$2,700
Canopy, Roof Extension	135	\$1,400
Porch, Enclosed Frame	224	\$11,400

**Plumbing**

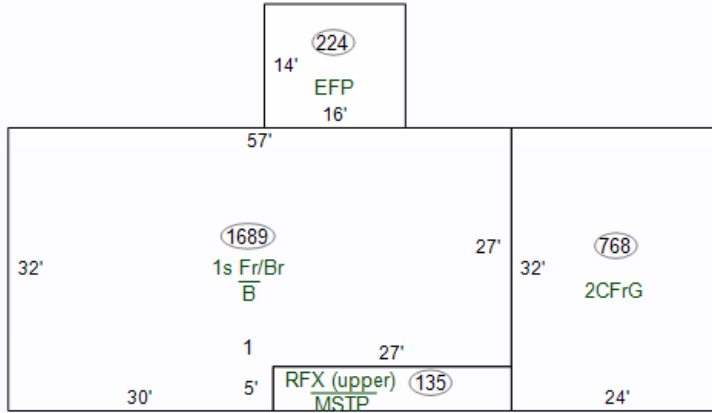
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>5</b>	<b>10</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>6</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	1689	1689	\$113,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1689	845	\$63,300	
Crawl					
Slab					

**Total Base** \$176,500

**Adjustments** 1 Row Type Adj. x 1.00 \$176,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:750	\$6,500
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1689	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$195,500

**Sub-Total, 1 Units**

Exterior Features (+)	\$15,500	\$211,000
Garages (+) 768 sqft	\$21,700	\$232,700
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.92

**Replacement Cost** \$224,788

**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	1	1/6 Maso	C+1	1974	1976	48	A		0.92		3,378 sqft	\$224,788	35%	\$146,110	0%	100%	1.390	1.000	100.00	0.00	0.00	\$203,100
2: Utility Shed 10X12	1		D	1978	1978	46	A	\$21.97	0.92	\$16.17	10'x12'	\$1,940	65%	\$680	0%	100%	1.390	1.000	100.00	0.00	0.00	\$900

*...Generation after Generation*



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