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

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# REAL ESTATE AUCTION TERMS

## *Country Home with Outbuildings & Woods offered in 2 Tracts!*

This property will be offered at Online Only Auction on Monday, February 27, 2023 – Bidding begins closing out at 6:00 pm. *Tract 2 is a SWING Tract which means it must be bid on in combination with Tract 1 or by an adjoining landowner.* 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 \$10,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. The Sellers will provide a Personal Representative's Deed at closing. The Sellers will provide an Owner's Title Insurance Policy. The closing(s) shall be on or before March 31, 2023. 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 \$822.10. 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.

**Online Auction: Monday, February 27, 2023**  
**Bidding begins closing out at 6:00 pm!**

**Property Location: 11616 Ray Rd., Churubusco, IN 46723**  
**Eel River Township • Allen County**

**Auction Manager: Tim Holmes 260.580.5473**

**<https://bidmetzger.com/auctions/>**



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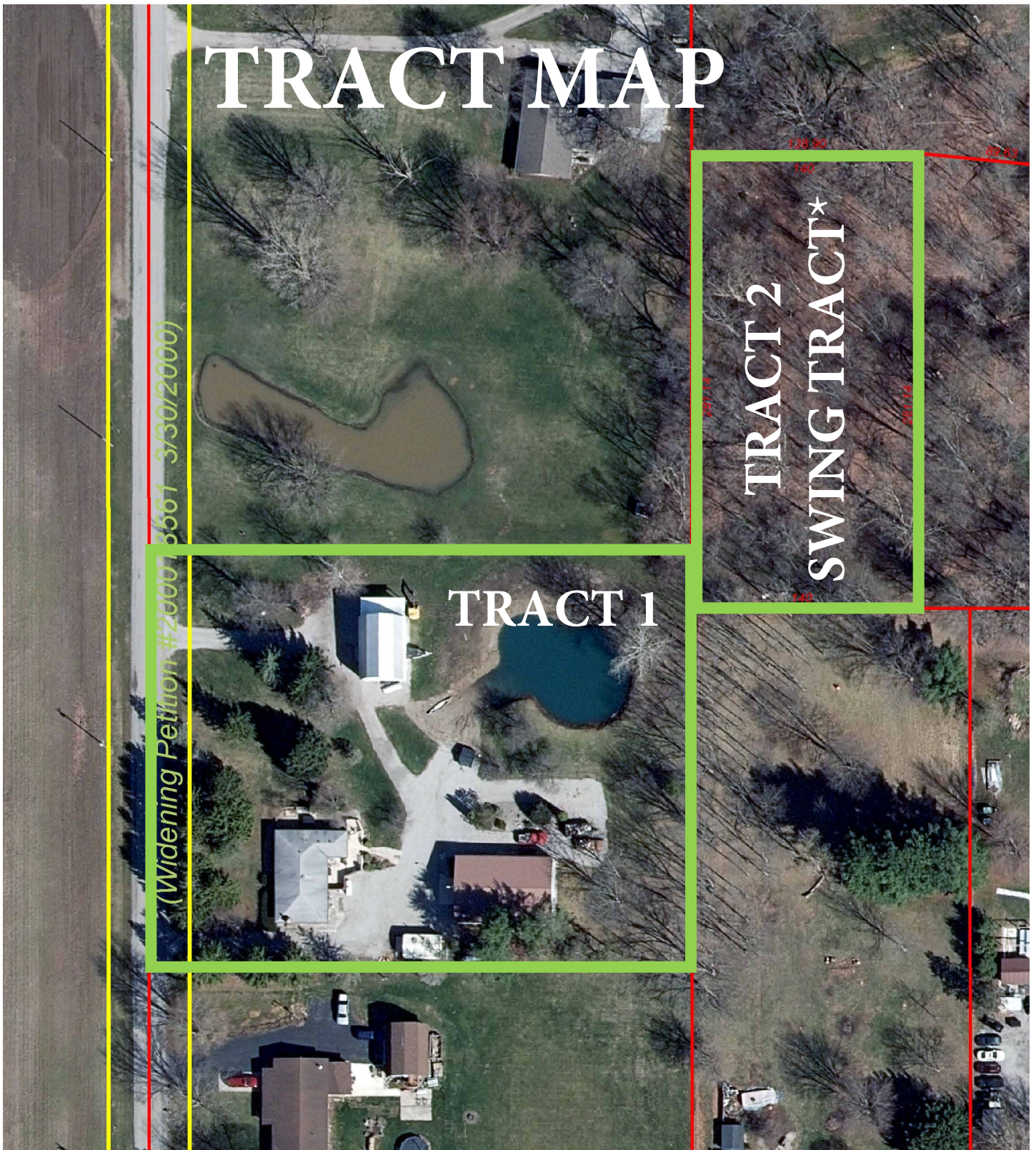
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# Metzger Property Services, LLC


11616 Ray Road, Churubusco, IN 46723

Auction Manager: Tim Holmes, 260-580-5473



*\*Swing Tract must be purchased in combination with Tract 1 or by an adjoining land owner!*



<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 0	<b>DOM</b> 0	<b>Auction</b> Yes
<b>MLS #</b> 202302590	<b>11616 Ray Road</b>	<b>Churubusco</b>	<b>IN 46723</b>	<b>LP \$0</b>
	<b>Area</b> Allen County	<b>Parcel ID</b> 02-01-33-226-002.000-044	<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> 1
	<b>Township</b> Eel River	<b>Style</b> One Story	<b>REO</b> No	<b>Short Sale</b> No
	<b>School District</b> NWA	<b>Elem</b> Arcola	<b>JrH</b> Carroll	<b>SrH</b> Carroll
	<b>Legal Description</b> S 260.21 OF N 910.74 OF W 334.8 FT NE1/4 NE1/4 SEC 33			
	<b>Directions</b> From Hwy 33, head east on Carroll Rd. Turn south on Ray Rd - property is on the east side of the road.			
	<b>Inside City Limits</b> N	<b>City</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>

**Remarks** Ranch Home & Woods Offered in 2 Tracts selling via Online Only Auction on Monday, February 27, 2023 -- Bidding begins closing out at 6 pm! Tract 1 is a Handyman Special with 3 Bedrooms, 1.5 Baths, & Main Floor Laundry! Kitchen is open to the Living Room with Brick fireplace. 40x60 Heated Shop is Foam-Insulated with 12 ft Overhead Door - great for your workshop or side business! There is also a Detached Heated Garage, Barn, & Pond! Bid on this tract individually or in combination with Tract 2 for more acreage! Open House: Wednesday, February 22nd 5:30-6pm

**Agent Remarks** Online Auction: Mon. 2.27.23 6pm Open House: Wed. 2.22.23 5:30-6pm TERMS: \$10,000 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot	Lot Ac/SF/Dim	2.0000	/ 87,120	/ 325x260	Lot Desc	Partially Wooded				
Above Gd Fin SqFt	1,693	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,693		
Age	66	New Const	No	Date Complete	Ext Vinyl	Bsmnt Crawl		# Rooms	6		
<b>Room Dimensions</b>		<b>Baths</b>	<b>Full</b>	<b>Half</b>	<b>Water</b>	<b>WELL</b>	<b>Basement Material</b>				
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	1	1	<b>Sewer</b>	Septic	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes	
<b>LR</b>	22 x 14	<b>M</b>	<b>B-Upper</b>	0	0	<b>Fuel /</b>	Propane, Wood, Forced Air, Multiple Heating	<b>Dryer Hookup Elec</b>	Yes	<b>Guest Qtrs</b>	No
<b>DR</b>	12 x 8	<b>M</b>	<b>B-Blw G</b>	0	0	<b>Heating</b>		<b>Dryer Hookup G/E</b>	No	<b>Split FlrPln</b>	No
<b>FR</b>	16 x 11	<b>M</b>				<b>Cooling</b>	Central Air	<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
<b>KT</b>	16 x 8	<b>M</b>	<b>Laundry Rm</b>	Main	11 x 6			<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
<b>BK</b>	x		<b>AMENITIES</b> Built-in Desk, Deck Open, Dryer Hook Up Electric, Utility Sink, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up				<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No	
<b>DN</b>	x						<b>Alarm Sys-Sec</b>	No	<b>Fence</b>		
<b>MB</b>	12 x 11	<b>M</b>					<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No	
<b>2B</b>	14 x 10	<b>M</b>					<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No	
<b>3B</b>	14 x 12	<b>M</b>	<b>Garage</b>	/	/	x	/	<b>Jet Tub</b>	No	<b>Garage Y/N</b>	No
<b>4B</b>	x		<b>Outbuilding 1</b>	Pole/Post Building	60 x 40			<b>Pool</b>	No	<b>Off Street Pk</b>	
<b>5B</b>	x		<b>Outbuilding 2</b>			x		<b>Pool Type</b>			
<b>RR</b>	x		<b>Assn Dues</b>		<b>Frequency</b>	Not Applicable		<b>FIREPLACE</b>	Family Rm		
<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 Frontage</b>
<b>Water Features</b>		<b>Water Type</b>	<b>Lake Type</b>
<b>Auctioneer Name</b> Chad Metzger & Tim Holmes	<b>Lic #</b> AC31300015	<b>Auction Date</b> 2/27/2023	<b>Time</b> 6 PM
<b>Financing: Existing</b>	<b>Proposed</b>	<b>Excluded Party</b> None	<b>Location</b>
<b>Annual Taxes</b> \$822.10	<b>Exemptions</b> Homestead, Vet, Supplemental	<b>Year Taxes Payable</b> 2022	<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> 1/30/2023	<b>Start Showing Date</b>	<b>Exp Date</b> 4/30/2023	<b>Owner/Seller a Real Estate Licensee</b> No
<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker</b> 1.0%	<b>Variable Rate</b> No	<b>Agent/Owner Related</b> No
<b>Virtual Tours:</b>	<b>Lockbox Type</b> Mechanical/Combo	<b>Lockbox Location</b> front door	<b>Special List Cond.</b> None
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>Type of Sale</b>
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>		<b>How Sold</b>
<b>Sell Office</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>
			<b>Conc Paid By</b>
			<b>Sell Team</b>

**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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).





# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

1.11.2023

*ESTATE*

**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) 11616 Ray Rd Churchburg, VA 46723

1. The following are in the conditions indicated:

A. APPLIANCES					C. WATER & SEWER SYSTEM					
None/Not Included/Rented	Defective	Not Defective	Do Not Know	None/Not Included/Rented	Defective	Not Defective	Do Not Know			
Built-in Vacuum System			X	Cistern			X			
Clothes Dryer			X	Septic Field / Bed			X			
Clothes Washer			X	Hot Tub			X			
Dishwasher			X	Plumbing			X			
Disposal			X	Aerator System			X			
Freezer			X	Sump Pump			X			
Gas Grill			X	Irrigation Systems			X			
Hood			X	Water Heater / Electric			X			
Microwave Oven			X	Water Heater / Gas			X			
Oven			X	Water Heater / Solar			X			
Range			X	Water Purifier			X			
Refrigerator			X	Water Softener			X			
Room Air Conditioner(s)			X	Well			X			
Trash Compactor			X	Septic & Holding Tank/Septic Mound			X			
TV Antenna / Dish			X	Geothermal and Heat Pump			X			
Other:				Other Sewer System (Explain)			X			
				Swimming Pool & Pool Equipment			X			
								Yes	No	Do Not Know
				Are the structures connected to a public water system?						X
				Are the structures connected to a public sewer system?						X
				Are there any additions that may require improvements to the sewage disposal system?						X
				If yes, have the improvements been completed on the sewage disposal system?						X
				Are the improvements connected to a private/community water system?						X
				Are the improvements connected to a private/community sewer system?						X
B. ELECTRICAL SYSTEM					D. HEATING & COOLING SYSTEM					
None/Not Included/Rented	Defective	Not Defective	Do Not Know	None/Not Included/Rented	Defective	Not Defective	Do Not Know			
Air Purifier			X	Attic Fan			X			
Burglar Alarm			X	Central Air Conditioning			X			
Ceiling Fan(s)			X	Hot Water Heat			X			
Garage Door Opener / Controls			X	Furnace Heat / Gas			X			
Inside Telephone Wiring and Blocks / Jacks			X	Furnace Heat / Electric			X			
Intercom			X	Solar House-Heating			X			
Light Fixtures			X	Woodburning Stove			X			
Sauna			X	Fireplace			X			
Smoke / Fire Alarm(s)			X	Fireplace Insert			X			
Switches and Outlets			X	Air Cleaner			X			
Vent Fan(s)			X	Humidifier			X			
60 / 100 / 200 Amp Service (Circle one)			X	Propane Tank			X			
Generator			X	Other Heating Source			X			

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

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

Signature of Seller <i>[Signature]</i>	Date (mm/dd/yy) 1-11-23	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)

11616 Ray Rd Cherubusco, IA 46723

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X
Does the roof leak?			X
Is there present damage to the roof?			X
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			X

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

Explain:

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

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

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>M. Melinda Schellert</i>	Date (mm/dd/yy) 11-11-23	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 Type** LOTS AND LAND      **Status** Active      **CDOM** 0      **DOM** 0      **Auction** Yes

**MLS #** 202302591      **\*\* Ray Road**      **Churubusco**      **IN 46723**      **Status Active**      **LP \$0**



**Area** Allen County      **Parcel ID** 02-01-33-226-016.001-044 **Type** Agricultural Land  
**Sub** None      **Cross Street**  
**School District** NWA Elem Arcola      **JrH** Carroll      **SrH** Carroll  
**REO** No      **Short Sale** No      **Waterfront Y/N** N  
**Legal Description** W 140 OF E 987.38 OF S281.14 OF N 682.33 NE 1/4 SEC 33  
**Directions** From Hwy 33, head east on Carroll Rd. Turn south on Ray Rd - property is on the east side of the road.  
**Inside City Limits** N      **City Zoning**      **County Zoning** A1      **Zoning Description**

**Remarks** Woods & Ranch Home Offered in 2 Tracts selling via Online Only Auction on Monday, February 27, 2023 -- Bidding begins closing out at 6 pm! This is Tract 2 which features almost an acre of woods! Tract 2 is a swing tract which means it must be bid on by an adjoining landowner or in combination with tract 1.

**Agent Remarks** Online Auction: Mon. 2.27.23 6pm TERMS: \$10,000 down the day of auction. Possession at Closing. Taxes prorated. No Survey unless required for clear title. 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 Registration form is in docs. Seller has the right to accept bids prior to auction.

**Sec** Lot      **Lot Ac/SF/Dim** 0.9000 / 39,378 / 180x330  
**Parcel Desc** Heavily Wooded, 0-2.9999      **Platted Development** No      **Platted Y/N** Yes  
**Township** Eel River      **Date Lots Available**      **Price per Acre** \$0.00  
**Type Use** Agriculture, Recreational      **Road Access** County      **Road Surface** Tar and Stone      **Road Frontage** County  
**Water Type** None      **Easements** Yes  
**SEWER TYPE** None      **Water Frontage**  
**Type Fuel** None      **Assn Dues** Not Applicable  
**Electricity** Available      **Other Fees**

**Features**      **DOCUMENTS AVAILABLE** Aerial Photo

**Strctr/Bldg Imprv** No  
**Can Property Be Divided?** No  
**Water Access**  
**Water Name**      **Lake Type**  
**Water Features**  
**Water Frontage**      **Channel Frontage**      **Water Access**  
**Auction** Yes      **Auctioneer Name** Chad Metzger & Tim Holmes      **Auctioneer License #** AC31300015  
**Auction Location**      **Auction Start Date** 2/27/2023  
**Financing: Existing**      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$129.32      **Exemption** No Exemptions      **Year Taxes Payable** 2022      **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No      **Possession** At closing  
**List Office** Metzger Property Services, LLC - Off: 260-982-0238      **List Agent** Chad Metzger - Cell: 260-982-9050  
**Agent ID** RB14045939      **Agent E-mail** chad@metzgerauction.com  
**Co-List Office**      **Co-List Agent**  
**Showing Instr**  
**List Date** 1/30/2023      **Exp Date** 4/30/2023  
**Contract Type** Exclusive Right to Sell      **BBC** 1.0%      **Variable Rate** No      **Special Listing Cond.** None  
**Virtual Tours:**      **Type of Sale**  
**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 0  
**Total Concessions Paid**      **Sold/Concession Remarks**  
**Sell Off**      **Sell Agent**      **Co-Sell Off**      **Co-Sell Agent**



General Information

Parcel Number 02-01-33-226-002.000-044
Local Parcel Number 14-0033-0017

Tax ID:

Routing Number - - -

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2022

Location Information

County Allen
Township EEL RIVER TOWNSHIP
District 044 (Local 014)
School Corp 0225
Neighborhood 441003-044
Section/Plat 0333211
Location Address (1) 11616 RAY RD CHURUBUSCO, IN 46723

Ownership

ROLLER KEITH R
11616 RAY RD
CHURUBUSCO, IN 46723-9406

Legal

S 260.21 OF N 910.74
OF W 334.8 FT NE1/4 NE1/4
SEC 33



Transfer of Ownership

Date 01/01/1900 Owner ROLLER KEITH R
Doc ID Code Book/Page Adj Sale Price V/I
WD / \$0 I

Notes

Empty notes field

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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Zoning

Subdivision

Lot

Market Model Res | EEL 441001-3 (40-61)

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Land Computations

Table with columns for Land Computations items (Calculated Acreage, Actual Frontage, etc.) and their values.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (1693 S  
**Story Height** 1  
**Style** 40 Conventional 1 stor  
**Finished Area** 1693 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joist  Unfinished
- Wood  Other
- Parquet

**Wall Finish**

- Plaster/Drywall  Unfinished
- Paneling  Other
- Fiberboard

**Roofing**

- Built-Up  Metal  Asphalt  Slate  Tile
- Wood Shingle  Other

**Exterior Features**

Description	Area	Value
Stoop, Masonry	48	\$1,800
Patio, Concrete	574	\$3,100
Wood Deck	469	\$7,300

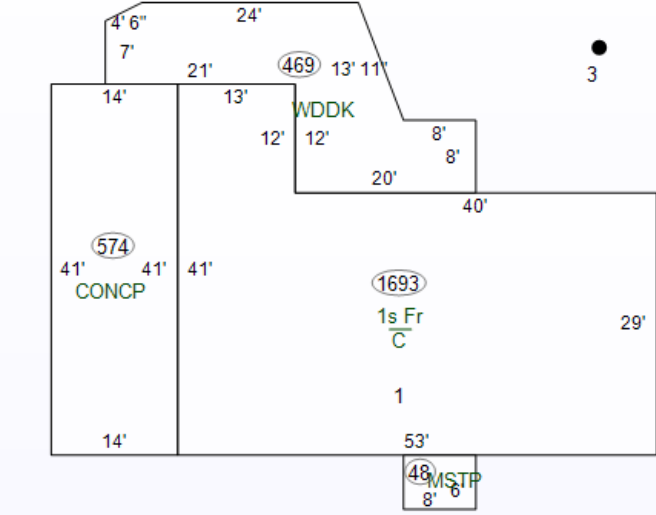
**Plumbing**

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>4</b>	<b>7</b>

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	
<b>Dining Rooms</b>	
<b>Family Rooms</b>	
<b>Total Rooms</b>	6

**Heat Type**



**Specialty Plumbing**

Description	Count	Value
-------------	-------	-------

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1693	1693	\$111,300	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1693	0	\$7,600	
Slab				

**Total Base** \$118,900

**Adjustments 1 Row Type Adj. x 1.00** \$118,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1693	\$4,000
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$129,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$12,200	\$141,200
Garages (+) 0 sqft	\$0	\$141,200
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.95

**Replacement Cost** \$120,726

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family (1693 Sq	100%	1	Wood Frame	D+2	1957	1957	65 A		0.95		1,693 sqft	\$120,726	47%	\$63,980	0%	100%	1.0000	2.0000	\$128,000
2: Barn, Bank & Flat (T2)	0%	1		D	1935	1935	87 A	\$40.86	0.95	\$0.00	26' x 36' x 14'	\$31,627	65%	\$11,070	0%	100%	1.0000	0.6500	\$7,200
3: Barn, Pole (T3) (40x60	0%	1	T3AW	C	2003	2003	19 A	\$16.13	0.95	\$0.00	40' x 60' x 12'	\$35,914	35%	\$23,340	0%	100%	1.0000	0.6500	\$15,200
4: Utility Shed (14x20)	0%	1	SV	C	2018	2018	4 A		0.95		14'x20'		15%		0%	100%	1.0000	1.0000	\$0



General Information

Parcel Number 02-01-33-226-016.001-044
Local Parcel Number 14-0033-0032

Tax ID:

Routing Number

Property Class 501
Vacant - Unplatted (0 to 9.99 Acres)

Year: 2022

Location Information

County Allen
Township EEL RIVER TOWNSHIP
District 044 (Local 014)
School Corp 0225
Neighborhood 441003-044
Section/Plat 0333211
Location Address (1) 11725 VALENTINE RD

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage

Other

Printed Friday, April 8, 2022

Review Group 2018

Ownership

ROLLER KEITH
11616 RAY RD
CHURUBUSCO, IN 46723-9406

Legal

W 140 OF E 987.38 OF S281.14 OF
N 682.33 NE 1/4 SEC 33



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

Table with columns for Assessment Year (2022, 2021, 2020, 2019, 2018), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

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

Table with columns for Land Pricing Soil Type, Act Front., Size Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source N/A

Collector

Appraiser 10/26/2018 kawhaa

Total Value \$8,100

*...Generation after Generation*



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