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PROVIDING PROFESSIONAL AUCTION, APPRAISAL AND REAL ESTATE SOLUTIONS FOR BUYERS AND SELLERS THROUGHOUT INDIANA, OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.

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260-982-0238 101 S. RIVER RD. N. MANCHESTER, IN 46962 WWW.METZGERAUCTION.COM

REAL ESTATE AUCTION TERMS 3 Bedroom, 1 Bath Home with Wrap-Around Porch!

This property will be offered at Online Only Auction on Monday, August 15, 2022 – 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 will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before September 16, 2022. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 21' due in 22' were approximately \$503.56. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. All statements made 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 the auction & any showings your client attends to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Monday, August 15, 2022 *Bidding begins closing out at 6 pm!* Auction Location: 201 S. First St., Pierceton, IN 46562 Washington Township • Kosciusko County

https://bidmetzger.com/auctions/



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Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

LS # 202230944	201 S First Street	Pierceton	IN 46562	LP \$0								
	Area Kosciusko County	Parcel ID 43-12-27-300-364.000-030	Type Site-Built Home	Waterfront No								
A CARACTER STATE	Sub Redkeys	Cross Street	Bedrms 3 F Baths 1	H Baths 0								
	Township Washington	Style One and Half Story	REO No Short Sale	No No								
	School District WTK	Elem Pierceton JrH	Nhitko SrH Whitko									
	Legal Description 10-107-10	Legal Description 10-107-109 LOT 1 BLK 3 REDKEYS ADD TO PIERCETON										
	Directions From SR 13 (First St.), continue into Pierceton. Property is on the ea	st side of the road. Corner of First	St. & Elm St.								
and the second	Inside City Limits City Z	Coning County Zoning	Zoning Description	residential								

Remarks 3 Bedroom Home with Wrap-Around Porch on Corner Lot selling via Online Only Auction on Monday, August 15, 2022 -- Bidding begins closing out at 6 PM! The Large Wrap -Around Porch welcomes you into the 3 Bedroom, 1 Bath Home! Main level has a Large Living Room, Galley Kitchen, Dining Room, Office, & Mudroom! 2 Bedrooms are upstairs with Nice Walk-In Closets & the Master Bedroom is on the Main Level. Nice backyard is partially fenced with a 8x12 Shed! Great Location on a corner lot in Pierceton! Open House: Friday, August 12th 5:30-6pm

Agent Remarks Online Auction: Mon. 8.15.22 6pm Open House: Fri. 8.12.22 5:30-6pm TERMS: \$5,000 down day of the auction with the balance at closing. The Sellers will provide a Warranty Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. If survey is required for clear title, the costs shall be split 50/50 by the Seller and Buyer(s). RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client

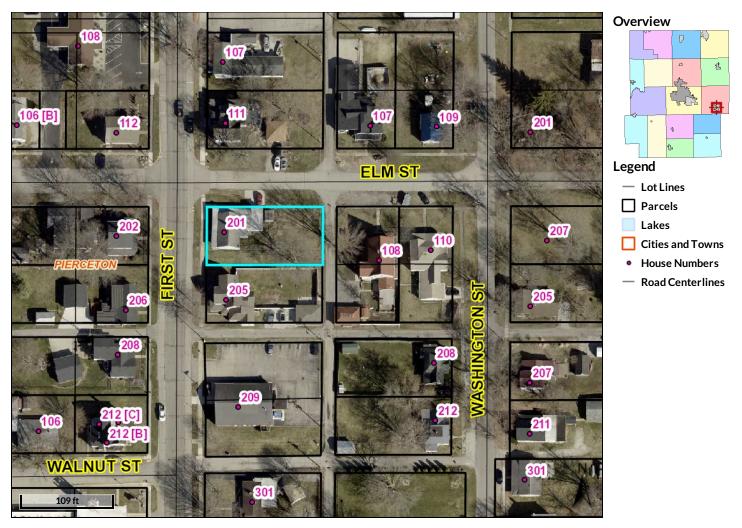
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	1 New Cons		Complete	2010	Ext Vinyl		Bsmt Unfinished		1 . 1 2,002	# Rooms 7
•	Dimensions	Baths Full	•	Water	CITY					
RM		B-Main 1	0	Sewer	City		Basement Material			
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	x	D-DIW C 0	0	Cooling	None		Dryer Hookup G/E	No	Split FlrpIn	No
		Laundry Rm	Main	Ū	None		Disposal	No	Ceiling Fan	Yes
	X	AMENITIES C		X	Wolk in Main		Water Soft-Owned	No	Skylight	No
	X	Bedroom Suite,			waik-in, wai	I Level	Water Soft-Rented	No	ADA Features	No
	X	Dearboin Baile,					Alarm Sys-Sec	No	Fence	Chain Link
	x 16 M						Alarm Sys-Rent	No	Golf Course	No
	x 14 U						Garden Tub	No	Nr Wlkg Trails	No
	x 16 U	Garage	/		/ x	/	Jet Tub	No	Garage Y/N	No
	x	Outbuilding 1	Shed		8 x 12		Pool	No	Off Street Pk	
5B	х	Outbuilding 2			Х		Pool Type			
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LF	х	Other Fees								
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	er Name Cha	d Metzger	I	Lic # AC31	1300015	Auction Date	8/15/2022 Time 6	6:00 PM Locatio		
	g: Existing			Prop	osed				d Party None	
Annual 1	Taxes \$503.56	Exemptions	Homestead,	Suppleme	ntal	Year Taxes	Payable 2022	Assesse	d Value	
Possess	ion At closing									
List Offic	ce Metzger P	roperty Services, L	LC - Off: 260	0-982-0238	List	Agent Cha	ad Metzger - Cell: 260-	-982-9050		
Agent E-	-mail chad@	metzgerauction.co	om		List	Agent - User (Code UP388053395	List Tear	n	
Co-List C	Office				Co-L	ist Agent				
Showing	Instr Showi	ing time or Open H	ouse							
List Date	7/26/2022	Start Showing Da	ate	Exp I	Date 10/31/2	022 Owner/	Seller a Real Estate L	licensee No	Agent/Owner R	Related No
Contract	Type Exclusiv	e Right to Sell	Buyer Br	oker Comp). 1.5%	Variable Ra	te No	Specia	al List Cond. None	е
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Sell Offic	ce	Sell	Agent		Co-Sell C	Off	Co-Sell Age	ent	Sell Team	
			-							

 Presented by:
 Chad Metzger - Cell: 260-982-9050 / Metzger Property Services, LLC - Off: 260-982-0238

 Information is not guaranteed.
 Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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 Page 1 of 1
 07/26/2022 02:39 PM

Beacon[™] Kosciusko County, IN



Parcel ID	010-107-109	Alternate	010-720003-00	Owner	Creekmore Charles & Janet
Sec/Twp/Rng		ID		Address	E
Property	201 S FIRST	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED		PO Box 254
Address	ST		LOT		Pierceton, IN 46562
	PIERCETON	Acreage	n/a		
District	Р	ierceton			
Brief Tax Descr	iption 0	10-107-109	Lot 1 Blk 3 Redkeys Add to Pierceton		
	1)	Note: Not to b	be used on legal documents)		

Date created: 7/18/2022 Last Data Uploaded: 7/18/2022 3:34:08 AM

Developed by Schneider



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure 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.

Date (month, day, year)

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) Pierceton IN 46562

Built-in Vacuum System X Image: System <th< th=""><th>1. The following are in the condition: A. APPLIANCES</th><th>None/Not</th><th></th><th>Not Defective</th><th>Do Not Know</th><th>C. WATER & SEWER SYSTEM</th><th colspan="4">Rented</th><th>Do Not Know</th></th<>	1. The following are in the condition: A. APPLIANCES	None/Not		Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	Rented				Do Not Know
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Sauna X Hot Water Heat X Hot Water Heat Smoke / Fire Alarm(s) X Hot Water Heat X Hot Water Heat Switches and Outlets X Hot Water Heat X Hot Water Heat Switches and Outlets X Hot Water Heat X Hot Water Heat Vent Fan(s) X Solar House-Heating Hot Water Heat X Hot Water Heat Solar House-Heating X Solar House-Heating Hot Water Heat X Hot Water Heat Generator X Solar House-Heating Hot Water Heat X Hot Water Heat NOTE: "Defect" means a condition that would have a significant adverse effect Solar House-Heating Hot Water Heat Hot Water Heat on the value of the property, nor that if not repaired, removed or replaced Woodburning Stove X Hot Water Heat premises. Hitting Source Hot Mater Heating Source Hot Heating Source Hot 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 wa	Light Fixtures		1 451 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1 -	X			V		C.C.F.	A Provide	And the second
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Switches and Outlets Image: Construction of the property is substantially the same as it was when the Seller's Disclosure form was orginally provided to the Buyer Switches and Outlets Image: Construction of the property is substantially the same as it was when the Seller's Disclosure form was orginally provided to the Buyer		X	a service and a service of	and the second	- martine			1.7.8.4.9.9	X	1	2
Vent Fan(s) Image: Control of the C			2019 C. C. C.	X	Service State		V				-4.5
60 / 100 / 200 Amp Service (Circle one) Woodburning Stove X Image: Second Store	and the second	v	a service				X	1		Casta A	No. State
(Circle one) Fireplace Generator Fireplace 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. Fireplace Insert X Image: Control of the property of the property or adversely affect the expected normal life of the premises. Air Cleaner Image: Control of the property of the property of the property or property or property or certify to the owner or the owner's agent, if any, and the disclosure form may not be used as substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the comparise required to disclosure 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) Signature of Buyer 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							2 V				March Street
Generator Fireplace Insert Fireplace Insert 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. Fireplace Insert Air Cleaner 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 disclosure 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) Signature of Seller Date (mm/dd/yy) 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			- Contraction		C. Comment				-	and the state	
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 nomal life of the premises. Air Cleaner Air Cleaner 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 disclosure 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) 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	Generator	X	a service and	Contraction of the second			1	a reg selation i The construction		and the second	
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. Humidifier Humidifier 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 disclosure 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 originally provided to the Buyer 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	NOTE: "Defect" means a condition th	hat would h	ave a signi	ificant adve	rse effect		1×				
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. Propane Tank Propane Tank Other Heating Source Other Heating Source Other Heating Source Image: Source	on the value of the property, that wo	uld signific	antly impai	r the health	or safety		-	-			
would significantly shorten or adversely affect the expected normal life of the premises. Propane Tank X Description 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 disclosure form was provided. Seller and 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) 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	of future occupants of the property.	or that if no	t repaired,	removed or	replaced	and a second	X	2	102.55	The second se	
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ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form in and the disclosure form is required to disclosure 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) Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Signature of Buyer Date (mm/dd/yy) Date (mm/dd/yy)			in the second	and the second second			I V		0.011	10 01	IDDENT
Signature of Seller Date (mm/dd/yy) 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	ACTUAL KNOWLEDGE. A disclo substitute for any inspections or v	varranties	that the pr	ospective	buyer or owner	ner may later obtain. At or before settle	ment, the ition of the of this D	owner is i e property isclosure	equir is su by s	ed to bstan	disclose tially the
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					118/22			Date (mm/c	d/yy)	No.	
	Signature of Seller	STACK	Date (mr	m/dd/yy)	a spin the	Signature of Buyer Date (mm/			dd/yy)		
	The Seller hereby certifies that the c	ondition of	the proper	v is substa	ntially the sa	me as it was when the Seller's Disclosure	form was o	originally p	rovide	d to t	he Buyer
	the second se		a the local and a set of the set		and any the se						

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NO
			KNOW	Do structures have aluminum wiring?		and the second second	X
ge, if known: Years.				Are there any foundation problems			~
oes the roof leak?	C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.C.	X		with the structures?			X
there present damage to the roof?		×	and the second	Are there any encroachments?		X	
there more than one layer of shingles	E. Arrest		1	Are there any violations of zoning, building codes, or restrictive covenants?		X	
the house?	- 	And the second	×	Is the present use a non-conforming use?	a la caracteria de la cara La caracteria de la caracteria		and the second
yes, how many layers?				Explain:			
HAZARDOUS CONDITIONS	YES	NO	DO NOT				
ave there been or are there any azardous conditions on the property, such s methane gas, lead paint, radon gas in buse or well, radioactive material, landfill, ineshaft, expansive soil, toxic materials, iold, other biological contaminants, sbestos insulation, or PCB's?			X			X	
s there contamination caused by the nanufacture of a controlled substance on he property that has not been certified as econtaminated by an inspector approved			X				
nder IC 13-14-1-15? las there been manufacture of	N COLLEGE			Is the access to your property via a private road?	CRAMER PROVINCIAL	X	
nethamphetamine or dumping of waste rom the manufacture of methamphetamine	and the second		X	Is the access to your property via a public road?	x	1942月	
n a residential structure on the property? Explain:				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?		×	
			1.24	Are there any structural problems with the building?		X	
tracket the	313		175	Have any substantial additions or alterations been made without a required building permit?		X	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATIO	NS:		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	
			2	Have any structures been treated for wood destroying insects?	X		
Strategic Pro-			1923	Are the furnace/woodstove/chimney/flue all in working order?	X		
			Angenit weeks	Is the property in a flood plain?	minung	X	an ordere og
				Do you currently pay flood insurance?	- Y SIL PART	X	a marine
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		×	
				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?		1	
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form a substitute for any inspections or warran	ties that	the prosp	by the owner bective buye	e Seller, who certifies to the truth thereof, base er or the owner's agent, if any, and the disclosu er or owner may later obtain. At or before settle y or certify to the purchaser at settlement that t ed. Seller and Purchaser hereby acknowledge	ment, the	e owner is	s requi
Signature of Seller	Date (m	m/dd/yy)	Slalo	Signature of Buyer	Date (mm	/dd/yy)	
Signature of Seller	a star star	m/dd/yy)		Signature of Buyer	Date (mm		
The Seller hereby certifies that the condition of	the proper	rty is subs	tantially the s	ame as it was when the Seller's Disclosure form was	originally	provided t	o the Bu
The Seller hereby certifies that the condition of	the proper	m/dd/yy)	tantially the s	ame as it was when the Seller's Disclosure form was Signature of Seller (at closing)	Date (mm	The second s	oth

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
 - o Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - o 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

43-12-27-300-364.000-030	CREEKMORE	CHARLES & JANE	201 S FIRST S	ST	510, 1 Fan	nily Dwell - Platte	ed Lot	PIERCETON/1001105-0)30 1/2
General Information	Ow	vnership		Ti	ansfer of Owners	ship		Notes	
Parcel Number		HARLES & JANET E	Date Ov	wner	Doc ID Co	ode Book/Page Ad	lj Sale Price V/I	10/28/2014 REA: 2015 CHANGED YR & ADDED 8X12 UT SHED PER	
43-12-27-300-364.000-030	PO BOX 254 PIERCETON, IN	46562	02/28/1990 CF	REEKMORE CHARL	0	WD /	\$0 I		
Local Parcel Number 1072000300	FIERCETON, IN	40502		RKHAM DANIEL &		WD / WD /	\$0 I \$0 I	10/28/2014 2015: CHANGED GRAE ADDED 8X12 UT SHED PER PICTO	
Tax ID:	10-107-109	Legal					·		
Routing Number 010-107-109		S ADD TO PIERCETON							
Property Class 510 1 Family Dwell - Platted Lot		lustion Decords (Mor				Res			
Year: 2022		luation Records (Wor	-						
Location Information	2022	Assessment Year	2022		2020	2019	2018 AA		
County	WIP 02/25/2022	Reason For Change As Of Date	AA 01/01/2022		AA 01/01/2020	AA 01/01/2019	01/01/2018		
Kosciusko	Indiana Cost Mod	Valuation Method	Indiana Cost Mod				Indiana Cost Mod		
Township	1.0000	Equalization Factor	1.0000		1.0000	1.0000	1.0000		
WASHINGTON	1.0000	Notice Required							
District 030 (Local 030)	\$17,800	Land	\$17,800		\$9,100	\$9,100	\$9,100		
PIERCETON TOWN	\$17,800	Land Res (1)	\$17,800		\$9,100	\$9,100	\$9,100		
School Corp 4455 WHITKO COMMUNITY	\$0 \$0 \$81,200	Land Non Res (2) Land Non Res (3) Improvement	\$0 \$0 \$81,200	\$0	\$0 \$0 \$72,100	\$0 \$0 \$69,500	\$0 \$0 \$67,500		
Neighborhood 1001105-030 PIERCETON	\$79,900 \$0	Imp Res (1) Imp Non Res (2)	\$79,900 \$0	\$68,100 \$0	\$71,000 \$0	\$68,400 \$0	\$66,400 \$0		
Section/Plat	\$1,300 \$99,000	Imp Non Res (3)	\$1,300 \$99,000		\$1,100 \$81,200	\$1,100 \$78,600	\$1,100		
27-32-7	\$9 5,000 \$97,700	Total Res (1)	\$95,000		\$80,100	\$77,500	\$76,600 \$75,500	Land Computation	ons
Location Address (1)	\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	Calculated Acreage	0.20
201 S FIRST ST	\$1,300	Total Non Res (3)	\$1,300		\$1,100	\$1,100	\$1,100	Actual Frontage	66
PIERCETON, IN 46562		Land Data (Standar	d Depth: Res 100		Lot: Res 50' X 100			Developer Discount	
Zoning	Land Pricing S		Size Factor		Adj. Ext.	nfl. % Res Mar Elig % Fac		Parcel Acreage	0.00
RESIDENTIAL RESIDENTIAL	Type Method II		×120 1 10		ale value	Elly % Fau		81 Legal Drain NV	0.00
	гг	00 00	5x132 1.10	\$245 \$	270 \$17,820	0% 100% 1.00	000 \$17,820	82 Public Roads NV	0.00
Subdivision Redkeys Add								83 UT Towers NV	0.00
•								9 Homesite	0.00
Lot 1								91/92 Acres	0.00
								Total Acres Farmland	0.00
Market Model								Farmland Value	\$0
N/A								Measured Acreage	0.00
Characteristics								Avg Farmland Value/Acre	0.0
Topography Flood Hazard High								Value of Farmland	\$0
								Classified Total	\$0
Public Utilities ERA								Farm / Classifed Value	\$0
All								Homesite(s) Value	\$0
Streets or Roads TIF								91/92 Value	\$0
Paved								Supp. Page Land Value	
Neighborhood Life Cycle Stage								CAP 1 Value	\$17,800
Other								CAP 2 Value	\$0 \$0
Printed Monday, April 4, 2022 Review Group 2019	Data Source N/	A Colle	ector		Appraise	r		CAP 3 Value	\$0 \$17 800
					Appraiser			Total Value	\$17,800

3-12-27-300-36 General In		CREEKMORE C Plumbi				S FIRS	. • .			510, 1 Family	, 2000	lattou			Cost Lado	N/1001105-0	
	Single-Family	Plumbl		TF				7				Flee	r Constr		Finish	ver Value	Tota
Occupancy Description	Single-Family R 01	Eull Bath	# 1	3		8'	SHED 96					F100	1Fr				Tota
story Height		Full Bath Half Bath	0	0			12'					1	TEr	1228	1228	\$90,900	
style	11 1 story older		-	1			2					2					
inished Area	1857 sqft	Kitchen Sinks	1		Γ		28	i				3					
lake		Water Heaters	1	1		6	812)					4					
	Finish	Add Fixtures	0	0		12' 9		1CFrG				1/4					
Earth	Tile	Total	3	5								1/2					
Slab	Carpet				L			22'				3/4					
Sub & Joist		Accommod	ations			10			8'			Attic		864	629	\$13,700	
Wood	Other	Bedrooms		3		10	,	364				Bsm		864	0	\$24,600	
		Living Rooms		0			_	1s Fr	6'			Craw					
Parquet		Dining Rooms		0		6	^{3'} e		8'			Slab		364	0	\$0	
Wall F	inish	Family Rooms		0				° 22'			1					Total Base	\$129,2
Plaster/Drywall	✓ Unfinished	Total Rooms		7					36'				stments	1 R	ow Type	Adj. x 1.00	\$129,2
Paneling	Other	Heat Ty	no						864)				n Int (-)				
Fiberboard		Central Warm Air	he			3	30'		0				v Units (+)				
						36		4'	А				Room (+)				
	Roofing	J					· -		1s Fr			Loft (
Built-Up Me	etal Asphalt	✓ Slate 1	īle						B				lace (+)				
Wood Shingle	Other								4				leating (-)				
	Exterior Fea	turae							1			A/C (
escription	Exterior rea	Area	Va				4	32 OFP	36'	6'		No E	lec (-)				
Porch, Open Frame	~	432	عم \$12,8					0.1	42']		ıbing (+ / -)		5 –	- 5 = 0 x \$0	
orch, Open Frame	Ð	432	φ12,c	500									Plumb (+)				
								Specialty	Plumbing	l		Eleva	ator (+)				
				I	Descriptic	on				Count	Value					l, One Unit	\$129,2
															Sub-Tot	tal, 1 Units	
												Exte	rior Feature	s (+)		\$12,800	\$142,0
												Gara	ges (+) 312	sqft		\$11,500	\$153,5
													Qualit	y and D	esign Fac	tor (Grade)	0.
															Locatio	n Multiplier	0.
															Replace	ment Cost	\$120,0
						Su	mmar	y of Impro	ovemen <u>ts</u>								
escription	Res St	tory construction	Grade	Year		Co	Base	1 ('M	Adj	Size	RCN	Norm	Remai			bhd Mrkt	Impi
•	Eligibl He	igni			Vear Age		Rate		Rate			Dep	Valu		•		Val ¢70.0
: Single-Family R	01 100%	1 Wood Frame	D+1	1901 1	970 52	A		0.92		2,956 sqft	\$120,037	45%	\$66,02	.u U%a) iUU% I.	.210 1.0000	\$79,9

8'x12'

35%

\$1,090

\$1,672

12 A

\$23.66

0.92 \$17.41

D 2010 2010

0%

1

2: Utility Shed

\$1,300

0% 100% 1.210 1.0000

... Generation after Generation



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