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Listings as of 05/22/2020

Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

Property Type RESIDENTIAL	Status Active		CDOM 1 DOM 1	Auction Yes
MLS # 202018585 9445 E	645 S. Wo	blcottville IN 46795	Status Active	LP \$0
	Area LaGrange County	Parcel ID 44-09-27-200-000.00	2-013 Type Site-Built Home	
	Sub None	Cross Street	Bedrms 4 F Baths	2 H Baths 0
ALTERATION	Location Lake	Style Two Story	REO No Short	Sale No
	School District PHC Elem	Prairie Heights JrH F	Prairie Heights SrH Pr	airie Heights
	Legal Description TALL TIMBE	ERS SUB 1 LOT 3 & E PT LOT 4; W	1/2 VAC RD E LOT 3 .055 AC BIG	LONG LAKE
	Directions Waterfront on Big Long	Lake! From 1000 E., go west on 645 S.	, property will be on north side of the road	ad. Look for signs!
	Inside City Limits N	City Zoning County Zo	ning A1 Zoning Description	1

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.

Sec	Lot 3		Ac/SF/Dim	0.1859 8,09		7x92	/	Y / S			/ Wooded, Slo			
	nship Milfe			Gd Fin SqFt			-		low Gd SqFt		tl Fin SqFt			
-	52 New n Dimensio			Complete ull Half	⊏ Water	Ext Ceda WELL	ſ		artial Basemer	,	ut Basement,	Finished	# Rooms	10
	DIM	L	B-Main 1	un nan O	Sewer	Other			ment Material	Block				
LR	X	-	B-Upper 1	0	Fuel		Vood, Wall	-	Hookup Gas	No	Firepl		Yes	
DR	^ 13 x 9	L	B-Blw G 0	0	Heating	Heater	voou, vvan	Diyei	Hookup Elec		Guest		No	
FR	19 x 24	M		0	Cooling	Wall AC, V	Nindow	-	Hook Up Gas		No Split I	•	Yes	
л СТ	9 x 9	M	Laundry Rm	Main	Cooling	X	WINGOW .	Dispo		No	Ceilin	•	No	
SK	x	IVI	-	Attic Storage	Closet(s) M		k Onen D	ook	r Soft-Owned	No	Skylig	-	No	
DN	x			t, Dryer Hook	,		•	water	r Soft-Rented	No		Features	No	
MB	^ 12 x 10	М		atio Covered,	•		•	OK	n Sys-Sec	No	Fence	-		
2B	12 x 10	U	Garage	1		/ x	1		n Sys-Rent	No		Course	No	
2B 3B	15 x 9	U	Outbuilding	/ None	х	/ ^	/		en Tub	No		kg Trails	No	
4B	10 x 9	U	Outbuilding	None	x			Jet Tu		No	-	je Y/N	No	
5B	x	U	Assn Dues		Not Applicab	hle		Pool	-)	Off St	reet Pk	Yes	
RR	×		Other Fees		Not Applicat			Pool						
LF	x		Restrictions					SALE Electr		No Applia	nces Included,	Oven-Ga	s, Water He	ater
EX	^ 13 x 11	в	Water Acces		Wtr Name	Big L	ona		PLACE Wood	Burnina	Stove			
	ype Lake	D		/tr Frtg 107.		annel Frtg	0.00			5				
	r Features		Pier/Dock, Dee	•	Lake	-		SKIL						
	ion Yes		ioneer Name		etzger & Tim	••			ctioneer Licen	se #	AC31300015	5		
	er Name	,		enau me							,			
	ncing: Exis	stina			Pro	posed				Ex	cluded Party	None		
	ial Taxes	-	00 Exemption	ns No Exem			Year Tax	es Payable	2020		sessed Value			
			state License		· · · · · ·		Possess	•						
			perty Services		260-982-023	38	List Age		Metzger - Cell:	260-982-	9050			
	t E-mail	-	metzgerauctior						List Agent - l			388053395	5	
-	ist Office	0	5				Co-List	Aaent						
	ving Instr	Showin	gtime or Open	House				J						
	•	1/2020	Exp Date	9/30/2020	Publish to	o Internet	Yes	Show Addr	to Public	Yes All	ow AVM Y	es Show	Comments	
DXI	nclude Y	Co	Intract Type	Exclusive F	Right to Sell	Buyer I	Broker Co	mp. 1.5%	Vari.Rate	No S	Special List C	ond. No	one	
/irtu	al Tours:			Lockbox Typ	DE MECH		Lockbox	Location d	oor	Type	of Sale			
	ling Date		с	losing Date				Price		How Sold			CDOM	1
	oncessions	Paid		•	Concession	Remarks								
Sell (S	ell Agent			Co-Se	II Off			Co-Sell Age	nt		
				nted by:	T	Fiffany Rein			erty Services, L	LC		-		
								· ·		-				
					Informat	tion is deen	ned reliable	e dut not qua	aranteed.					
				MLS cont		tion is deen aht © 2019		-	iranteed. iple Listing Serv	vice LLC				





 District
 Milford Township

 Brief Tax Description
 TALL TIMBERS SUB 1 LOT 3 & E PT LOT 4; W 1/2 VAC RD E LOT 3.055 AC

 BIG LONG LAKE
 (Note: Not to be used on legal documents)

0.055

PLATTED LOT

Class

Acreage

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

RESIDENTIAL ONE FAMILY DWELLING ON A

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

0027-0036-11

WOLCOTTVILLE

9945 E 645 S



Sec/Twp/Rng

Property

Address

44-09-27-200-000.002-013	BURRELL, MA	ARGUERITE W	9945 E 64	5 S		510, 1 Fan	nily Dv	well - Plattec	Lot	BIG LONG LAKE ON W	ATE 1/2
General Information	O	wnership			Trans	sfer of Owners	ship			Notes	
Parcel Number	BURRELL, MAR	GUERITE W	Date	Owner		Doc ID Co	ode Bo	ook/Page Adj	Sale Price V/I		
44-09-27-200-000.002-013	2827 RIDGE VA		07/24/2000	BURREL	L, MARGUER		WD	07/364	\$0 I		
Local Parcel Number 0112720002	FORT WAYNE,	IN 46804-7829	01/01/1900				WD	1	\$0 I		
Tax ID:			_								
		Legal 1 LOT 3 & E PT LOT 4; W	,								
Routing Number M27R49		.055 AC BIG LONG LAKE									
Property Class 510 1 Family Dwell - Platted Lot							Res				
Year: 2020		aluation Records (We					e subje				
	2020	Assessment Year		2020	2019	2018		2017	2016		
Location Information	WIP	Reason For Chang	•	AA	AA	AA		AA	AA		
County LaGrange	03/24/2020	As Of Date	04/06/		04/15/2019	04/20/2018		04/19/2017	06/22/2016		
-	Indiana Cost Mod	Valuation Method	Indiana Cost			ndiana Cost Mod	Indian		diana Cost Mod		
	1.0000	Equalization Facto	or 1.	0000	1.0000	1.0000		1.0000	1.0000		
MILFORD TOWNSHIP		Notice Required							\checkmark		
District 013 (Local 013)	\$129,900	Land	\$129		\$129,900	\$124,900		\$124,900	\$124,900		
MILFORD TOWNSHIP	\$129,900	Land Res (1)	\$129		\$129,900	\$124,900		\$124,900	\$124,900		
School Corp 4515	\$0 \$0	Land Non Res (2) Land Non Res (3)		\$0 \$0	\$0 \$0	\$0 \$0		\$0 \$0	\$0 \$0		
PRAIRIE HEIGHTS COMMUNITY	\$92,500	Improvement	\$92	,500	\$86,400	\$93,100		\$92,300	\$92,300		
Neighborhood 5111800-013	\$92,500	Imp Res (1)		,500	\$86,400	\$93,100		\$92,300	\$92,300		
BIG LONG LAKE ON WATER	\$0	Imp Non Res (2)		\$0	\$0	\$0		\$0	\$0		
Section/Plat	\$0	Imp Non Res (3) Total	¢000	\$0	\$0	\$0		\$0	\$0		
0027	\$222,400 \$222,400	Total Res (1)	\$222 \$222		\$216,300 \$216,300	\$218,000 \$218,000		\$217,200 \$217,200	\$217,200 \$217,200	Land Computatio	ns
Location Address (1)	\$0	Total Non Res (2)	÷	\$0	\$0	\$0		\$0	\$0	Calculated Acreage	0.19
9945 E 645 S	\$0	Total Non Res (3)		\$0	\$0	\$0		\$0	\$0	Actual Frontage	103
WOLCOTTVILLE, IN 46795		Land Data (Stand	ard Depth: Res	s 132', Cl ′	132' Base Lot	: Res 55' X 132	2', CI 5	5' X 132')		Developer Discount	
	Land Pricing		Size Facto	r Ra	ate Adj.		nfl. %	Res Marke		Parcel Acreage	0.00
Zoning	Type Method				Rate	value		Elig % Facto	or	81 Legal Drain NV	0.00
	FF	78	59x83 0.8	1 \$2,2	238 \$1,813	\$\$106,967	-20%	100% 1.000	0 \$85,570	82 Public Roads NV	0.00
Subdivision	FF	25	25x128 0.9	9 \$2,2	238 \$2,216	\$\$55,400	-20%	100% 1.000	0 \$44,320	83 UT Towers NV	0.00
										9 Homesite	0.00
Lot										91/92 Acres	0.00
										Total Acres Farmland	0.00
Market Model										Farmland Value	\$0
5111800-013-C										Measured Acreage	0.00
Characteristics										Avg Farmland Value/Acre	0.0
Topography Flood Hazard										Value of Farmland	\$0
Rolling										Classified Total	
Public Utilities ERA										Farm / Classifed Value	\$0 \$0
Electricity											\$0 \$0
Streets or Roads TIF										Homesite(s) Value	
Paved										91/92 Value	\$0
										Supp. Page Land Value CAP 1 Value	\$120,000
Neighborhood Life Cycle Stage Other										CAP 1 Value CAP 2 Value	\$129,900 \$0
Printed Wednesday, April 29, 2020										CAP 2 Value CAP 3 Value	\$0 \$0
Review Group 2020	Data Source	I/A Co	llector 04/26/	2019 N	lexus	Appraise	r 04/26	6/2019 JB		Total Value	\$129,900
											+,

		BURRELL, MA				5 E 645 S				510, 1 Famil	, 2	i iuttou	-01			LAKE ON W	
	formation	Plum	•						_						Cost Lad		
Occupancy	Single-Family		#				16']				r Constr		Finish	Value	Tota
	Single-Family R 01	Full Bath	1	3				8'				1	1Fr	864	864	\$66,700	
Story Height	2	Half Bath	0	0								2	1Fr	480	480	\$23,900	
Style Finished Area	N/A 1344 sqft	Kitchen Sinks		1			666)				3					
lake	1344 Sqit	Water Heaters		1						22'		4					
	Finish	Add Fixtures	0	0				WDDK	30'			1/4					
		Total	3	5		29'			30		- I	1/2					
Earth	Tile			_				240	30'			3/4					
Slab	Carpet	Accomm	odations	•			8'	240		8'		Attic					
Sub & Joint	Unfinished	Bedrooms		4					1s Fr			Bsm	t	360	0	\$14,800	
Wood	Other	Living Rooms		0					30'		31'	Crav	vl	504	0	\$4,100	
Parquet		Dining Rooms		0					30			Slab					
Wall	Finish	Family Rooms	;	0		24'			480		24'					Total Base	\$109,50
	Unfinished	Total Rooms		8	8'		16'		\smile	16'		Adju	Istments	1 R	ow Type	Adj. x 1.00	\$109,50
Plaster/Drywall	Other	llest	T						2s Fr			Unfi	n Int (-)				\$
Paneling	Other	Heat			10'				25B 75C			Ex L	iv Units (+)				\$
Fiberboard		No Heat, Gravi	ty			12'			30'		4'	Rec	Room (+)			1:360	\$2,00
	Roofing								12'			Loft	(+)				\$
Built-Up Me			Tile						(144)			Fire	blace (+)			PS:1 PO:1	\$2,90
Wood Shingle	Other							12'				No H	leating (-)			1:864 2:480	(\$5,300
								12	1s Fr			A/C	(+)				\$
	Exterior Feat			V-1					<u>C</u> .			No E	lec (-)				\$
Description		Area		Value					12			Plun	nbing (+ / -)		5 -	- 5 = 0 x \$0	\$
Vood Deck		666	\$	9,200								Spe	Plumb (+)				\$
							Sp	ecialty F	Plumbing			Elev	ator (+)				\$
					Descripti	on				Count	Value				Sub-Tota	I, One Unit	\$109,10
															Sub-To	tal, 1 Units	
												Exte	rior Features	s (+)		\$9,200	\$118,30
												Gara	ages (+) 0 sc	qft		\$0	\$118,30
													Quality	y and D	esign Fac	tor (Grade)	0.9
															Locatio	on Multiplier	0.9
															Replace	ment Cost	\$100,08
								of Improv	vements								
Description	Res St Eligibl Hei	tory Constructi	on Gra	de Year Built			Base Rate	LCM	Adj Rate	Size	RC	Norm	Remain Valu			bhd Mrkt	Impro Valu



Lots & Land Agent Full Detail Report

Schedule a Showing

Page 1 of 1

Property Type LOTS	AND LAND Statu	s Active		CDOM 1	DOM 1	Auction Yes
MLS # 202018619	** 645 S.	Wolcottville	IN 46795	Status Activ	е	LP \$0
all the	Area LaGrange Cour	ty Parcel ID	44-09-27-200-000.	079-013 Type Resider	ntial Land	
ANN COM	Sub None	Cross Stre	et			Lot #
CARE AND	School District Pl	HC Elem Prairie Heig	hts JrH	Prairie Heights	SrH	Prairie Heights
Contraction of the second	REO No	Shor	t Sale No			
A 1-	Legal Description	BURRELL'S REPLAT IN	TALL TIMBERS LOT	1 .28 AC		
	Directions From 10	00 E., go west on 645 S.,	property will be on S	outh side of the road.	Look for sign	s!
	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 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.

Sec Lot Zonin	g Lot	t Ac/SF/Dim 0.2800 / 12	,197 / 140x126	
Parcel Desc Irregular	, Partially Wooded, Undeveloped, Pla	tted Development No	Platted Y/N Yes	6
Township Milford	Date Lots Availa	able	Price per Acre \$\$0.00	
Type Use Recreation	al Road Access	County Road Su	rface Tar and Stone Road Frontage County	
Type Water None		Ea	isements Yes	
Type Sewer None		W	ater Frontage	
Type Fuel None		As	ssn Dues Not Applicable	
Electricity None		Ot	her Fees	
_ .				
Features		DO	OCUMENTS AVAILABLE Aerial Photo	
• .	No			
Can Property Be Divide	ed? No			
Water Access		Laka Tura		
-	Long Lake	Lake Type		
Water Features	0.5	-	M-4	
Water Frontage	Channel	•	Water Access	
	tioneer Name Chad Metzger &	TIM PItts	Auctioneer License # AC31300015	
Owner Name				
Einanoing: Existing				
Financing: Existing		Proposed	Excluded Party None	
Annual Taxes \$0.00	Exemption No Exemptions	Year Taxes Pay	yable 2020 Assessed Value	
Annual Taxes \$0.00 Is Owner/Seller a Real	ExemptionNo ExemptionsEstate LicenseeNo	Year Taxes Pay Possession	vable 2020 Assessed Value at closing	
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982	Year Taxes Pay Possession 2-0238 List Agent	yable 2020 Assessed Value	
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com	vable 2020 Assessed Value at closing	
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982	Year Taxes Pay Possession 2-0238 List Agent	vable 2020 Assessed Value at closing	
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982 39 Agent E-mail	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent	vable 2020 Assessed Value at closing	nents Yes
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office Showing Instr List Date 5/21/2020	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982 39 Agent E-mail	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent sh to Internet Yes Show	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050	nents Yes
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office Showing Instr List Date 5/21/2020	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982 39 Agent E-mail Exp Date 9/30/2020 Public	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent sh to Internet Yes Show	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comm	nents Yes
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y C	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982 39 Agent E-mail Exp Date 9/30/2020 Public	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent sh to Internet Yes Show	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comu Variable Rate No Special Listing Cond. None Type of Sale	nents Yes OM 1
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y C Virtual Tours:	Exemption No Exemptions Estate Licensee No roperty Services, LLC - office: 260-982 39 Agent E-mail Exp Date 9/30/2020 Public ontract Type Exclusive Right to Se Closing Date Closing Date	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent ish to Internet Yes Show II BBC 1.5%	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comu Variable Rate No Special Listing Cond. None Type of Sale	
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y C Virtual Tours: Pending Date	Exemption No Exemptions Estate Licensee No roperty Services, LLC - office: 260-982 39 Agent E-mail Exp Date 9/30/2020 Public ontract Type Exclusive Right to Se Closing Date Closing Date	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent ish to Internet Yes Show II BBC 1.5% Selling Price	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comu Variable Rate No Special Listing Cond. None Type of Sale	
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y C Virtual Tours: Pending Date Total Concessions Pair	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982 39 Agent E-mail Exp Date 9/30/2020 Public ontract Type Exclusive Right to Se Closing Date Sold/Conce	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent ish to Internet Yes Show II BBC 1.5% Selling Price ession Remarks	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Com Variable Rate No Special Listing Cond. None Type of Sale How Sold CD Co-Sell Agent	
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y C Virtual Tours: Pending Date Total Concessions Pair	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982 39 Agent E-mail Exp Date 9/30/2020 Public ontract Type Exclusive Right to Set Closing Date Sold/Concer Sell Agent Presented by:	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent ish to Internet Yes Show II BBC 1.5% Selling Price ossion Remarks Co-Sell Off	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Com Variable Rate No Special Listing Cond. None Type of Sale How Sold CD Co-Sell Agent Property Services, LLC	
Annual Taxes \$0.00 Is Owner/Seller a Real List Office Metzger Pr Agent ID RB140459 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y C Virtual Tours: Pending Date Total Concessions Pair	Exemption No Exemptions Estate Licensee No operty Services, LLC - office: 260-982 39 Agent E-mail Exp Date 9/30/2020 Public ontract Type Exclusive Right to Second Closing Date Sold/Conce Sell Agent Presented by: Info Info	Year Taxes Pay Possession 2-0238 List Agent chad@metzgerauction.com Co-List Agent ish to Internet Yes Show II BBC 1.5% Selling Price ession Remarks Co-Sell Off Tiffany Reimer / Metzger	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comu Variable Rate No Special Listing Cond. None Type of Sale How Sold CD Co-Sell Agent Property Services, LLC ot guaranteed.	



Property Address 645 S	Acreage 0.28
WOLCO.	TTVILLE
District	Milford Township
Brief Tax Description	BURRELL'S REPLAT IN TALL TIMBERS LOT 1.28 AC
	(Note: Not to be used on legal documents)

2827 Ridge Valley Dr Fort Wayne, IN 46804

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



44-09-	-27-200-000.079-013	BUI	RRELL, MA	ARGUERITE AN	N 64	45 S			500, Vaca	ant - Pl	atted Lo	ot		BIG LONG LAKE OFF W	VAT 1/2
	General Information		Ov	vnership				Transf	fer of Owne	rship				Notes	
	Number	BUF		GUERITE ANN	Di	ate (Owner				ook/Page	Adi Sal	e Price V/I		
44-09-2	27-200-000.079-013		7 RIDGE VA				BURRELL, MA	RGUER		WD	Jenne age	/	\$0 I		
Local F	Parcel Number	FOF	RT WAYNE,	N 46804-7829									φ υ .		
Tax ID:	:			Legal											
Routing	ng Number	BURF 1 .2		IN TALL TIMBERS LO	Г										
	r ty Class 500 t - Platted Lot						-1	4		Res					
Year: 2	2020			aluation Records					alues and a	ire subj	ect to ch	ange)			
	Location Information		2020	Assessment Ye		202	20 VA	2020							
County			WIP 02/23/2020	Reason For Cha	inge	04/06/202		survey 28/2019							
LaGran		India	ana Cost Mod	Valuation Metho	nd in	idiana Cost Mo									
Towns	-	muia	1.0000	Equalization Fa		1.000		1.0000							
	RD TOWNSHIP		1.0000	Notice Required				✓							
District	t 013 (Local 013)		\$15,600	Land	-	\$15,60	00	515,600							
	RD TOWNSHIP		\$0	Land Res (1)			50	\$0							
School	l Corp 4515		\$0	Land Non Res			50	\$0							
PRAIRI	IE HEIGHTS COMMUNITY	/	\$15,600 \$0	Land Non Res Improvement	3)	\$15,60	50 SO	\$15,600 \$0							
Neighb	borhood 6111800-013		\$0	Imp Res (1)			50	\$0							
BIGLO	ONG LAKE OFF WATER		\$0	Imp Non Res (2			60	\$0							
Sectior	n/Plat		\$0 \$15,600	Imp Non Res (3 Total	5)	\$ \$15,60	<u>50</u>	\$0 615,600							
0027			\$15,000 \$0	Total Res (1)			50 50	\$0						Land Computatio	ons
Locatio	on Address (1)		\$0	Total Non Res			50	\$0						Calculated Acreage	0.25
645 S		_	\$15,600	Total Non Res	. ,	\$15,60		515,600				_		Actual Frontage	126
WOLCO	OTTVILLE, IN 46795			Land Data (Sta	indard D	epth: Res 1	32', CI 132'		Res 50' X 1	32', CI 5				Developer Discount	
Zoning	n	Lan	d Pricing S e Method I	Soil Act D Front.	Siz	e Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market	Value	Parcel Acreage	0.28
Zoning	3	F F	F	126	73x15	50 1.06	\$337	\$357	\$26,061	-40%	-	1.0000	\$15,640	81 Legal Drain NV	0.00
Subdiv	vision	I	1	120	75810	1.00	\$337	φ 3 37	φ20,001	-40 /0	0 /0	1.0000	φ13,040	82 Public Roads NV	0.00
Suburv	//5/011													83 UT Towers NV	0.00
Lot														9 Homesite	0.00
LOI														91/92 Acres	0.00
Maulcat	Madal													Total Acres Farmland	0.28
611180	t Model													Farmland Value	\$0
011100	Characteristics													Measured Acreage	0.00
Тороди		ard												Avg Farmland Value/Acre	0.0
Rolling														Value of Farmland Classified Total	\$0 \$0
Public	Utilities E	RA												Farm / Classifed Value	\$0 \$0
Electric	oity r													Homesite(s) Value	\$0 \$0
Streets	-	TIF												91/92 Value	\$0 \$0
Paved														Supp. Page Land Value	ψŪ
Neiabh	borhood Life Cycle Stage													CAP 1 Value	\$0
Other	controla Ene oyole olage													CAP 2 Value	\$0
Printed	Wednesday, April 29, 2020	_	-											CAP 3 Value	\$15,600
	Review Group 2020	Data	a Source N	/A	Collecto	r	Nexus		Appraise	er 05/09	9/2019	JB		Total Value	\$15,600



Lots & Land Agent Full Detail Report

🔨 Schedule a Showing

Page 1 of 1

roperty Type LOTS AND LANI ILS # 202018639 *** 64		lcottville IN 46795	Status Active	LP \$0
	Area LaGrange County	Parcel ID 44-09-27-200-000.	080-013 Type Residential L	and
A A A A A	Sub None	Cross Street		Lot #
an and a second s	School District PHC Elem	Prairie Heights JrH	Prairie Heights	SrH Prairie Heights
	REO No	Short Sale No		
	Legal Description BURRELL'S	REPLAT IN TALL TIMBERS LOT	2 .32 AC	
Sector Sector	Directions From 1000 E., go we	st on 645 S., property will be on so	outh side of the road. Look f	for signs!
	Inside City Limits N City Zoni	ng 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.

Sec Lot Zoning	Lo	t Ac/SF/Dim 0.3200 / 13,	,939 / 142x130
Parcel Desc Partially Wo	oded, Undeveloped, Water Pla	itted Development No	Platted Y/N Yes
Township Milford	Date Lots Avail	able	Price per Acre \$\$0.00
Type Use Recreational	Road Access	County Road Su	rface Tar and Stone Road Frontage County
Type Water None		Ea	sements Yes
Type Sewer None		Wa	ater Frontage
Type Fuel None		As	ssn Dues Not Applicable
Electricity None		Ot	her Fees
Features		DC	OCUMENTS AVAILABLE Aerial Photo
Strctr/Bldg Imprv No			
Can Property Be Divided?	No		
Water Access			
Water Name		Lake Type	
Water Features			
Water Frontage	Channel	•	Water Access
Auction Yes Auction	neer Name Chad Metzger &	l im Pitts	Auctioneer License # AC31300015
• •			
Owner Name			
Financing: Existing		Proposed	Excluded Party None
Financing: Existing Annual Taxes \$0.00	Exemption No Exemptions	Year Taxes Pay	vable 2020 Assessed Value
Financing: Existing Annual Taxes \$0.00 Is Owner/Seller a Real Esta	ate Licensee No	Year Taxes Pay Possession	vable 2020 Assessed Value at closing
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstaList OfficeMetzger Proper	ate Licensee No erty Services, LLC - office: 260-982	Year Taxes Pay Possession a 2-0238 List Agent (vable 2020 Assessed Value
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstaList OfficeMetzger ProperAgent IDRB14045939	ate Licensee No	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com	vable 2020 Assessed Value at closing
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstaList OfficeMetzger ProperAgent IDRB14045939Co-List Office	ate Licensee No erty Services, LLC - office: 260-982	Year Taxes Pay Possession a 2-0238 List Agent (vable 2020 Assessed Value at closing
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing Instr	ate Licensee No erty Services, LLC - office: 260-982 Agent E-mail	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent	vable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrList Date\$/21/2020	ate Licensee No erty Services, LLC - office: 260-982 Agent E-mail Exp Date 9/30/2020 Publi	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent ish to Internet Yes Show A	vable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comments Ye
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstaList OfficeMetzger ProperAgent IDRB14045939Co-List OfficeShowing InstrList Date\$/21/2020	ate Licensee No erty Services, LLC - office: 260-982 Agent E-mail	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent ish to Internet Yes Show A	vable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Allow AVM Yes Variable Rate No Special Listing Cond. None
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstaList OfficeMetzger PropeAgent IDRB14045939Co-List OfficeShowing InstrList Date5/21/2020IDX IncludeYVirtual Tours:	ate Licensee No erty Services, LLC - office: 260-983 Agent E-mail Exp Date 9/30/2020 Publi ract Type Exclusive Right to Se	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent ish to Internet Yes Show A II BBC 1.5%	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comments Yes Variable Rate No Special Listing Cond. None Type of Sale
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstList OfficeMetzger ProperAgent IDRB14045939Co-List OfficeShowing InstrList Date5/21/2020IDX IncludeY	ate Licensee No erty Services, LLC - office: 260-982 Agent E-mail Exp Date 9/30/2020 Publi ract Type Exclusive Right to Se Closing Date	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent ish to Internet Yes Show A	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Allow AVM Yes Variable Rate No Special Listing Cond. None
Financing:ExistingAnnual Taxes\$0.00Is Owner/Seller a Real EstaList OfficeMetzger ProperAgent IDRB14045939Co-List OfficeShowing InstrList Date5/21/2020IDX IncludeYVirtual Tours:Pending Date	ate Licensee No erty Services, LLC - office: 260-982 Agent E-mail Exp Date 9/30/2020 Public ract Type Exclusive Right to Se Closing Date Sold/Conce	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent ish to Internet Yes Show A ell BBC 1.5% Selling Price	vable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Yes Allow AVM Yes Yes Variable Rate No Special Listing Cond. None Type of Sale How Sold CDOM
Financing: Existing Annual Taxes \$0.00 Is Owner/Seller a Real Estation List Office Agent ID RB14045939 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y Virtual Tours: Pending Date Total Concessions Paid	ate Licensee No erty Services, LLC - office: 260-982 Agent E-mail Exp Date 9/30/2020 Publi ract Type Exclusive Right to Se Closing Date Sold/Conce Sell Agent	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent ish to Internet Yes Show A ell BBC 1.5% Selling Price ession Remarks Co-Sell Off	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comments Ya Variable Rate No Special Listing Cond. None Type of Sale How Sold CDOM 1 Co-Sell Agent
Financing: Existing Annual Taxes \$0.00 Is Owner/Seller a Real Estation List Office Agent ID RB14045939 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y Virtual Tours: Pending Date Total Concessions Paid	ate Licensee No erty Services, LLC - office: 260-983 Agent E-mail Exp Date 9/30/2020 Publi ract Type Exclusive Right to Se Closing Date Sold/Conce Sell Agent Presented by:	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent ish to Internet Yes Show A ell BBC 1.5% Selling Price ession Remarks	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comments Ye Variable Rate No Special Listing Cond. None Type of Sale How Sold CDOM 1 Co-Sell Agent Property Services, LLC
Financing: Existing Annual Taxes \$0.00 Is Owner/Seller a Real Estation List Office Agent ID RB14045939 Co-List Office Showing Instr List Date 5/21/2020 IDX Include Y Virtual Tours: Pending Date Total Concessions Paid	ate Licensee No erty Services, LLC - office: 260-982 Agent E-mail Exp Date 9/30/2020 Publi ract Type Exclusive Right to Se Closing Date Sold/Conce Sell Agent Presented by: Info	Year Taxes Pay Possession a 2-0238 List Agent (chad@metzgerauction.com Co-List Agent ish to Internet Yes Show A II BBC 1.5% Selling Price ession Remarks Co-Sell Off Tiffany Reimer / Metzger	yable 2020 Assessed Value at closing Chad Metzger - Cell: 260-982-9050 Addr to Public Yes Allow AVM Yes Show Comments Ye Variable Rate No Special Listing Cond. None Type of Sale How Sold CDOM 1 Co-Sell Agent Property Services, LLC ot guaranteed.



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BURRELL'S REPLAT IN TALL TIMBERS LOT 2.32 AC

(Note: Not to be used on legal documents)

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



Brief Tax Description

44-09-27-200-000.080-013	BURRELL, MA	RGUERITE ANN	645 S		500, Vacant - Platteo	d Lot	BIG LONG LAKE OFF WA	T ^{1/2}
General Information	Ow	nership		Trans	fer of Ownership		Notes	
Parcel Number	BURRELL, MARG	GUERITE ANN	Date Ow	ner	Doc ID Code Book/F	Page Adj Sale Price V/I		
44-09-27-200-000.080-013	2827 RIDGE VAL		01/01/1900 BUF	RELL, MARGUER	WD	/ \$0 I		
Local Parcel Number	FORT WAYNE, I	N 46804-7829						
Tax ID:								
		Legal						
Routing Number	2 .32 AC	N TALL TIMBERS LOT						
Property Class 500					Res			
Vacant - Platted Lot				es are not certified	values and are subject to	o change)		
Year: 2020	2020	Assessment Year	2020	2020	,			
Location Information	WIP	Reason For Change	AA	survey				
County	02/23/2020	As Of Date	04/06/2020	08/28/2019				
LaGrange	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod				
Township	1.0000	Equalization Factor	1.0000	1.0000				
MILFORD TOWNSHIP		Notice Required		\checkmark				
District 013 (Local 013)	\$17,700	Land	\$17,700	\$17,700				
MILFORD TOWNSHIP	\$0	Land Res (1)	\$0	\$0				
School Corp 4515	\$0	Land Non Res (2)	\$0 #47 700	\$0 #17 700				
PRAIRIE HEIGHTS COMMUNITY	<u>\$17,700</u>	Land Non Res (3)	\$17,700 \$0	\$17,700 \$0				
Neighborhood 6111800-013	\$0	Imp Res (1)	\$0	\$0				
BIG LONG LAKE OFF WATER	\$0	Imp Non Res (2)	\$0	\$0				
Section/Plat	\$0 \$17,700	Imp Non Res (3) Total	\$0 \$17,700	\$0 \$17,700				
0027	\$17,7 00 \$0	Total Res (1)	\$17,700 \$0	\$0			Land Computations	
Location Address (1)	\$0	Total Non Res (2)	\$0	\$0			Calculated Acreage	0.32
645 S	\$17,700	Total Non Res (3)	\$17,700	\$17,700			Actual Frontage	63
WOLCOTTVILLE, IN 46795			d Depth: Res 132'		Res 50' X 132', CI 50' X 1		Developer Discount	
Zoning	Land Pricing S		Size Factor	Rate Adj.		es Market Value % Factor	Parcel Acreage	0.32
Zoning	Type Method I		N407 100	Rate Rate	value Elig		81 Legal Drain NV	0.00
Outbulk distant	FF	63 103	5x137 1.02	\$337 \$344	\$35,432 -50% 0	0% 1.0000 \$17,720	82 Public Roads NV	0.00
Subdivision							83 UT Towers NV	0.00
							9 Homesite	0.00
Lot							91/92 Acres	0.00
							Total Acres Farmland	0.32
Market Model							Farmland Value	\$0
6111800-013							Measured Acreage	0.00
Characteristics							Avg Farmland Value/Acre	0.0
Topography Flood Hazard Rolling	1						Value of Farmland	\$0
							Classified Total	\$0
Public UtilitiesERAElectricityImage: Constraint of the second	L L L L L L L L L L L L L L L L L L L						Farm / Classifed Value	\$0
- L	_						Homesite(s) Value	\$0
Streets or Roads TII Paved	-						91/92 Value	\$0
							Supp. Page Land Value	^
Neighborhood Life Cycle Stage							CAP 1 Value CAP 2 Value	\$0 \$0
Other Printed Wednesday, April 29, 2020							CAP 2 Value CAP 3 Value	ەں \$17,700
Review Group 2020	Data Source N/	A Colle	ector	Nexus	Appraiser 05/09/201	9 JB	Total Value	\$17,700
								,



Lots & Land Agent Full Detail Report

Schedule a Showing

Page 1 of 1

MLS # 202018647	**** 645 S.		W	olcottville	IN	46795	Sta	atus	Active		LP \$0	
32	Area LaG	ange Count	/	Parcel ID	44-09-27-	200-000.0	081-013 Typ	be Re	sidential L	and	1 -	
	Sub Nor	e		Cross Stree	et						Lot #	
al sta	School Di	strict PH	C Elem	Prairie Heig	hts	JrH	Prairie He	ights		SrH	Prairie Heig	hts
STATIST'S	REO N	0		Shor	t Sale No							
Sold South	Legal Des	cription E	URRELL'S	S REPLAT IN	TALL TIMBI	ERS LOT	3 .15 AC					
at the second	Directions	From 1000) E., go we	est on 645 S.,	property will	be on so	outh side of	the ro	ad. Look fo	or signs	s!	
1.1.1. 1.1.2	Inside City	/ Limits N	City Zon	ing (County Zon	ing A1	Zoning De	escrip	otion			

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.

Sec Lot Zoning	Lot Ac/SF/Dim 0.1500 / 6,5	534 / 65x90
Parcel Desc Irregular, Partially Wooded, Und	developed, Platted Development No	Platted Y/N Yes
Township Milford Da	ate Lots Available	Price per Acre \$\$0.00
Type Use Recreational Ro	ad Access County Road Su	rface Tar and Stone Road Frontage County
Type Water None	Ea	asements Yes
Type Sewer None	Wa	ater Frontage
Type Fuel None	As	ssn Dues Not Applicable
Electricity None	Ot	ther Fees
Features	DC	OCUMENTS 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 Ch	nad Metzger	Auctioneer License # AC31300015
Owner Name		
Financing: Existing	Proposed	Excluded Party None
Annual Taxes \$0.00 Exemption No	Exemptions Year Taxes Pay	vable 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 E-mail chad@metzgerauction.com	
Co-List Office	Co-List Agent	
Showing Instr		
List Date 5/21/2020 Exp Date 9/30/20		Addr to Public Yes Allow AVM Yes Show Comments Yes
••	ive Right to Sell BBC 1.5%	Variable Rate No Special Listing Cond. None
Virtual Tours:		Type of Sale
Pending Date Closing Da	•	How Sold CDOM 1
Total Concessions Paid	Sold/Concession Remarks	
Sell Off Sell Age		Co-Sell Agent
Presented by:		
	Information is deemed reliable but no	
N/1 /	S content is Copyright © 2019 Indiana Regional	Multiple Listing Service LLC

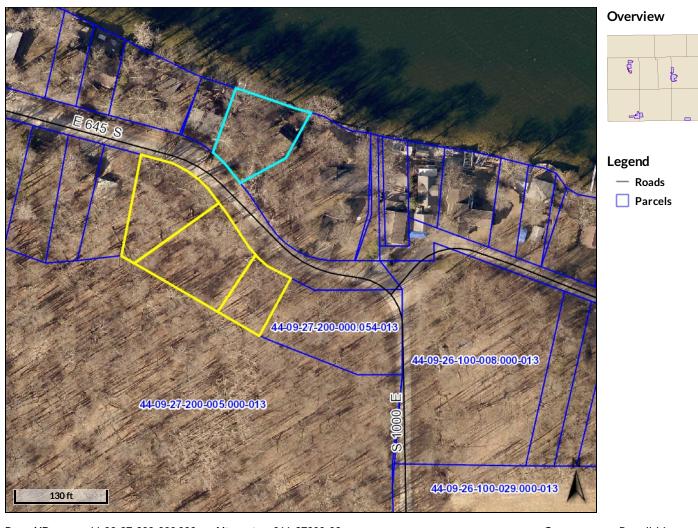


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Date created: 5/22/2020 Last Data Uploaded: 5/22/2020 5:40:48 AM



44-09-27-200-000.081-013	BURRELL, MA	RGUERITE ANN	645 S		500, Vacant - Platted	Lot	BIG LONG LAKE OFF WA	T ^{1/2}
General Information	Ow	vnership		Tran		Notes		
Parcel Number	BURRELL, MARG	GUERITE ANN	Date Ow	ner	Doc ID Code Book/P	age Adj Sale Price V/I		
44-09-27-200-000.081-013	2827 RIDGE VAL		01/01/1900 BUF	RRELL, MARGUER	WD	/ \$0 I		
Local Parcel Number	FORT WAYNE, I	N 46804-7829						
Tax ID:		Legal						
Routing Number	BURRELL'S REPLAT I 3 .15 AC	N TALL TIMBERS LOT						
Property Class 500 Vacant - Platted Lot					Res			
				es are not certified	values and are subject to	change)		
Year: 2020	2020	Assessment Year	2020	2020				
Location Information	WIP	Reason For Change	AA	survey				
County	02/23/2020	As Of Date	04/06/2020	08/28/2019				
LaGrange	Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod				
Township	1.0000	Equalization Factor	1.0000	1.0000				
MILFORD TOWNSHIP		Notice Required		\checkmark				
District 013 (Local 013)	\$13,800	Land	\$13,800	\$13,800				
MILFORD TOWNSHIP	\$0	Land Res (1)	\$0	\$0 \$0				
School Corp 4515	\$0 \$13,800	Land Non Res (2) Land Non Res (3)	\$0 \$13,800	\$0 \$13,800				
PRAIRIE HEIGHTS COMMUNITY	\$0	Improvement	\$0	\$0				
Neighborhood 6111800-013	\$0	Imp Res (1)	\$0	\$0				
BIG LONG LAKE OFF WATER	\$0	Imp Non Res (2)	\$0	\$0 \$0				
Section/Plat	\$0 \$13,800	Imp Non Res (3)	\$0 \$13,800	\$0 \$13,800				
0027	\$0	Total Res (1)	\$0	\$0			Land Computations	
Location Address (1)	\$0	Total Non Res (2)	\$0	\$0			Calculated Acreage	0.15
645 S	\$13,800	Total Non Res (3)	\$13,800	\$13,800		• • • »	Actual Frontage	52
WOLCOTTVILLE, IN 46795			rd Depth: Res 132		: Res 50' X 132', CI 50' X 1		Developer Discount	
Zoning	Land Pricing S Type Method I		Size Factor	Rate Adj Rate Rate		es Market % Factor Value	Parcel Acreage	0.15
Zonnig	F F		0x106 0.91	\$337 \$307	-	% 1.0000 \$13,820	81 Legal Drain NV	0.00
Subdivision	1 1	52 00	0.91	\$557 \$ 507	\$10, 4 20 -2376 0	/0 1.0000 \$15,020	82 Public Roads NV	0.00
Subdivision							83 UT Towers NV	0.00
1.54							9 Homesite	0.00
Lot							91/92 Acres	0.00
							Total Acres Farmland	0.15
Market Model 6111800-013							Farmland Value	\$0
							Measured Acreage	0.00
Characteristics Topography Flood Hazard							Avg Farmland Value/Acre	0.0
Rolling							Value of Farmland	\$0
							Classified Total	\$0 \$0
Public UtilitiesERAElectricityImage: Constraint of the second	L Contraction of the second seco						Farm / Classifed Value	\$0
-							Homesite(s) Value	\$0
Streets or Roads TIF Paved	•						91/92 Value	\$0
							Supp. Page Land Value	^
Neighborhood Life Cycle Stage							CAP 1 Value CAP 2 Value	\$0 \$0
Other Printed Wednesday, April 29, 2020							CAP 2 Value CAP 3 Value	ەن \$13,800
Review Group 2020	Data Source N/	A Colle	ector	Nexus	Appraiser 05/09/2019) JB	Total Value	\$13,800



Parcel ID	44-09-27-20 013	00-000.002-	Alternate ID	011-27200-02	Owner Address	Burrell, Marguerite W
Sec/Twp/Rng Property Address	0027-0036- 9945 E 645 S WOLCOTT	S	Class Acreage	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT 0.055		2827 Ridge Valley Dr Fort Wayne, IN 46804
		BIG LONG L	RS SUB 1 LC AKE	DT 3 & E PT LOT 4; W 1/2 VAC RD E LOT 3.055 AC		

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44-09-27-200-000.002-013	BURRELL, MA	ARGUERITE W	9445 E 645	S	510, 1 Far	nily Dwell - Platte	ed Lot	BIG LONG LAKE ON W	ATE ^{1/2}
General Information	0	wnership	Notes						
Parcel Number	BURRELL, MAR		Date	Owner	Doc ID C	ode Book/Page A	dj Sale Price V/I		
44-09-27-200-000.002-013 Local Parcel Number	2827 RIDGE VA FORT WAYNE,		07/24/2000 01/01/1900	BURRELL, MARGUEF		WD 07/364 WD /	\$0 I \$0 I		
0112720002									
Tax ID:		Legal							
Routing Number M27R49	TALL TIMBERS SUB & E PT LOT 4, LOC.9 1/2 VAC RD E LOT 3		3						
Property Class 510 1 Family Dwell - Platted Lot						Res			
Year: 2019		aluation Records (W							
	2019			2018			2016		
Location Information	WIP		•	AA AA			CycReval		
LaGrange	02/28/2019		04/15/2				09/17/2015		
-	Indiana Cost Mod						Indiana Cost Mod		
Township MILFORD TOWNSHIP	1.0000	· ·	or 1.0	1.000			1.0000		
		Notice Required			~				
District 013 (Local 013) MILFORD TOWNSHIP	\$129,900 \$129,900		\$129, \$129,				\$124,900 \$124,900		
	\$0			\$0 \$0			\$0		
School Corp 4515 PRAIRIE HEIGHTS COMMUNITY	\$0			\$0 \$0			\$0		
Neighborhood 5111800-013 BIG LONG LAKE ON WATER	\$86,400 \$86,400 \$0	Imp Res (1)	\$86, \$86,		\$92,300	\$92,300	\$107,200 \$107,200 \$0		
	\$0			\$0 \$0			\$0		
Section/Plat	\$216,300 \$216,300		\$216, \$216,				\$232,100 \$232,100	Land Computatio	ns
Location Address (1)	\$0			\$0 \$0			\$0	Calculated Acreage	0.19
9445 E 645 S	\$0			\$0 \$0			\$0	Actual Frontage	103
WOLCOTTVILLE, IN 46795		Land Data (Stand	dard Depth: Res	132', CI 132' Base	Lot: Res 55' X 13	2', CI 55' X 132')		Developer Discount	
Zaning	Land Pricing		Size Factor		Adj. Ext.	Infl. % Elia % Eac	ket Value	Parcel Acreage	0.00
Zoning	Type Method				Value Value	Elly 10 Fau	tor	81 Legal Drain NV	0.00
	F F	78	59x83 0.81		,813 \$106,967	-20% 100% 1.0	. ,	82 Public Roads NV	0.00
Subdivision	FF	25	25x128 0.99	\$2,238 \$2	,216 \$55,400	-20% 100% 1.0	000 \$44,320	83 UT Towers NV	0.00
								9 Homesite	0.00
Lot								91/92 Acres	0.00
								Total Acres Farmland	0.00
Market Model								Farmland Value	\$0
5111800-013-C								Measured Acreage	0.00
Characteristics								Avg Farmland Value/Acre	0.0
TopographyFlood HazardRolling								Value of Farmland	\$0
								Classified Total	\$0
Public Utilities ERA								Farm / Classifed Value	\$0
Electricity								Homesite(s) Value	\$0
Streets or Roads TIF								91/92 Value	\$0
Paved								Supp. Page Land Value	
Neighborhood Life Cycle Stage								CAP 1 Value	\$129,900
Other Printed Saturday, April 27, 2019								CAP 2 Value CAP 3 Value	\$0 \$0
Review Group 2020	Data Source	I/A Co	ollector 04/26/2	019 Nexus	Appraise	r 04/26/2019 JB		Total Value	\$0 \$129,900
•		-							ψ123,300

a 11		BURRELL, MA			• • • •	5 E 645 S	-		-	510, 1 Famil	<i>,</i>					LAKE ON W	
	formation	Plum	•						_				• •		Cost Lad		
Occupancy	Single-Family		#	TF			16'						or Constr		Finish	Value	Tota
•	Single-Family R 01	Full Bath	1	3				8'				1	1Fr	864	864	\$66,700	
Story Height	2	Half Bath	0	0								2	1Fr	480	480	\$23,900	
Style Finished Area	N/A 1344 sqft	Kitchen Sinks	1	1			666)				3					
lake	1544 Sqit	Water Heaters	1	1						22'		4					
	Finish	Add Fixtures	0	0				WDDK	30'			1/4					
		Total	3	5		29'			30		_	1/2					
Earth	Tile			_				240	30'			3/4					
Slab	Carpet	Accomo	dations				8'	240		8'		Attic	;				
Sub & Joint	Unfinished	Bedrooms		4					1s Fr			Bsm	it	360	0	\$14,800	
Wood	Other	Living Rooms		0					30'		31'	Crav	vl	504	0	\$4,100	
Parquet		Dining Rooms		0					30			Slab)				
Wall I	Tinich	Family Rooms		0		24'			480		24'					Total Base	\$109,50
	Unfinished	Total Rooms		8	8'		16'		\smile	16'		Adj	ustments	1 R	low Type	Adj. x 1.00	\$109,50
Plaster/Drywall	Other	lleef	T						2s Fr			Unfi	n Int (-)				\$
Paneling	Other	Heat			10'				25B 75C			Ex L	iv Units (+)				\$
Fiberboard		No Heat, Gravit	y			12'			30'		4'	Rec	Room (+)			1:360	\$2,00
	Roofing								12'			Loft	(+)				\$
Built-Up Me			Tile	_					(144)			Fire	place (+)			PS:1 PO:1	\$2,90
Wood Shingle	Other							12'				No I	leating (-)			1:864 2:480	(\$5,300
				-				12	1s Fr			A/C	(+)				\$
	Exterior Feat			V - 1					<u>C</u> .			No I	Elec (-)				\$
escription		Area		Value					12			Plur	nbing (+ / -)		5 -	- 5 = 0 x \$0	\$
lood Deck		666	\$	9,200								Spe	c Plumb (+)				\$
							Sp	ecialty F	Plumbing			Elev	ator (+)				\$
					Descripti	on				Count	Value)			Sub-Tota	l, One Unit	\$109,10
															Sub-To	tal, 1 Units	
												Exte	rior Feature	s (+)		\$9,200	\$118,30
												Gar	ages (+) 0 so	qft		\$0	\$118,30
													Qualit	y and D	esign Fac	tor (Grade)	0.9
															Locatio	on Multiplier	0.9
															Replace	ement Cost	\$100,08
							nmary c	of Improv	vements								
escription	Res St Eligibl He	tory Construction	on Gra	de Year Built			Base Rate	LCM	Adj Rate	Size	RC	N Norm	Remair Valu			lbhd Mrkt	Impro Valu



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