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

## 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/



EXPANDING YOUR HORIZON... ...GENERATION AFTER GENERATION

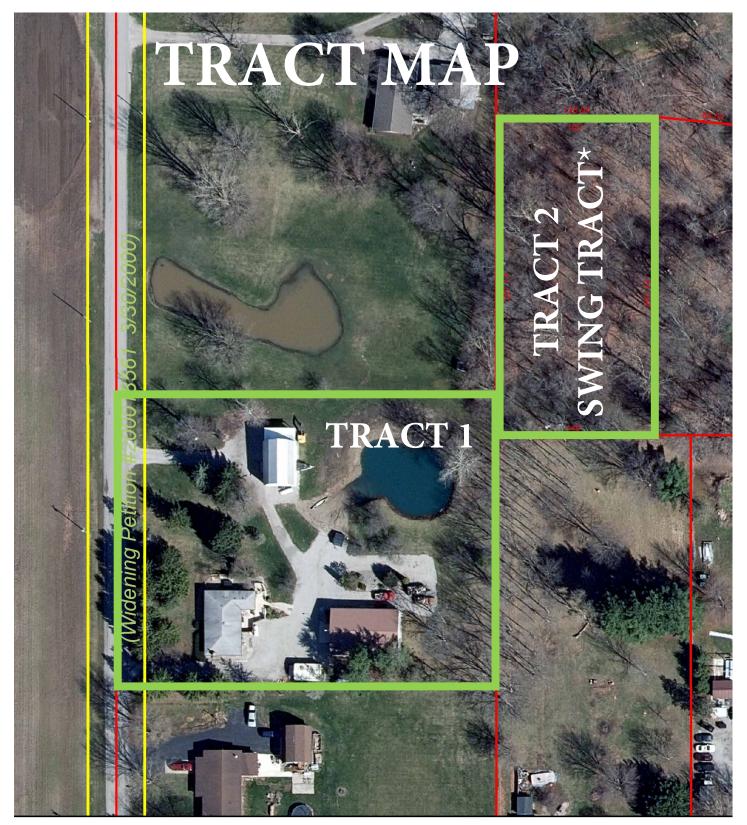
★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
 ★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
 ★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES



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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!

### Solution 10 (1/30/2023)

#### **Residential Agent Full Detail Report**

Schedule a Showing

Page 1 of 1

Property Type RESIDENTIAL	Status Active		CDOM 0 DOM 0	Auction Yes
ALS # 202302590	11616 Ray Road	Churubusco	IN 46723	LP \$0
	Area Allen County	Parcel ID 02-01-33-226-002.000-044	Type Site-Built Home	Waterfront No
Marine Marine	Sub None	Cross Street	Bedrms 3 F Baths 1	H Baths 1
	Township Eel River	Style One Story	REO No Short Sale	No
	School District NWA	Elem Arcola JrH (	Carroll SrH	Carroll
	Legal Description S 260.21	OF N 910.74 OF W 334.8 FT NE1/4 NE1/4	SEC 33	
	Directions From Hwy 33, head	east on Carroll Rd. Turn south on Ray Rd - prop	erty is on the east side of the road.	
A A A A A A A A A A A A A A A A A A A	Inside City Limits N City	County Zoning A1	Zoning Description	

**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.

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       Year Built 1957         Age       66       New Const       No       Date Complete       Ext Vinyl       Bsmt Crawl       Bsmt Crawl       Basement Material       Propane Model Propane Mode	Sec Lot Lot A	c/SF/Dim 2.0000 / 87,120 /	325x260 Lot Des	c Partially Wooded		
Room Dimensions RM DIMBathsFullHalfWaterWELLBasement MaterialRM DIMLVLB-Main11SewerSepticDryer Hookup GasNoFireplaceYesLR22 x 14MB-Upper00Fuel / HeatingPropane, Wood, Forced Air, Multiple HeatingDryer Hookup ElecYesGuest QtrsNoDR12 x 8MB-Blw G00HeatingCentral AirDisposalNoCeiling FanNoFR16 x 11MLaundry RmMain11 x 6Water Soft-OwnedNoSkylightNoBKxAMENITIESBuilt-in Desk, Deck Open, Dryer Hook Up Electric, Utility Sink, Tub/Shower Combination, Main Floor Laundry, Washer Hook-UpMater Soft-RentedNoADA FeaturesNoAlarm Sys-SecNoGolf CourseNoSoft CourseNoAlarm Sys-RentNoSoft CourseNo	Above Gd Fin SqFt 1,69	3 Above Gd Unfin SqFt 0 Below	w Gd Fin SqFt 0	Ttl Below Gd SqFt 0	Ttl Fin SqFt 1,693 Y	ear Built 1957
RM DIMLVLB-Main11SewerSepticDryer Hookup GasNoFireplaceYesLR22 x 14MB-Upper00Fuel / HeatingPropane, Wood, Forced Air, Multiple HeatingDryer Hookup GasNoFireplaceYesDR12 x 8MB-Blw G00HeatingPropane, Wood, Forced Air, Multiple HeatingDryer Hookup G/ENoSplit FirplnNoFR16 x 11MCoolingCentral AirDisposalNoCeiling FanNoKT16 x 8MLaundry RmMain11 x 6Water Soft-OwnedNoSkylightNoBKxAMENITIESBuilt-in Desk, Deck Open, Dryer Hook Up Electric, Utility Sink, Tub/Shower Combination, Main Floor Laundry, Washer Hook-UpWater Soft-RentedNoADA FeaturesNoAlarm Sys-SecNoGolf CourseNoAlarm Sys-RentNoGolf CourseNo	Age 66 New Const	No Date Complete	Ext Vinyl	Bsmt Crawl		# Rooms 6
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KT       16 x 8       M       Laundry Rm       Main       11 x 6       Water Soft-Owned       No       Skylight       No         BK       x       AMENITIES       Built-in Desk, Deck Open, Dryer Hook Up Electric, Utility Sink, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up       Water Soft-Rented       No       ADA Features       No         MB       12 x 11       M       Masher Hook-Up       Washer Hook-Up       Alarm Sys-Rent       No       Golf Course       No	<b>DR</b> 12 x 8 M	B-Blw G 0 0 Heating	Air, Multiple Heating	Dryer Hookup G/E	No Split Firpin	No
BK     x     AMENITIES     Built-in Desk, Deck Open, Dryer Hook Up Electric, Utility Sink, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up     Water Soft-Rented     No     ADA Features     No       MB     12 x 11     M     Main Floor Laundry, Washer Hook-Up     Main Floor Laundry, Washer Hook-Up     Main Sys-Sec     No     Fence       Alarm Sys-Rent     No     Golf Course     No	<b>FR</b> 16 x 11 M	Cooling	Central Air	Disposal	No Ceiling Fan	No
DN     x     Utility Sink, Tub/Shower Combination, Main Floor Laundry, Washer Hook-Up     Washer Soft-Rented     No     Aba reatures     No       MB     12 x 11     M     Mathematical Address     Alarm Sys-Sec     No     Fence       Alarm Sys-Rent     No     Golf Course     No	<b>KT</b> 16 x 8 M	Laundry Rm Main 11 x 6		Water Soft-Owned	No Skylight	No
MB     12 x     11     M       Alarm Sys-Sec     No     Fence       Alarm Sys-Sec     No     Golf Course     No       Alarm Sys-Sec     No     Golf Course     No	BK x	· · ·		Water Soft-Rented	No ADA Features	No
MB 12 X 11 M Alarm Sys-Rent No Golf Course No	DN X	•	/lain Floor Laundry,	Alarm Sys-Sec	No Fence	
2B 14 x 10 M	<b>MB</b> 12 x 11 M	wasner Hook-Up		Alarm Sys-Rent	No Golf Course	No
	<b>2B</b> 14 x 10 M			Garden Tub	No Nr Wikg Trails	No
3B 14 x 12 M Garage / / x / Jet Tub No Garage Y/N No	<b>3B</b> 14 x 12 M	Garage / /	/ x /	Jet Tub	No Garage Y/N	No
4B x Outbuilding 1 Pole/Post Building 60 x 40 Pool No Off Street Pk	<b>4B</b> x	Outbuilding 1 Pole/Post Building 60	0 x 40	Pool	No Off Street Pk	
5B x Outbuilding 2 x Pool Type	<b>5B</b> x	Outbuilding 2	х	Pool Type		
RR x Assn Dues Frequency Not Applicable FIREPLACE Family Rm	RR x	Assn Dues Frequency	Not Applicable	•••	Rm	
LF x Other Fees	LF x	Other Fees		,		
EX x Restrictions	EX X	Restrictions				
Water Access Wtr Name Water Frontage Channel Frontage		Wtr Name		•	•	
Water Features Water Type Lake Type				21	••	
Auctioneer Name Chad Metzger & Tim Holmes Lic # AC31300015 Auction Date 2/27/2023 Time 6 PM Location	Auctioneer Name Chad	Vetzger & Tim Holmes Lic # AC31	300015 Auction Date	2/27/2023 <b>Time</b> 6 F	PM Location	
Financing: Existing Proposed Excluded Party None	Financing: Existing	Propo	osed		Excluded Party None	
Annual Taxes \$822.10 Exemptions Homestead, Vet, Supplemental Year Taxes Payable 2022 Assessed Value	Annual Taxes \$822.10	Exemptions Homestead, Vet, Supple	emental Year Taxes	Payable 2022	Assessed Value	
Possession At closing	0					
List Office Metzger Property Services, LLC - Off: 260-982-0238 List Agent Chad Metzger - Cell: 260-982-9050	List Office Metzger Pro	perty Services, LLC - Off: 260-982-0238	List Agent Cha	ad Metzger - Cell: 260-9	82-9050	
Agent E-mail       chad@metzgerauction.com       List Agent - User Code UP388053395       List Team	• •	netzgerauction.com	•	Code UP388053395	List Team	
Co-List Office Co-List Agent	Co-List Office		Co-List Agent			
Showing Instr Showingtime or Open House	Showing Instr Showing	jtime or Open House				
List Date 1/30/2023 Start Showing Date Exp Date 4/30/2023 Owner/Seller a Real Estate Licensee No Agent/Owner Related No	List Date 1/30/2023 S	tart Showing Date Exp D			<b>J</b>	
Contract Type         Exclusive Right to Sell         Buyer Broker         1.0%         Variable Rate         No         Special List Cond.         None	••	•			Special List Cond. Non	e
Virtual Tours: Lockbox Type Mechanical/Combo Lockbox Location front door Type of Sale	Virtual Tours:	Lockbox Type Mecha	anical/Combo Lockbox Lo	cation front door	Type of Sale	
Pending Date Closing Date Selling Price How Sold	Pending Date	Closing Date	Selling Pric	e	How Sold	
Ttl Concessions Paid Sold/Concession Remarks Conc Paid By	Ttl Concessions Paid	Sold/Concession Re	emarks		Conc Paid By	
Sell Office Sell Agent Co-Sell Off Co-Sell Agent Sell Team	Sell Office	Sell Agent	Co-Sell Off	Co-Sell Agen	t 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 made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS).

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 01/30/2023 01:04 PM

### SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

ESTATE 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)

11.2023

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 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.

#### urin Property address (number and street, city, state, and ZIP code) 0 0 0

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ACTUAL KNOWLEDGE. A disc substitute for any inspections or	losure form is warranties th ical condition losure form v	s not a what the pro- of the pro- was prov	varranty by ospective to operty or o rided. Sel	the owner ouyer or ow	Seller, who certifies to the truth the or the owner's agent, if any, and the mer may later obtain. At or before settle purchaser at settlement that the cond rchaser hereby acknowledge receipt Signature of Buyer	ement, the ition of the of this D	owner is	is su by s	ed to	disclos tially th
ignature of Seller	allab	Date (mn	-23	199 C	Signature of Buyer	1.061	Date ( <i>mm/c</i>	ld/yy)	1.5	
The Seller hereby certifies that the	condition of th	ne propert	y is substar	tially the sa	me as it was when the Seller's Disclosure	form was o	originally p	rovide	ed to t	he Buye
ignature of Seller (at closing)		Date (mn			Signature of Seller (at closing)		Date (mm/		The second	
The Seller hereby certifies that the	condition of th	ne propert	y is substar	ntially the sa	me as it was when the Seller's Disclosure	Sas Antes	originally p	rovide	ed t	o t

Property address (number and street, city, state, and ZIP co	ode) 114	16	Ray	Rel Churubusco, a	146	72	3
2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
				Do structures have aluminum wiring?	11 - 19 V		X
Age, if known: Years.			λ	Are there any foundation problems			V
Does the roof leak?		in the second		with the structures? Are there any encroachments?	E Constantino		
Is there present damage to the roof?		1000	X	Are there any violations of zoning,		Constanting in a	
Is there more than one layer of shingles on the house?		and a star whe	X	building codes, or restrictive covenants? Is the present use a non-conforming use?			x
If yes, how many layers?		1000	x	Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				and the second
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		+ 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		×
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? Has there been manufacture of		Nur Davis		Is the access to your property via a private road?		No.	k
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			X	Is the access to your property via a public road?	N Contraction		X
Explain:	and the second	1. 1. 1. 1. 1.		Is the access to your property via an easement?			-
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?			×
				Are there any structural problems with the building?			X
<b>生物</b> 一般的形式了一				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)	ANATION	IS:		Are there moisture and/or water problems in the basement, crawl space area, or any other area?		to the set	X
				Is there any damage due to wind, flood, termites or rodents?			X
			and the second	Have any structures been treated for wood destroying insects?	Marine		X
				Are the furnace/woodstove/chimney/flue all in working order?			X
and the second second second second second second second	an an train		a heren	Is the property in a flood plain?	and the second	and the second sec	X
				Do you currently pay flood insurance? Does the property contain underground	-	descriptions Sector Sector	
				storage tank(s)?	to a set	alesting a	×
				Is the homeowner a licensed real estate salesperson or broker?			X
				Is there any threatened or existing litigation regarding the property?	Sec.		X
			Her Services	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
ACTUAL KNOWLEDGE. A disclosure form i a substitute for any inspections or warrant to disclose any material change in the phys	s not a w les that the ical cond	arranty b ne prospe lition of t	y the owne ective buyer he property	Seller, who certifies to the truth thereof, base r or the owner's agent, if any, and the disclosu r or owner may later obtain. At or before settler or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge r	re form m ment, the he conditi	ay not be owner is on of the	e used as required property
Signature of Seller	Date (mm	1-23	-	Signature of Buyer	Date (mm/o		1
Signature of Seller	Date (mm	/dd/yy)	an and a star	Signature of Buyer	Date (mm/o	id/yy)	distant.
			antially the sa	me as it was when the Seller's Disclosure form was			the Buyer.
Signature of Seller (at closing)	Date (mm	/dd/yy)		Signature of Seller (at closing)	Date (mm/c	адууу)	Stat Area

#### 🖾 🚺 🛋 🗂 🗖 🕤 DHM Lots & Land Agent Full Detail Report Schedule a Showing Listings as of 01/30/2023 Page 1 of 1 **CDOM** 0 DOM Property Type LOTS AND LAND Status Active 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** Lot # School District JrH Carroll SrH Carroll NWA Elem Arcola 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.

Parcel Desc     Heavily Wooded, 0-2.9999     Platted Development     No     Platted Y/N       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     Yes     Yes     Yes	
Type Use     Agriculture, Recreational     Road Access     County     Road Surface     Tar and Stone     Road Frontage     County       Water Type     None     Easements     Yes	bunty
Water Type     None     Easements     Yes	punty
••	
••	
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	9
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.         No	None
Virtual Tours: Type of Sale	
Pending Date Closing Date Selling Price How Sold	<b>CDOM</b> 0
Total Concessions Paid Sold/Concession Remarks	
Sell Off Sell Agent Co-Sell Off Co-Sell Agent	

 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
 01/30/2023 01:08 PM

02-01-33-226-002.000-044	ROL	ROLLER KEITH R			11616 RAY RD 511, 1 Family D						nplatte	d (0 to 9.9	AG/RURAL RES HOMESI	IT <sup>1/2</sup>
General Information		Ownership					Tran	sfer of Owners	hip				Notes	
Parcel Number		ER KEITH F	२	Date	Ow	/ner		Doc ID Co	de B	ook/Page	Adj Sa	le Price V/I		
02-01-33-226-002.000-044			IN 46723-9406	01/01	/1900 RO	LLER KEITH	1 R	V	٧D		1	\$0 I		
Local Parcel Number 14-0033-0017	CHUI	1000300,	in 40723-3400											
Tax ID:			_egal											
		21 OF N 910.74	Ū											
Routing Number	OF W 3 SEC 33	34.8 FT NE1/4   3	NE1/4											
								_						
<b>Property Class 511</b> 1 Family Dwell - Unplatted (0 to 9.9									es					
Year: 2022			luation Records (Wor	rk in Pro	•	ues are no			subj					
		2022	Assessment Year		2022		2021	2020		201		2018		
Location Information	<i>.</i>	WIP	Reason For Change		AA	0.210	AA	AA			A	AA		
Allen		)2/08/2022 na Cost Mod	As Of Date Valuation Method	India	03/21/2022 na Cost Mod		08/2021	03/13/2020 ndiana Cost Mod	India	03/15/201 na Cost Mo		03/20/2018 ina Cost Mod		
	malar			indiar		inuiana Co			indial					
Township EEL RIVER TOWNSHIP		1.0000	Equalization Factor		1.0000		1.0000	1.0000		1.000	U	1.0000		
			Notice Required											
District 044 (Local 014) 044 EEL RIVER (14)		<b>\$52,700</b> \$45,000	Land Land Res (1)		<b>\$52,700</b> \$45,000		<b>52,700</b> 45,000	<b>\$52,700</b> \$45,000		<b>\$52,70</b> \$45,00		<b>\$45,700</b> \$38,000		
		φ <del>4</del> 0,000 \$0	Land Non Res (2)		\$0 \$0	φ.	40,000 \$0	\$0			0	\$30,000 \$0		
School Corp 0225 NORTHWEST ALLEN COUNTY		\$7,700	Land Non Res (3)		\$7,700		\$7,700	\$7,700		\$7,70		\$7,700		
		\$150,400	Improvement		\$150,400		22,800	\$101,600		\$96,70		\$89,700		
Neighborhood 441003-044 AG/RURAL RES HOMESITES 01 (		\$128,000 \$0	Imp Res (1) Imp Non Res (2)		\$128,000 \$0	\$10	04,000 \$0	\$82,800 \$0		\$76,90 \$	0	\$69,900 \$0		
		\$22,400	Imp Non Res (3)		\$22,400	\$	18,800	\$18,800		\$19,80		\$19,800		
Section/Plat 0333211		\$203,100	Total		\$203,100		75,500	\$154,300		\$149,40		\$135,400		
		\$173,000	Total Res (1)		\$173,000	\$14	49,000	\$127,800		\$121,90		\$107,900	Land Computations	
Location Address (1) 11616 RAY RD		\$0 \$30,100	Total Non Res (2) Total Non Res (3)		\$0 \$30,100	\$	\$0 26,500	\$0 \$26,500		⊅ \$27,50	0 0	\$0 \$27,500	Calculated Acreage	2.00
CHURUBUSCO, IN 46723		<i><b>Q</b></i> <b>OOOOOOOOOOOOO</b>	Land Data (Star	ndard D				Lot: Res 0' X 0	'. CI 0			¢21,000	Actual Frontage	0
	Land	Pricing S					Adj		Infl.		Market		Developer Discount	2.00
Zoning		Method II		Size	Factor	Rate	Rat			Elig %		Value	Parcel Acreage 81 Legal Drain NV	2.00 0.00
	9	А	0	1.0000	1.00	\$45,000	\$45,00	0 \$45,000	0%	100%	1.0000	\$45,000	82 Public Roads NV	0.00
Subdivision	91rr	А	0	0.851	1.00	\$9,000	\$9,00	0 \$7,659	0%	0%	1.0000	\$7,660	83 UT Towers NV	0.00
	82	А	0	.149	1.00	\$1,500	\$1,50	0 \$224 -	100%	0%	1.0000	\$00	9 Homesite	1.00
Lot													91/92 Acres	0.85
													Total Acres Farmland	0.00
Market Model													Farmland Value	\$0
Res   EEL 441001-3 (40-61)													Measured Acreage	0.00
Characteristics													Avg Farmland Value/Acre	0.0
Topography Flood Hazard													Value of Farmland	\$0
Rolling													Classified Total	\$0
Public Utilities ERA													Farm / Classifed Value	\$0
Electricity													Homesite(s) Value	\$45,000
Streets or Roads TIF													91/92 Value	\$7,700
Unpaved													Supp. Page Land Value	
Neighborhood Life Cycle Stage													CAP 1 Value	\$45,000
Other Brinted Friday April 8 2022													CAP 2 Value	\$0 ¢7 700
Printed Friday, April 8, 2022 Review Group 2018	Data	Source N/		ector				Appraiser	10/2	3/2018	jabuab		CAP 3 Value Total Value	\$7,700 <b>\$52,700</b>

02-01-33-226	-002.000-044	ROLLER KEITH I	२				
Gener	al Information	Plumbin	g				
Occupancy	Single-Family		#	TF			
Description	Single-Family (1693 S	Full Bath	1	3			
Story Height	1	Half Bath	1	2			
Style	40 Conventional 1 stor	KILCHEN SINKS	1	1			
Finished Area	1693 sqft	Water Heaters	1	1			
Make		Add Fixtures	0	0			
	oor Finish	Total	4	7			
Earth	✓ Tile						
Slab	Carpet	Accommoda	itions				
✓ Sub & Joist	Unfinished	Bedrooms		3			
Wood	Other	Living Rooms					
Parquet		Dining Rooms					
M	/all Finish	Family Rooms					
✓ Plaster/Dryw		Total Rooms 6					
Paneling	Other	Heat Typ	)e				
Fiberboard		nout ry					
	Roofin	g					
Built-Up	Metal Asphalt	Slate	le				
Wood Shing	le Other						
	Exterior Fea	atures					
Description		Area	V	alue			
Stoop, Masonr	у	48	\$1	,800			
Patio, Concrete	e	574	\$3	,100			
Wood Deck		469	¢7	,300			

|--|

### 511, 1 Family Dwell - Unplatted (0 to 9.9 AG/RURAL RES HOMESIT 2/2

4' 6" 7' 14'	13' WDDK 12' 12' 8' 8'	• 3
41' 574 41' 41' CONCP	20' 40' 41' 1 <u>s Fr</u> 1	29'
14'	53'	
	48MSTP	

Specialty Plumbing

Count

		•	,		Cost Lad	der	
		Floor	Constr	Base	Finish	Value	Totals
		1	1Fr	1693	1693	\$111,300	
		2					
		3					
		4					
•		1/4					
		1/2					
		3/4					
	•	Attic					
	4	Bsmt					
		Crawl		1693	0	\$7,600	
		Slab					
						Total Base	\$118,900
			tments	1 R	low Type	Adj. x 1.00	\$118,900
29'	29'	Unfin	( )				\$0
			Units (+)				\$0
			loom (+)				\$0
		Loft (+	,				\$0
			ace (+)			MS:1 MO:1	\$4,500
			eating (-)				\$0
		A/C (+	-			1:1693	\$4,000
		No Ele	( )				\$0
			oing (+ / -)		7 – 5	5 = 2 x \$800	\$1,600
			Plumb (+)				\$0
		Elevat	tor (+)				\$0
Valu	le					al, One Unit	\$129,000
					Sub-To	otal, 1 Units	
			or Feature			\$12,200	\$141,200
		Garag	les (+) 0 so			\$0	\$141,200
			Qualit	y and D	-	ctor (Grade)	0.90
						on Multiplier	0.95
					Replac	ement Cost	\$120,726

							;	Summary	of Impr	ovemen	ts						
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		d 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% 1.000	0 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% 1.000	0 0.6500	\$7,200
3: Barn, Pole (T3) (40x60	0%	1	T3AW	С	2003	2003	19 A	\$16.13	0.95	\$0.00	40' x 60' x 12'	\$35,914	35%	\$23,340	0% 100% 1.000	0 0.6500	\$15,200
4: Utility Shed (14x20)	0%	1	SV	С	2018	2018	4 A		0.95		14'x20'		15%		0% 100% 1.000	0 1.0000	\$0

Description

General Information         Ownership         Transfer of Ownership           Parcel Number         ROLLER KEITH         Date         Owner         Doc ID         Code         Book/Page         Adj         Sale Price         V/           02-01-33-226-016.001-044         11616 RAY RD         OHURUBUSCO, IN 46723-9406         Object         VID         02/15319         \$\$8,100         I           14-0033-0032         Tax ID:         Legal         VII 40 OF E 987.38 OF S281.14 OF         VID         <	Notes	
02-01-33-226-016.001-044       11616 RAY RD       08/20/2002       ROLLER KEITH       WD       02/15319       \$8,100       1         Local Parcel Number       14-0033-0032       Tax ID:       Legal       WD       /       \$0       1		
02-01-33-226-016.001-044       11616 RAY RD CHURUBUSCO, IN 46723-9406       08/20/2002       ROLLER KEITH       WD       02/15319       \$8,100       I         14-0033-0032       14-0033-0032       Image: Church and the second an		
14-0033-0032     01/01/1900     GROSS JERROLD L     WD     /     \$0       Tax ID:     Legal       W 140 OF E 987.38 OF S281.14 OF		
Legal W 140 OF E 987.38 OF S281.14 OF		
W 140 OF E 987.38 OF S281.14 OF		
Routing Number N 682.33 NE 1/4 SEC 33		
Property Class 501 Vacant - Unplatted (0 to 9.99 Acres) Valuation Records (Work In Progress values are not certified values and are subject to change)		
Year: 2022 2021 2020 2019 2018		
Location Information WIP Reason For Change AA AA AA AA AA AA		
County 12/09/2021 As Of Date 03/21/2022 03/08/2021 03/13/2020 03/15/2019 03/20/2018		
Allen Indiana Cost Mod Valuation Method Indiana Cost Mod		
Township         1.0000         Equalization Factor         1.0000         1.0000         1.0000         1.0000         1.0000		
EEL RIVER TOWNSHIP Notice Required		
District 044 (Local 014) \$8,100 Land \$8,100 \$8,100 \$8,100 \$8,100 \$8,100		
044 EEL RIVER (14) \$0 Land Res (1) \$0 \$0 \$0 \$0 \$0		
School Corp 0225 \$0 Land Non Res (2) \$0 \$0 \$0 \$0 \$0 \$0		
State         State <th< td=""><td></td><td></td></th<>		
Neighborhood 441003-044         \$0         Implement         \$0		
AG/RURAL RES HOMESITES 01 (         \$0         Imp Non Res (2)         \$0 <td></td> <td></td>		
Section/Plat		
Section/Plat         \$8,100         Total         \$8,100         \$8	Land Computations	
Location Address (1) \$0 Total Non Res (2) \$0 \$0 \$0 \$0 \$0 Calcula	ated Acreage	0.90
11725 VALENTINE RD \$8,100 Total Non Res (3) \$8,100 \$8,100 \$8,100 \$8,100 \$8,100 Actual	Frontage	0
	oper Discount	
Land Pricing Soil Act Size Factor Rate Adj. Ext. Infl. Res Market Value Parcel	Acreage	0.90
Zonnig Type Method ID Front. Rate Value % Eig % Factor 81 Leg	al Drain NV	0.00
	olic Roads NV	0.00
Subdivision 83 UT	Towers NV	0.00
9 Hom	esite	0.00
Lot 91/92 /	Acres	0.90
	cres Farmland	0.00
N/A	and Value	\$0
Measu Milesu	red Acreage	0.00
	mland Value/Acre	0.0
Value	of Farmland	\$0
	ied Total	\$0
	Classifed Value	\$0
	site(s) Value	\$0 100
		\$8,100
	Page Land Value	\$0
Neighborhood Life Cycle Stage       CAP 1         Other       CAP 2		\$0 \$0
Printed Friday, April 8, 2022		\$8,100
Review Group 2018 Data Source N/A Collector Appraiser 10/26/2018 kawhaa Total V		\$8,100

# ... Generation after Generation



260-982-0238 WWW.METZGERAUCTION.COM