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**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

<b>Property Type</b> RESIDENTIAL	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes	
<b>MLS #</b> 202018585	9445 E 645 S.	Wolcottville	IN 46795	<b>Status</b> Active	<b>LP</b> \$0
	<b>Area</b> LaGrange County	<b>Parcel ID</b> 44-09-27-200-000.002-013	<b>Type</b> Site-Built Home		
	<b>Sub</b> None	<b>Cross Street</b>	<b>Bedrms</b> 4	<b>F Baths</b> 2	<b>H Baths</b> 0
	<b>Location</b> Lake	<b>Style</b> Two Story	<b>REO</b> No	<b>Short Sale</b> No	
	<b>School District</b> PHC Elem	Prairie Heights	<b>JrH</b> Prairie Heights	<b>SrH</b> Prairie Heights	
	<b>Legal Description</b> TALL TIMBERS SUB 1 LOT 3 & E PT LOT 4; W 1/2 VAC RD E LOT 3 .055 AC BIG LONG LAKE				
	<b>Directions</b> Waterfront on Big Long Lake! From 1000 E., go west on 645 S., property will be on north side of the road. Look for signs!				
	<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	

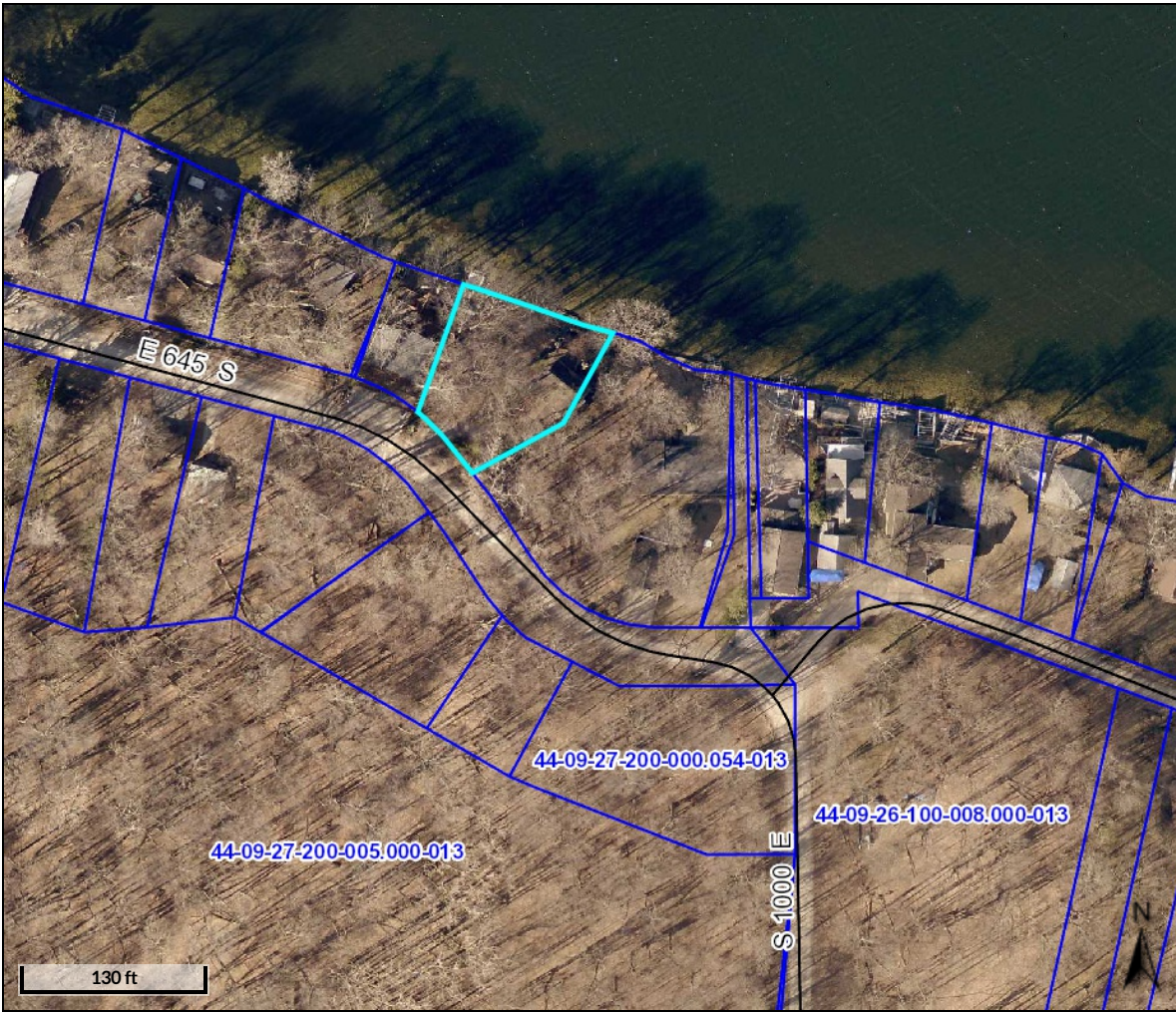
**Remarks** WATERFRONT HOME on Big Long Lake is going to ABSOLUTE AUCTION on Thursday June 18, 2020 at 6pm. ABSOLUTE AUCTION means the property will sell regardless of price! This Two Story home with 100+ Feet of Lake Frontage features 4 bedrooms, Walk-Out Basement and Wrap Around Decks to take in all of the Beautiful Lake Views! Home has an Open Concept Floor plan with one bedroom on the main level and 3 on the 2nd, plenty of room for Family & Guests! Walk-Out Basement features a Kitchenette that leads to the Deck, Great for Entertaining!! This is Tract 1 of the auction, bid on this tract individually, in combination with the other 3 tracts being offered across the road or the entirety! Come See For Yourself, Open House: Friday, June 5, 5-6pm.

**Agent Remarks** ABSOLUTE AUCTION: 6.18.20, 6:30pm at the BLL Clubhouse. TERMS: \$5,000 down with the balance due at closing. Taxes Prorated. No Survey. Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings, open house & auction with client to receive compensation. Client Registration form is in docs.

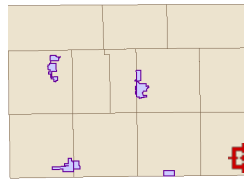
<b>Sec</b> Lot 3	<b>Lot Ac/SF/Dim</b> 0.1859 8,098	107x92	/	Y	/	<b>Src</b> Lot Des	Partially Wooded, Slope, Waterfront, Lake, Water			
<b>Township</b> Milford	<b>Abv Gd Fin SqFt</b> 1,344	<b>Below Gd Fin SqFt</b> 360	<b>Ttl Below Gd SqFt</b> 360	<b>Ttl Fin SqFt</b> 1,704	<b>Year Built</b> 1968					
<b>Age</b> 52	<b>New</b> No	<b>Date Complete</b>	<b>Ext</b> Cedar	<b>Fndtn</b>	Partial Basement, Walk-Out Basement, Finished # Rooms 10					
<b>Room Dimensions</b>	<b>Baths</b> Full Half	<b>Water</b> WELL	<b>Basement Material</b> Block							
<b>DIM</b> L	<b>B-Main</b> 1 0	<b>Sewer</b> Other	<b>Dryer Hookup Gas</b> No	<b>Fireplace</b> Yes						
<b>LR</b> x	<b>B-Upper</b> 1 0	<b>Fuel</b> Electric, Wood, Wall Heater	<b>Dryer Hookup Elec</b> Yes	<b>Guest Qtrs</b> No						
<b>DR</b> 13 x 9	<b>B-Blw G</b> 0 0	<b>Heating</b>	<b>Dryer Hook Up Gas/Elec</b> No	<b>Split FlrPln</b> Yes						
<b>FR</b> 19 x 24	<b>M</b>	<b>Cooling</b> Wall AC, Window	<b>Disposal</b> No	<b>Ceiling Fan</b> No						
<b>KT</b> 9 x 9	<b>M</b>	<b>Laundry Rm</b> Main	<b>Water Soft-Owned</b> No	<b>Skylight</b> No						
<b>BK</b> x	<b>AMENITIES</b> Attic Storage, Closet(s) Walk-in, Deck Open, Deck on Waterfront, Dryer Hook Up Electric, Eat-In Kitchen, Open Floor Plan, Patio Covered, Porch Screened, Range/Oven Hook		<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 10	<b>M</b>		<b>Alarm Sys-Rent</b> No	<b>Golf Course</b> No						
<b>2B</b> 11 x 7	<b>U</b>	<b>Garage</b> / / x /	<b>Garden Tub</b> No	<b>Nr Wlkg Trails</b> No						
<b>3B</b> 15 x 9	<b>U</b>	<b>Outbuilding</b> None	<b>Jet Tub</b> No	<b>Garage Y/N</b> No						
<b>4B</b> 11 x 9	<b>U</b>	<b>Outbuilding</b> x	<b>Pool</b> No	<b>Off Street Pk</b> Yes						
<b>5B</b> x		<b>Assn Dues</b> Not Applicable	<b>Pool Type</b>							
<b>RR</b> x		<b>Other Fees</b>	<b>SALE INCLUDES</b> No Appliances Included, Oven-Gas, Water Heater Electric							
<b>LF</b> x		<b>Restrictions</b>	<b>FIREPLACE</b> Wood Burning Stove							
<b>EX</b> 13 x 11	<b>B</b>	<b>Water Access</b> LAKE	<b>Wtr Name</b> Big Long							
<b>WtrType</b> Lake		<b>Wtr Frtg</b> 107.00	<b>Channel Frtg</b> 0.00							
<b>Water Features</b>	Pier/Dock, Deeded		<b>Lake Type</b> SKIL							
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger & Tim Pitts	<b>Auctioneer License #</b> AC31300015								
<b>Owner Name</b>										
<b>Financing: Existing</b>	<b>Proposed</b>		<b>Excluded Party</b> None							
<b>Annual Taxes</b> \$2,550.00	<b>Exemptions</b> No Exemptions	<b>Year Taxes Payable</b> 2020		<b>Assessed Value</b>						
<b>Is Owner/Seller a Real Estate Licensee</b> No	<b>Possession</b> at closing									
<b>List Office</b> Metzger Property Services, LLC - office: 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>Co-List Office</b>	<b>Co-List Agent</b>									
<b>Showing Instr</b> Showingtime or Open House										
<b>List Date</b> 5/21/2020	<b>Exp Date</b> 9/30/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes					
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>Buyer Broker Comp.</b> 1.5%	<b>Vari.Rate</b> No	<b>Special List Cond.</b> None						
<b>Virtual Tours:</b>	<b>Lockbox Type</b> MECH	<b>Lockbox Location</b> door	<b>Type of Sale</b>							
<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1						
<b>Ttl Concessions Paid</b>	<b>Sold/Concession Remarks</b>									
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>							

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
Information is deemed reliable but not guaranteed.





**Overview**



**Legend**

- Roads
- ▭ Parcels

<b>Parcel ID</b>	44-09-27-200-000.002-013	<b>Alternate ID</b>	011-27200-02	<b>Owner Address</b>	Burrell, Marguerite W 2827 Ridge Valley Dr Fort Wayne, IN 46804
<b>Sec/Twp/Rng</b>	0027-0036-11	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	9945 E 645 S WOLCOTTVILLE	<b>Acreage</b>	0.055		
<b>District</b>	Milford Township				
<b>Brief Tax Description</b>	TALL TIMBERS SUB 1 LOT 3 & E PT LOT 4; W 1/2 VAC RD E LOT 3.055 AC BIG LONG LAKE <i>(Note: Not to be used on legal documents)</i>				

The information in this web site represents current data from a working file which is updated continuously. Its accuracy cannot be guaranteed. No warranty, expressed or implied, is provided for the data herein, or its use. LaGrange County digital cadastral data are a representation of recorded plats and surveys for use within the Geographic Information System for purposes of data access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use

Date created: 5/22/2020  
Last Data Uploaded: 5/22/2020 5:40:48 AM



General Information

Parcel Number 44-09-27-200-000.002-013
Local Parcel Number 0112720002

Ownership

BURRELL, MARGUERITE W
2827 RIDGE VALLEY DR
FORT WAYNE, IN 46804-7829

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/24/2000 and 01/01/1900.

Notes

Tax ID:

Routing Number M27R49

Property Class 510
1 Family Dwell - Platted Lot

Year: 2020

Location Information

County LaGrange
Township MILFORD TOWNSHIP
District 013 (Local 013)
School Corp 4515
Neighborhood 5111800-013
Section/Plat 0027
Location Address (1) 9945 E 645 S WOLCOTTVILLE, IN 46795

Legal

TALL TIMBERS SUB 1 LOT 3 & E PT LOT 4; W
1/2 VAC RD E LOT 3 .055 AC BIG LONG LAKE



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show data for 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 55' X 132', CI 55' X 132')

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

Zoning

Subdivision

Lot

Market Model 5111800-013-C

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 29, 2020

Review Group 2020

Data Source N/A

Collector 04/26/2019 Nexus

Appraiser 04/26/2019 JB

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$129,900.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1344 sqft  
**Make**

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joint  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
Wood Deck	666	\$9,200

**Plumbing**

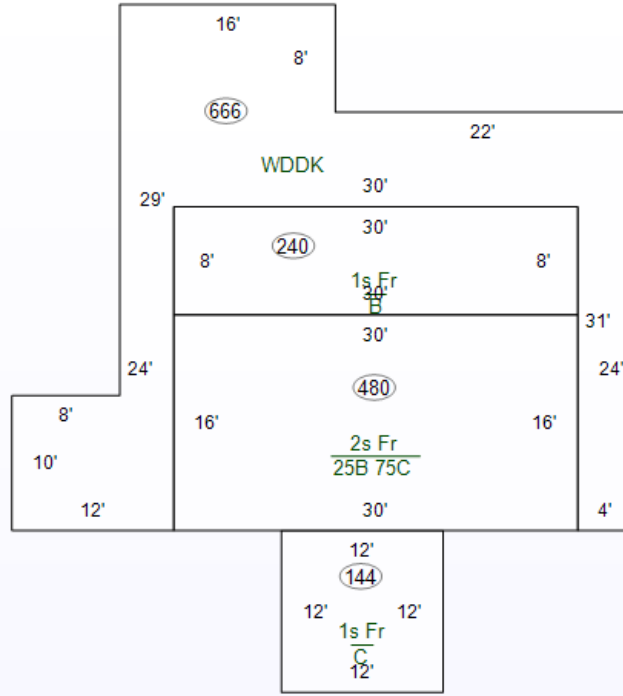
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

No Heat, Gravity



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	864	864	\$66,700	
2 1Fr	480	480	\$23,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	360	0	\$14,800	
Crawl	504	0	\$4,100	
Slab				

**Total Base** \$109,500

**Adjustments 1 Row Type Adj. x 1.00** \$109,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	1:360	\$2,000
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
No Heating (-)	1:864 2:480	(\$5,300)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$109,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,200	\$118,300
Garages (+) 0 sqft	\$0	\$118,300
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.94
<b>Replacement Cost</b>		<b>\$100,082</b>

**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 R 01	100%	2	Wood Frame	D+2	1968	1968	52 A		0.94		1,704 sqft	\$100,082	45%	\$55,040	0%	100%	1.680 1.0000	\$92,500



Listings as of 05/22/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202018619	** 645 S.	Wolcottville	IN 46795	<b>Status</b> Active
<b>Area</b> LaGrange County	<b>Parcel ID</b> 44-09-27-200-000.079-013	<b>Type</b> Residential Land		
<b>Sub</b> None	<b>Cross Street</b>		<b>Lot #</b>	
<b>School District</b> PHC Elem	Prairie Heights	JrH	Prairie Heights	<b>SrH</b> Prairie Heights
<b>REO</b> No	<b>Short Sale</b> No			
<b>Legal Description</b> BURRELL'S REPLAT IN TALL TIMBERS LOT 1 .28 AC				
<b>Directions</b> From 1000 E., go west on 645 S., property will be on South side of the road. Look for signs!				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	



**Remarks** Wooded Lots just off of Big Long Lake are going to ABSOLUTE AUCTION on Thursday June 18, 2020 at 6pm. ABSOLUTE AUCTION means the property will sell regardless of price! Lot could be a great addition for extra parking or storage or possibly a potential building site! This is Tract 2 of the auction, bid on this tract individually, in combination with the other 3 tracts being offered across the road or the entirety! Come See For Yourself, Open House: Friday, June 5, 5-6pm.

**Agent Remarks** ABSOLUTE AUCTION: 6.18.20, 6:30pm at the BLL Clubhouse. TERMS: \$5,000 down with the balance due at closing. Taxes Prorated. No Survey. Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings, open house & auction with client to receive compensation. Client Registration form is in docs.

<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.2800 / 12,197 / 140x126	<b>Platted</b> Y/N Yes
<b>Parcel Desc</b>	Irregular, Partially Wooded, Undeveloped, <b>Platted Development</b> No			
<b>Township</b> Milford	<b>Date Lots Available</b>		<b>Price per Acre</b> \$0.00	
<b>Type Use</b> Recreational	<b>Road Access</b> County	<b>Road Surface</b> Tar and Stone	<b>Road Frontage</b>	County
<b>Type Water</b> None	<b>Easements</b> Yes			
<b>Type Sewer</b> None	<b>Water Frontage</b>			
<b>Type Fuel</b> None	<b>Assn Dues</b> Not Applicable			
<b>Electricity</b> None	<b>Other Fees</b>			

**Features**

**DOCUMENTS AVAILABLE** Aerial Photo

<b>Strctr/Bldg Imprv</b> No	<b>Can Property Be Divided?</b> No			
<b>Water Access</b>				
<b>Water Name</b> Big Long Lake	<b>Lake Type</b>			
<b>Water Features</b>				
<b>Water Frontage</b>		<b>Channel Frontage</b>		<b>Water Access</b>
<b>Auction</b> Yes	<b>Auctioneer Name</b> Chad Metzger & Tim Pitts	<b>Auctioneer License #</b> AC31300015		
<b>Owner Name</b>				
<b>Financing:</b> Existing	<b>Proposed</b>		<b>Excluded Party</b> None	
<b>Annual Taxes</b> \$0.00	<b>Exemption</b> No Exemptions	<b>Year Taxes Payable</b> 2020	<b>Assessed Value</b>	
<b>Is Owner/Seller a Real Estate Licensee</b> No				
<b>List Office</b> Metzger Property Services, LLC - office: 260-982-0238	<b>List Agent</b> Chad Metzger - Cell: 260-982-9050			
<b>Agent ID</b> RB14045939	<b>Agent E-mail</b> chad@metzgerauction.com			
<b>Co-List Office</b>		<b>Co-List Agent</b>		

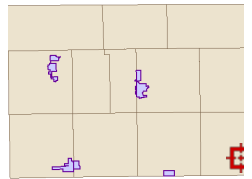
<b>Showing Instr</b>	<b>List Date</b> 5/21/2020	<b>Exp Date</b> 9/30/2020	<b>Publish to Internet</b> Yes	<b>Show Addr to Public</b> Yes	<b>Allow AVM</b> Yes	<b>Show Comments</b> Yes
<b>IDX Include</b> Y	<b>Contract Type</b> Exclusive Right to Sell	<b>BBC</b> 1.5%	<b>Variable Rate</b> No	<b>Special Listing Cond.</b> None		

<b>Virtual Tours:</b>	<b>Pending Date</b>	<b>Closing Date</b>	<b>Selling Price</b>	<b>How Sold</b>	<b>CDOM</b> 1
<b>Total Concessions Paid</b>	<b>Sold/Concession Remarks</b>				
<b>Sell Off</b>	<b>Sell Agent</b>	<b>Co-Sell Off</b>	<b>Co-Sell Agent</b>		

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
 Information is deemed reliable but not guaranteed.



**Overview**



**Legend**

- Roads
- Parcels

<b>Parcel ID</b>	44-09-27-200-000.079-013	<b>Alternate ID</b>	44-09-27-200-000.079-013	<b>Owner Address</b>	Burrell, Marguerite Ann
<b>Sec/Twp/Rng</b>	0027-0036-11	<b>Class</b>	RESIDENTIAL VACANT PLATTED LOT		2827 Ridge Valley Dr
<b>Property Address</b>	645 S	<b>Acreage</b>	0.28		Fort Wayne, IN 46804
	WOLCOTTVILLE				
<b>District</b>	Milford Township				
<b>Brief Tax Description</b>	BURRELL'S REPLAT IN TALL TIMBERS LOT 1.28 AC				
	(Note: Not to be used on legal documents)				

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Date created: 5/22/2020  
 Last Data Uploaded: 5/22/2020 5:40:48 AM

Developed by  **Schneider**  
 GEOSPATIAL



General Information

Parcel Number 44-09-27-200-000.079-013
Local Parcel Number

Ownership

BURRELL, MARGUERITE ANN
2827 RIDGE VALLEY DR
FORT WAYNE, IN 46804-7829

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row: 01/01/1900, BURRELL, MARGUER, WD, /, \$0, I

Notes

Tax ID:

Legal

BURRELL'S REPLAT IN TALL TIMBERS LOT 1 .28 AC

Routing Number

Property Class 500
Vacant - Platted Lot



Res

Year: 2020

Location Information

County LaGrange
Township MILFORD TOWNSHIP
District 013 (Local 013) MILFORD TOWNSHIP
School Corp 4515 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 6111800-013 BIG LONG LAKE OFF WATER
Section/Plat 0027
Location Address (1) 645 S WOLCOTTVILLE, IN 46795

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row: F, F, 126, 73x150, 1.06, \$337, \$357, \$26,061, -40%, 0%, 1.0000, \$15,640

Zoning

Subdivision

Lot

Market Model 6111800-013

Characteristics

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

Land Computations

Table with columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.





Listings as of 05/22/2020

**Property Type** LOTS AND LAND      **Status** Active      **CDOM** 1      **DOM** 1      **Auction** Yes

**MLS #** 202018639      \*\*\* 645 S.      Wolcottville      IN 46795      **Status** Active      **LP** \$0



**Area** LaGrange County      **Parcel ID** 44-09-27-200-000.080-013      **Type** Residential Land  
**Sub** None      **Cross Street**  
**School District** PHC Elem Prairie Heights      JrH Prairie Heights      **Lot #**  
**REO** No      **Short Sale** No  
**Legal Description** BURRELL'S REPLAT IN TALL TIMBERS LOT 2 .32 AC  
**Directions** From 1000 E., go west on 645 S., property will be on south side of the road. Look for signs!  
**Inside City Limits** N      **City Zoning**      **County Zoning** A1      **Zoning Description**

**Remarks** Wooded Lots just off of Big Long Lake are going to ABSOLUTE AUCTION on Thursday June 18, 2020 at 6pm. ABSOLUTE AUCTION means the property will sell regardless of price! Lot could be a great addition for extra parking or storage or possibly a potential building site! This is Tract 3 of the auction, bid on this tract individually, in combination with the other 3 tracts being offered across the road or the entirety! Come See For Yourself, Open House: Friday, June 5, 5-6pm.

**Agent Remarks** ABSOLUTE AUCTION: 6.18.20, 6:30pm at the BLL Clubhouse. TERMS: \$5,000 down with the balance due at closing. Taxes Prorated. No Survey. Sold As Is, Where Is. RE BROKERS: Must register clients 24 hrs in advance & be present at all showings, open house & auction with client to receive compensation. Client Registration form is in docs.

**Sec**      **Lot**      **Zoning**      **Lot Ac/SF/Dim** 0.3200 / 13,939 / 142x130  
**Parcel Desc** Partially Wooded, Undeveloped, Water      **Platted Development** No      **Platted Y/N** Yes  
**Township** Milford      **Date Lots Available**      **Price per Acre** \$0.00  
**Type Use** Recreational      **Road Access** County      **Road Surface** Tar and Stone      **Road Frontage** County  
**Type Water** None      **Easements** Yes  
**Type Sewer** None      **Water Frontage**  
**Type Fuel** None      **Assn Dues** Not Applicable  
**Electricity** None      **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 Pitts      **Auctioneer License #** AC31300015  
**Owner Name**  
**Financing:** Existing      **Proposed**      **Excluded Party** None  
**Annual Taxes** \$0.00      **Exemption** No Exemptions      **Year Taxes Payable** 2020      **Assessed Value**  
**Is Owner/Seller a Real Estate Licensee** No      **Possession** at closing  
**List Office** Metzger Property Services, LLC - office: 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**

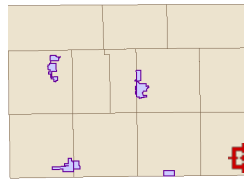
**Showing Instr**  
**List Date** 5/21/2020      **Exp Date** 9/30/2020      **Publish to Internet** Yes      **Show Addr to Public** Yes      **Allow AVM** Yes      **Show Comments** Yes  
**IDX Include** Y      **Contract Type** Exclusive Right to Sell      **BBC** 1.5%      **Variable Rate** No      **Special Listing Cond.** None  
**Virtual Tours:**      **Type of Sale**

**Pending Date**      **Closing Date**      **Selling Price**      **How Sold**      **CDOM** 1  
**Total Concessions Paid**      **Sold/Concession Remarks**  
**Sell Off**      **Sell Agent**      **Co-Sell Off**      **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC  
 Information is deemed reliable but not guaranteed.  
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**Overview**



**Legend**

- Roads
- ▭ Parcels

<b>Parcel ID</b>	44-09-27-200-000.080-013	<b>Alternate ID</b>	44-09-27-200-000.080-013	<b>Owner Address</b>	Burrell, Marguerite Ann
<b>Sec/Twp/Rng</b>	0027-0036-11	<b>Class</b>	RESIDENTIAL VACANT PLATTED LOT		2827 Ridge Valley Dr
<b>Property Address</b>	645 S	<b>Acreage</b>	0.32		Fort Wayne, IN 46804
	WOLCOTTVILLE				
<b>District</b>	Milford Township				
<b>Brief Tax Description</b>	BURRELL'S REPLAT IN TALL TIMBERS LOT 2 .32 AC				
	<i>(Note: Not to be used on legal documents)</i>				

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General Information

Parcel Number 44-09-27-200-000.080-013
Local Parcel Number

Ownership

BURRELL, MARGUERITE ANN
2827 RIDGE VALLEY DR
FORT WAYNE, IN 46804-7829

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, BURRELL, MARGUER, WD, /, \$0, I

Notes

Tax ID:

Legal

BURRELL'S REPLAT IN TALL TIMBERS LOT 2 .32 AC

Routing Number

Property Class 500
Vacant - Platted Lot



Res

Year: 2020

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

Location Information

County LaGrange
Township MILFORD TOWNSHIP
District 013 (Local 013) MILFORD TOWNSHIP
School Corp 4515 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 6111800-013 BIG LONG LAKE OFF WATER
Section/Plat 0027
Location Address (1) 645 S WOLCOTTVILLE, IN 46795

Table with columns: 2020, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3)

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' X 132')

Zoning

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row 1: F, F, 63, 103x137, 1.02, \$337, \$344, \$35,432, -50%, 0%, 1.0000, \$17,720

Subdivision

Lot

Market Model 6111800-013

Characteristics

Topography Rolling Flood Hazard
Public Utilities Electricity ERA
Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, April 29, 2020
Review Group 2020

Data Source N/A Collector Nexus Appraiser 05/09/2019 JB

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.32), Actual Frontage (63), Developer Discount, Parcel Acreage (0.32), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.32), 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 (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$17,700), Total Value (\$17,700)



Listings as of 05/22/2020

<b>Property Type</b> LOTS AND LAND	<b>Status</b> Active	<b>CDOM</b> 1	<b>DOM</b> 1	<b>Auction</b> Yes
<b>MLS #</b> 202018647	**** 645 S.	Wolcottville	IN 46795	<b>Status</b> Active
<b>Area</b> LaGrange County	<b>Parcel ID</b> 44-09-27-200-000.081-013	<b>Type</b> Residential Land		
<b>Sub</b> None	<b>Cross Street</b>		<b>Lot #</b>	
<b>School District</b> PHC Elem	Prairie Heights	JrH	Prairie Heights	<b>SrH</b> Prairie Heights
<b>REO</b> No	<b>Short Sale</b> No			
<b>Legal Description</b> BURRELL'S REPLAT IN TALL TIMBERS LOT 3 .15 AC				
<b>Directions</b> From 1000 E., go west on 645 S., property will be on south side of the road. Look for signs!				
<b>Inside City Limits</b> N	<b>City Zoning</b>	<b>County Zoning</b> A1	<b>Zoning Description</b>	



**Remarks** Wooded Lots just off of Big Long Lake are going to ABSOLUTE AUCTION on Thursday June 18, 2020 at 6pm. ABSOLUTE AUCTION means the property will sell regardless of price! Lot could be a great addition for extra parking or storage or possibly a potential building site! This is Tract 4 of the auction, bid on this tract individually, in combination with the other 3 tracts being offered across the road or the entirety! Come See For Yourself, Open House: Friday, June 5, 5-6pm.

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<b>Sec</b>	<b>Lot</b>	<b>Zoning</b>	<b>Lot Ac/SF/Dim</b> 0.1500 / 6,534 / 65x90	<b>Platted Y/N</b> Yes
<b>Parcel Desc</b>	Irregular, Partially Wooded, Undeveloped, <b>Platted Development</b> No			
<b>Township</b> Milford	<b>Date Lots Available</b>		<b>Price per Acre</b> \$0.00	
<b>Type Use</b> Recreational	<b>Road Access</b> County	<b>Road Surface</b> Tar and Stone	<b>Road Frontage</b>	County
<b>Type Water</b> None	<b>Easements</b> Yes			
<b>Type Sewer</b> None	<b>Water Frontage</b>			
<b>Type Fuel</b> None	<b>Assn Dues</b> Not Applicable			
<b>Electricity</b> None	<b>Other Fees</b>			

**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 **Auctioneer License #** AC31300015

**Owner Name**  
**Financing:** **Existing** **Proposed** **Excluded Party** None

**Annual Taxes** \$0.00 **Exemption** No Exemptions **Year Taxes Payable** 2020 **Assessed Value**

**Is Owner/Seller a Real Estate Licensee** No **Possession** at closing

**List Office** Metzger Property Services, LLC - office: 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** 5/21/2020 **Exp Date** 9/30/2020 **Publish to Internet** Yes **Show Addr to Public** Yes **Allow AVM** Yes **Show Comments** Yes

**IDX Include** Y **Contract Type** Exclusive Right to Sell **BBC** 1.5% **Variable Rate** No **Special Listing Cond.** None

**Virtual Tours:** **Type of Sale**

**Pending Date** **Closing Date** **Selling Price** **How Sold** **CDOM** 1

**Total Concessions Paid** **Sold/Concession Remarks**

**Sell Off** **Sell Agent** **Co-Sell Off** **Co-Sell Agent**

Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

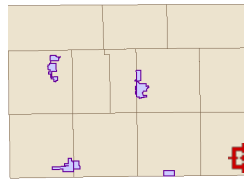
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**Overview**



**Legend**

-  Roads
-  Parcels

<b>Parcel ID</b>	44-09-27-200-000.081-013	<b>Alternate ID</b>	44-09-27-200-000.081-013	<b>Owner Address</b>	Burrell, Marguerite Ann
<b>Sec/Twp/Rng</b>	0027-0036-11	<b>Class</b>	RESIDENTIAL VACANT PLATTED LOT		2827 Ridge Valley Dr
<b>Property Address</b>	645 S	<b>Acreage</b>	0.15		Fort Wayne, IN 46804
	WOLCOTTVILLE				
<b>District</b>	Milford Township				
<b>Brief Tax Description</b>	BURRELL'S REPLAT IN TALL TIMBERS LOT 3.15 AC				
	<i>(Note: Not to be used on legal documents)</i>				

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Date created: 5/22/2020  
 Last Data Uploaded: 5/22/2020 5:40:48 AM

Developed by  **Schneider**  
 GEOSPATIAL

General Information

Parcel Number 44-09-27-200-000.081-013
Local Parcel Number

Ownership

BURRELL, MARGUERITE ANN
2827 RIDGE VALLEY DR
FORT WAYNE, IN 46804-7829

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Row 1: 01/01/1900, BURRELL, MARGUER, WD, /, \$0, I

Notes

Tax ID:

Legal

BURRELL'S REPLAT IN TALL TIMBERS LOT 3 .15 AC

Routing Number

Property Class 500
Vacant - Platted Lot



Res

Year: 2020

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

Location Information

County LaGrange
Township MILFORD TOWNSHIP
District 013 (Local 013) MILFORD TOWNSHIP
School Corp 4515 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 6111800-013 BIG LONG LAKE OFF WATER
Section/Plat 0027
Location Address (1) 645 S WOLCOTTVILLE, IN 46795

Table with columns: 2020, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 50' X 132', CI 50' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row 1: F, F, 52, 60x106, 0.91, \$337, \$307, \$18,420, -25%, 0%, 1.0000, \$13,820

Zoning

Subdivision

Lot

Market Model 6111800-013

Characteristics

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

Land Computations

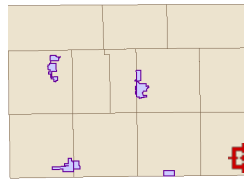
Table with columns: Description, Value. Includes rows for Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value \$13,800









**Overview**



**Legend**

-  Roads
-  Parcels

<b>Parcel ID</b>	44-09-27-200-000.002-013	<b>Alternate ID</b>	011-27200-02	<b>Owner Address</b>	Burrell, Marguerite W 2827 Ridge Valley Dr Fort Wayne, IN 46804
<b>Sec/Twp/Rng</b>	0027-0036-11	<b>Class</b>	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		
<b>Property Address</b>	9945 E 645 S WOLCOTTVILLE	<b>Acreage</b>	0.055		
<b>District</b>	Milford Township				
<b>Brief Tax Description</b>	TALL TIMBERS SUB 1 LOT 3 & E PT LOT 4; W 1/2 VAC RD E LOT 3.055 AC BIG LONG LAKE <i>(Note: Not to be used on legal documents)</i>				

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Date created: 5/18/2020  
Last Data Uploaded: 5/18/2020 5:46:21 AM

General Information

Parcel Number 44-09-27-200-000.002-013
Local Parcel Number 0112720002

Tax ID:

Routing Number M27R49

Property Class 510
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County LaGrange
Township MILFORD TOWNSHIP
District 013 (Local 013) MILFORD TOWNSHIP
School Corp 4515 PRAIRIE HEIGHTS COMMUNITY
Neighborhood 5111800-013 BIG LONG LAKE ON WATER
Section/Plat
Location Address (1) 9445 E 645 S WOLCOTTVILLE, IN 46795

Zoning

Subdivision

Lot

Market Model 5111800-013-C

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Electricity
Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage Other

Printed Saturday, April 27, 2019

Review Group 2020

Ownership

BURRELL, MARGUERITE W
2827 RIDGE VALLEY DR
FORT WAYNE, IN 46804

Legal

TALL TIMBERS SUB I - BIG LONG LAKE LOT 3
& E PT LOT 4, LOC.9945 E 645 S W
1/2 VAC RD E LOT 3 .055 AC



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 07/24/2000 and 01/01/1900.

Notes

Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for 2019, 2018, 2017, 2016, 2015.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 55' X 132', CI 55' X 132')

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

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector 04/26/2019 Nexus

Appraiser 04/26/2019 JB

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 2  
**Style** N/A  
**Finished Area** 1344 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joint  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
Wood Deck	666	\$9,200

**Plumbing**

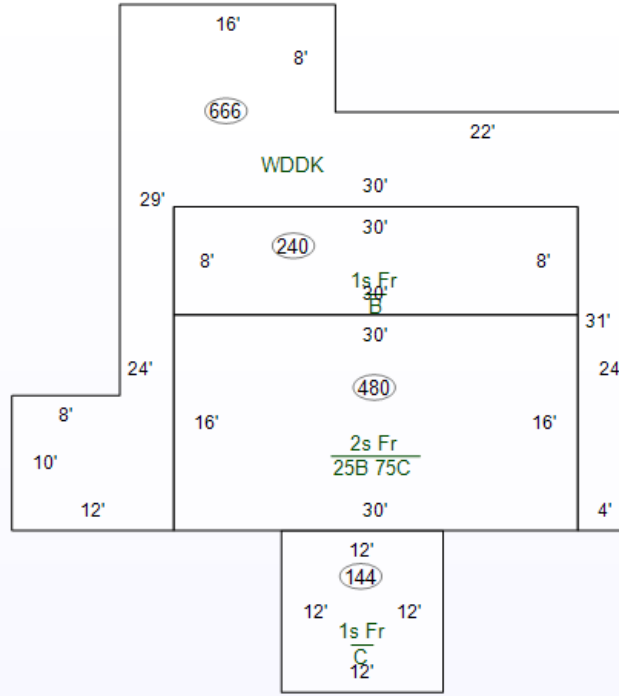
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accomodations**

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>8</b>

**Heat Type**

No Heat, Gravity



**Specialty Plumbing**

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

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	864	864	\$66,700	
2 1Fr	480	480	\$23,900	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	360	0	\$14,800	
Crawl	504	0	\$4,100	
Slab				

**Total Base** \$109,500

**Adjustments 1 Row Type Adj. x 1.00** \$109,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	1:360	\$2,000
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$2,900
No Heating (-)	1:864 2:480	(\$5,300)
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$109,100

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,200	\$118,300
Garages (+) 0 sqft	\$0	\$118,300
Quality and Design Factor (Grade)		0.90
Location Multiplier		0.94

**Replacement Cost** \$100,082

**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 R 01	100%	2	Wood Frame	D+2	1968	1968	51 A		0.94		1,704 sqft	\$100,082	45%	\$55,040	0%	100%	1.570 1.0000	\$86,400





**Metzger**  
*Property Services, LLC*

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**260-982-0238**

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

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*...Generation after Generation*



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Property Services, LLC

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