Real AUCTION

Thurs., July 16 6:30 pm 2 Homes in West Central Downtown

1122 W. Washington Blvd., Ft. Wayne, IN

2,100 SF & 3-4 Bedroom Historic home loaded with charm

Historic home loaded with charm and character including Built-Ins, Woodwork, Hardwoods & Fireplace!



3,600 SF Tri-plex Keep this property a 3 unit rental property with a great income stream or convert to a single family home!

1128 W. Washington Blvd., Ft. Wayne, IN

Call 260-982-0238 for more info!
www.MITZGERAUCTION.com

AC3130001:

Residential Agent Full Detail Report

Page 1 of 1

Property Type RESIDENTIAL Status Partial Listing CDOM DOM Auction Yes

MLS # Temp-339505 1122 W WASHINGTON Fort Wayne IN 46802 Status Partial Listing LP \$0

Area Allen County Parcel ID 021203490009000074 Type Site-Built Home

Sub Pack Hill(c) / Pack Hill(c) / Pack Street Pack Street Pack Street Pack Hill (c) / Pack H



Cross Street Bedrms Sub Rock Hill(s) / Rockhill(s) 3 F Baths 1 **H** Baths Location City/Town/Suburb REO Short Sale No Style Two Story School District FWC Elem Washington JrH Portage SrH Wayne

Legal Description Rockhills 1st Amend Addition Lot 217

Directions Take Washington Blvd. to College St., home is right beside the corner of College & Washington Blvd.`
Inside City Limits Y City Zoning R1 County Zoning Zoning Descriptio

Remarks Two-Story Charming Home full of Character with Curb Appeal & Off-Street Parking is Going to Auction on Thursday, July 16 at 6:30pm. Home features loads of Character including Built-Ins, Natural Woodwork, Hardwoods & Fireplace! Formal Dining Room off of the Kitchen opens to the Living Room, Perfect for Entertaining! Walk Outside to your Private Patio and Yard with Mature Trees for Privacy! Upstairs features 3-4 bedrooms including Large Master with Walk-In Closet! Home also has an Enclosed Front Porch to Enjoy & a Detached Garage that could also be used for Storage or Studio Area. Great Opportunity to be right near heart of Downtown Fort Wayne close to Restaurants, Shops & Entertainment! OPEN HOUSE: Sunday, July 12, 1-2pm

Agent Remarks AUCTION: 7.16.20-6:30pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showing they attend including the auction to receive compensation. Client Registration form is in docs. Seller has the right to accept bids prior to auction.

Sec	Lot			1700	50x150	/	N / Src Lot Des	,)-2.9999		
	•	Wayne		•	1 Below Gd Fir	•	Ttl Below Gd SqFt		• '	101 Year Built	
•	160 N e		Date Con	-	Ext Stuce	co	Fndtn Crawl, Partial Ba	sement,	Unfinished	# Rooms	s 10
Room	n Dimer		Baths Full	Half Wat			Basement Material	Stone			
	DIM	L	B-Main 0	1 Sew	- ,		Dryer Hookup Gas	No	Firepla	ce Yes	
.R	20 x 18		B-Upper 1	0 Fue	ŕ	Water	Dryer Hookup Elec	No	Guest (Qtrs No	
)R	15 x 15	5 M	B-Blw G 0		ting		Dryer Hook Up Gas	/Elec	No Split FI	rpin No	
R	Χ				oling Window,	None	Disposal	No	Ceiling	Fan No	
T	15 x 15	5 M	Laundry Rm	Basement	X		Water Soft-Owned	No	Skyligh	it No	
SK	Χ			uilt-In Bookcase,	,	,	Water Soft-Rented	No	ADA Fe	atures No	
N	20 x 11	M	•	ndscaped, Natura , Porch Screened			Alarm Sys-Sec	No	Fence	Decora	ative
1B	20 x 18	3 U	r ordir Ericiosca,	, i ordii odicelled	, range/oven ne	ook op das,	Alarm Sys-Rent	No	Golf Co	ourse No	
В	20 x 15	5 U	Garage	1.0 / Detache	d / 20 x	18 /	Garden Tub	No	Nr Wikg	g Trails No	
В	15 x 12	. U	Outbuilding 1	None	Х		Jet Tub	No	Garage	Y/N Yes	
В	X		Outbuilding		X		Pool No		Off Stre	et Pk Yes	
В	Χ		Assn Dues	Not Ap	oplicable		Pool Type				
R F	X X		Other Fees Restrictions				SALE INCLUDES 1 FIREPLACE Den, 1				
-i EX	12 x 10) U	Water Access	Wtr	Name		TIKEFEACE Dell,	WOOd Bu	Tillig		
.^ VtrTy		, 0	Wtr F		Channel Frtg						
-	r Featur	·08	••••	· · · ·	Lake Type						
	on Ye		tioneer Name	Chad Metzger	Lune Type		Auctioneer Licen	se#	AC31300015		
)wne	er Name	•									
inan	cing:	Existing			Proposed			Ex	cluded Party	None	
nnu	al Taxe	s \$1,32	0.20 Exemptions	Homestead, Ov	ver 65,	Year Taxes	s Payable 2019	As	sessed Value		
s Ow	ner/Sel	ler a Real	Estate Licensee	No		Possessio	n AT CLOSING				
_ist C	Office	Metzger P	roperty Services, LL	_C - office: 260-98	32-0238	List Agent	Chad Metzger - Cell:	260-982	-9050		
		l chad@	metzgerauction.co	om			List Agent - l	lser Cod	e UP38	8053395	
\gen	t E-mail					Co-List Ag	jent				
-	t E-mail st Offic	е									
Co-Li			ngtime or Open Ho	use							
Co-Li Show	st Offic				lish to Internet	Yes SI	how Addr to Public	res All	ow AVM Yes	Show Commer	nts Y
Co-Li Show List C	st Offic	tr Showi 6/25/2020	Exp Date 12			Yes SI Broker Com			ow AVM Yes		nts Y
Co-Li Show List C DX Ir	st Offic ving Ins Date	tr Showi 6/25/2020 Y C	Exp Date 12/	/30/2020 Pub	Sell Buyer	Broker Com		No \$			nts Y
Co-Li Show List D IDX Ir Virtua	ist Offic ving Ins Date nclude al Tours	tr Showi 6/25/2020 Y C	Exp Date 12/ ontract Type E	/30/2020 Pub Exclusive Right to	Sell Buyer	Broker Com Lockbox L	p. 1.0% Vari.Rate	No \$	Special List Cor of Sale		
Co-Li Show List D DX Ir Virtua Pendi	st Offic ving Ins Date nclude al Tours ing Date	tr Showi 6/25/2020 Y C	Exp Date 12/ ontract Type E	/30/2020 Pub Exclusive Right to ckbox Type ME0 ing Date	Sell Buyer	Broker Com	p. 1.0% Vari.Rate	No S	Special List Cor of Sale	nd. None	

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

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Parcel Number 02-12-03-490-009.000-074

Rockhills 1st Amend Addition Lot 217

Local Parcel Number 92-3750-0217

Tax ID:

Routing Number

Property Class 510 1 Family Dwell - Platted Lot

Year: 2020

Location Information County Allen Township

WAYNE TOWNSHIP

District 074 (Local 091) 074 FT WAYNE WAYNE (91-95)

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 271808-074 Rockhills 1st Amended Addition

Section/Plat 0003

Location Address (1) 1122 W WASHINGTON BLVD FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model N/A

Printed

Characte	ristics
Topography Level	Flood Hazard
Public Utilities All	ERA
Streets or Roads Paved, Sidewalk	TIF
Neighborhood Life	Cycle Stage

Tuesday, June 02, 2020 Review Group 2021

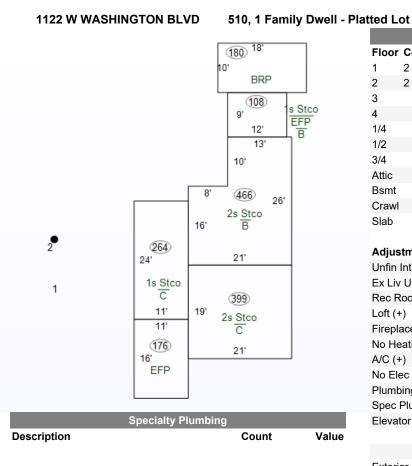
			,	•						
Ownership	Transfer of Ownership									
Harris Dean L	Date	Owner	Doc ID	Code	Book/Page Adj Sa	le Price	V/I			
1327 Wall St Fort Wayne, IN 46802	06/02/2015	Harris Dean L	2015026829	QC	1	\$0	- 1			
Fort Wayne, IN 40002	02/04/2014	Harris Dean L L/Est &	2014006759	QC	1	\$0	1			
	08/31/1999	HARRIS DEAN L & AL	0	WD	99/9618	\$0	1			
Legal	01/01/1900	HARRIS DEAN L		WD	1	\$0	1			

	Res													
Val	luation Records (Work	In Progress valu	es are not certifi	ed values and are	subject to chan	ge)								
2020	Assessment Year	2020	2019	2018	2017	2016								
WIP	Reason For Change	AA	AA	AA	AA	AA								
06/02/2020	As Of Date	03/13/2020	03/15/2019	03/20/2018	03/18/2017	03/23/2016								
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod								
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000								
	Notice Required	✓		~	~	~								
\$70,500	Land	\$70,500	\$21,600	\$21,600	\$21,600	\$21,600								
\$70,500	Land Res (1)	\$70,500	\$21,600	\$21,600	\$21,600	\$21,600								
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0								
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0								
\$19,100	Improvement	\$19,100	\$19,400	\$134,900	\$111,600	\$105,600								
\$19,100	Imp Res (1)	\$19,100	\$19,400	\$134,900	\$111,600	\$105,600								
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0								
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0								
\$89,600	Total	\$89,600	\$41,000	\$156,500	\$133,200	\$127,200								
\$89,600	Total Res (1)	\$89,600	\$41,000	\$156,500	\$133,200	\$127,200								
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0								
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0								

	L	and Data (Sta	indard Dep	th: Res 1	50', CI 150'	Base Lot: I	Res 41' X 1	30', CI 4	·1' X 130)')	
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F	50	50x150	1.00	\$1,550	\$1.550	\$77.500	-9%	100%	1.0000	\$70.530

Land Computa	tions
Calculated Acreage	0.17
Actual Frontage	50
Developer Discount	
Parcel Acreage	0.00
31 Legal Drain NV	0.00
32 Public Roads NV	0.00
33 UT Towers NV	0.00
Homesite	0.00
1/92 Acres	0.00
Total Acres Farmland	0.00
armland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
/alue of Farmland	\$0
Classified Total	\$0
arm / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$70,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$70,500

Data Source N/A Collector **Appraiser**



		(Cost Lad	der	
Floor	Constr	Base	Finish	Value	Totals
1	2	1129	1129	\$79,000	
2	2	973	973	\$35,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		574	0	\$18,400	
Crawl		663	0	\$4,700	
Slab					
				Total Base	\$137,700
	tments	1 R	ow Type	Adj. x 1.00	\$137,700
Unfin I	` '				\$0
	Units (+)				\$0
	oom (+)				\$0
Loft (+				110 1 110 1	\$0
	ace (+)			MS:1 MO:1	\$4,300
	ating (-)				\$0
A/C (+	,				\$0
No Ele	` '		7 [- 0 v ¢000	\$0
	ing (+ / -) Plumb (+)		7 – 5	$5 = 2 \times 800	\$1,600 \$0
Elevat	` '				\$0 \$0
Elevai	OI (Ŧ)		Sub Tota	al, One Unit	\$143,600
				otal, 1 Units	φ143,000
Exterio	or Feature	s (+)	3ub-10	\$17,800	\$161,400
	es (+) 0 s	` '		\$0	\$161,400
Juliug	. ,	•	esign Fa	ctor (Grade)	1.05
	Qualif	., and D	_	on Multiplier	0.95
				ement Cost	\$160,997

Rockhills 1st Amended Ad

2/2

								Summary	of Impr	ovements								
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 (2102 Sq	100%	2	Stucco	C+1	1860	1930	90 VP		0.95		2,676 sqft	\$160,997	95%	\$8,050	0%	100% 1.7900	1.0000	\$14,400
2: Detached Garage (18x	100%	1	Wood Frame	D	1910	1910	110 A	\$34.55	0.95	\$34.55	18'x20'	\$9,453	50%	\$4,730	0%	100% 1.0000	1.0000	\$4,700

Total all pages \$19,100 Total this page \$19,100

Residential Agent Full Detail Report

Page 1 of 1

Short Sale No

SrH Wayne

CDOM DOM Property Type RESIDENTIAL Status Partial Listing **Auction** Yes MLS# Temp-337499 1128 W WASHINGTON Fort Wayne IN 46802 Status Partial Listing **LP** \$0 Area Allen County Parcel ID 021203490008000074 Type Site-Built Home Bedrms Sub Rock Hill(s) / Rockhill(s) **Cross Street** 7 F Baths 3 H Baths

School District FWC Elem Washington

Legal Description S 110ft Lot 216 Rockhills 1st Amd Add

Style

Location City/Town/Suburb

Directions Home is at the corner of College St. & Washington Blvd., look for signs

Inside City Limits Y City Zoning R1 County Zoning Zoning Description

Two Story

JrH

Portage

REO

Remarks Great Opportunity for your Charming Two Story Home or an Income Producing Triplex that is Going to Auction on Thursday, July 16 at 6:30 pm. This home is currently being utilized as 3 Apartments but could be Converted back to Your own Corner Lot Home! Each is loaded with Character including Built-Ins, Crown Molding, Stained Glass, Hardwoods & More! The Upstairs Apartment features 2 Bedrooms, 1 bath, Kitchen with Balcony and indoor stairway leading to shared laundry in the basement. The south main level apartment features 2 bedrooms, 1 bath with Clawfoot Tub, Living Room with Large Windows and Private Porch! 3rd Apartment is loaded with Character including Grand Staircase, Fireplace & Built-Ins! This apartment has 3 bedrooms upstairs & a full bath! Live in one apartment and rent the others for monthly income! Bid on this House individually or in combination with the home next door! OPEN HOUSE: Sunday, July 12, 1-2pm

Agent Remarks AUCTION: 7.16.20-6:30pm at the property. TERMS: \$1,000 down with the balance due at closing. Taxes prorated. No Survey. As Is, No Contingencies. Estate Property, No Disclosures. 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.

Town	Lot	Lot	Ac/SF/Dim	0.13	300	50>	(110		/	N / Src Lot Des	Corner, 0-2	.9999		
	iship Wa	iyne			Fin SqFt	3,674 Be l	low Gd	Fin SqFt	0	Ttl Below Gd SqFt	1,782 Ttl Fi	n SqFt 3,674 Ye	ear Built	1910
Age	110 New	No	Dat	te Com	plete	E	xt S	tucco	F	ndtn Crawl, Partial Ba	sement, Unfi	nished	# Rooms	12
Roon	n Dimensio	ons	Baths	Full	Half	Water	CITY			Basement Material	Stone			
	DIM	L	B-Main	1	0	Sewer	City			Dryer Hookup Gas	No	Fireplace	Yes	
.R	20 x 18	М	B-Upper	2	0	Fuel	Gas, F	orced Air		Dryer Hookup Elec	Yes	Guest Qtrs	No	
R	15 x 12	М	B-Blw G	0	0	Heating				Dryer Hook Up Gas	Elec No	Split FlrpIn	Yes	
R	X					Cooling	Windo	w, None		Disposal	No	Ceiling Fan	No	
T	12 x 10	М	Laundry I	Rm	Lower		Х			Water Soft-Owned	No	Skylight	No	
K	X				•	-In Bookcas		•		Water Soft-Rented	No	ADA Features	No	
N	X			•	•	caped, Natu p Gas/Elec				Alarm Sys-Sec	No	Fence	None	
4B	15 x 15	U	Covereu,	range/	Oven HK U	p Gas/Elec	, Spiit B	i i loui Pla	i, Tub	Alarm Sys-Rent	No	Golf Course	No	
B	12 x 12	U	Garage		/		/	x /		Garden Tub	No	Nr Wlkg Trails	No	
В	12 x 10	U	Outbuildi	ng N	one	Х				Jet Tub	No	Garage Y/N	No	
В	X		Outbuildi	ng		Х				Pool No		Off Street Pk	No	
В	X		Assn Due	es	N	lot Applicat	ole			Pool Type				
R	Χ		Other Fee	es						SALE INCLUDES V	Vater Heater	Gas		
.F	Χ		Restriction	ns						FIREPLACE Living	Great Rm, W	lood Burning		
X	X		Water Ac	cess		Wtr Name	•							
/trTy	ype			Wtr F	rtg	Ch	annel F	rtg						
/ate	r Features					Lake	Type							
ucti	i on Yes	Auc	tioneer Nam	1e	Chad Met	zger				Auctioneer Licens	se# AC	C31300015		
wne	er Name													
inan	ncing: Exi	isting				Pro	posed				Exclud	led Party None		
nnu	ial Taxes	\$3,379	.64 Exemp	tions	No Exemp	otions		Year	Taxes	Payable 2020	Asses	sed Value		
	/ner/Seller	a Real	Estate Licer	isee	No			Poss	ession	at closing				
Ow		tzger Pr	operty Servi	ces, LLC	C - office: 2	60-982-023	38	List A	gent	Chad Metzger - Cell:	260-982-905	0		
	Office Me			4:	n					List Agent - U	ser Code	UP388053395	5	
ist C	Office Me it E-mail	chad@)metzgerauc	uon.con	• •					nt				
ist C lgen		chad@)metzgerauc	uon.con				Co-Li	st Age	iii.				
ist C gen o-Li	t E-mail		metzgerauc notice requir			ME OR OPE	EN HOL		st Age					
ist C gen o-Li how	t E-mail ist Office ving Instr		- -	ed. SH		ME OR OPE		JSE			es Allow	AVM Yes Show	Comment	s
ist C gen o-Li how ist C	t E-mail ist Office ving Instr	24 hr. 5/2020	notice requir	ed. SH 12/3	OWINGTIN	Publish to	oInterr	JSE	s She	ow Addr to Public			Comment one	s
ist C agen So-Li Show ist C OX Ir	it E-mail ist Office ving Instr Date 6/2	24 hr. 5/2020	notice requir	ed. SH 12/3	OWINGTIN 30/2020	Publish to ght to Sell	oInterr	JSE net Yes ver Broker	She Comp	ow Addr to Public	No Spec	cial List Cond. No		s
ist C Agen Co-Li Show ist E DX Ir	nt E-mail ist Office ving Instr Date 6/2 nclude Y	24 hr. 5/2020	notice requir	ed. SH 12/3 • E: Loc	OWINGTIN 30/2020 xclusive Ri	Publish to ght to Sell	oInterr	JSE net Yes ver Broker Lock	She Comp	ow Addr to Public \(\) 1.0% Vari.Rate cation APT. 921, NW A	No Spec	cial List Cond. No		s
List C Agen Co-Li Show List D DX Ir Virtua Pend	nt E-mail ist Office ving Instr Date 6/2 nclude Y	24 hr. 5/2020 ⁄ C d	notice requir	ed. SH 12/3 • E: Loc	OWINGTIN 30/2020 xclusive Ri kbox Type ng Date	Publish to ght to Sell	o Interr Buy	JSE let Yes rer Broker Locki Sel	She Comp	ow Addr to Public \(\) 1.0% Vari.Rate cation APT. 921, NW A	No Spe o	cial List Cond. No	one	s

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

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Notes

Parcel Number 02-12-03-490-008.000-074

Local Parcel Number 92-3750-0294

Tax ID:

Routing Number

- --

Property Class 530 3 Family Dwell - Platted Lot

Year: 2020

	Location	Information
C		

County Allen

Township WAYNE TOWNSHIP

District 074 (Local 091) 074 FT WAYNE WAYNE (91-95)

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 271808-074

Rockhills 1st Amended Addition

Section/Plat 0003

Location Address (1) 1128 W WASHINGTON BLVD FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model

N/A

ΑII

Гороgraphy	Flood Hazard
_evel	
Public Utilities	ERA

Characteristics

Streets or Roads TIF
Paved, Sidewalk

Neighborhood Life Cycle Stage

Other

Printed Tuesday, June 02, 2020

Review Group 2021 Da

Harris Dean L & Albrans Richard 1128 W WASHINGTON BLVD

Ownership Harris Dean L & Albrans Richard 1327 Wall St Fort Wayne, IN 46802

	Transfer of Ownership											
Date	Owner	Doc ID Code	Book/Page	Adj Sale Price	V/I							
01/02/2003	Harris Dean L & Albran	WD	02/22732	\$100,000	- 1							
01/01/1900	CECCANESE CONNI	WD	/	\$0	- 1							

Legal

S 110FT LOT 216 ROCKHILLS 1ST AMD ADD

Res

530, 3 Family Dwell - Platted Lot

Valuation Records (Work In Progress values are not certified values and are subject to change)								
2020	Assessment Year	2020	2019	2018	2017	2016		
WIP	Reason For Change	AA	AA	AA	AA	AA		
06/02/2020	As Of Date	03/13/2020	03/15/2019	03/20/2018	03/18/2017	03/23/2016		
Income Approach	Valuation Method	Income Approach	Market Approach	Market Approach	Income Approach	Indiana Cost Mod		
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000		
	Notice Required	~		~		~		
\$36,700	Land	\$36,700	\$18,600	\$18,600	\$6,300	\$18,600		
\$36,700	Land Res (1)	\$36,700	\$18,600	\$18,600	\$6,300	\$18,600		
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0		
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0		
\$157,700	Improvement	\$157,700	\$136,600	\$136,600	\$63,000	\$176,500		
\$52,100	Imp Res (1)	\$52,100	\$45,500	\$45,500	\$20,800	\$58,200		
\$105,600	Imp Non Res (2)	\$105,600	\$91,100	\$91,100	\$42,200	\$118,300		
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0		
\$194,400	Total	\$194,400	\$155,200	\$155,200	\$69,300	\$195,100		
\$88,800	Total Res (1)	\$88,800	\$64,100	\$64,100	\$27,100	\$76,800		
\$105,600	Total Non Res (2)	\$105,600	\$91,100	\$91,100	\$42,200	\$118,300		
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0		

		-and Data (Sta	andard Dep	tn: Res 1	50 , CI 150	Base Lot:	Res 41 X 1	30 , CI 4	1 X 130)	
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F	50	50x110	0.86	\$1,550	\$1,333	\$66,650	-9%	100%	1.0000	\$60,650

Land Computation	ns
Calculated Acreage	0.13
Actual Frontage	50
Developer Discount	
Parcel Acreage	0.00
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	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classifed Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$60,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$60,700

Data Source N/A Collector Appraiser

Summary of Improvements															
Description	Res Stor Eligibl Heigh		Grade Year Built	Eff Year	Eff Co Age nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value		PC Nbhd Mrkt	Improv Value
1: Triplex (3674 SqFt)	33%	2 Wood Frame	C+2 1910	1960	60 A		0.95		5,456 sqft	\$243,067	40%	\$145,840	0%	100% 1.7900 1.0000	\$261,100

Total all pages \$261,100 **Total this page** \$261,100

Replacement Cost

\$243,067



Lead-Based Paint & Lead-Based Paint Hazards **Disclosure of Information**

Lead Warning Statement:

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including but not limited to; learning disabilities, behavioral problems, reduced intelligence quotient and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards. A risk assessment or inspection of possible lead-based paint hazards is recommended prior to purchase.

				Initial:						
Seller		osure (initially)		Initial:						
		k below which best applies: Presence of lead-based pair	nt and or lead-bas	ed hazards:						
	I.	Known lead-based paint an	d/or lead-based r	aint hazards are present in the housing.						
_	-	Fynlain:								
X		Seller has no knowledge of	lead-based paint	or lead-based paint hazards in the housi	ng					
		•								
	II.	Reports & Records availab	le to the seller		11 1-1-1-4					
		Seller has provided the purchaser with all available records & reports pertaining to lead-based paint								
		and/or lead-based paint haz	ards. Please list	below						
		List:	1	1 - 1 hand point & hozards in the house	na					
X	-	Seller has no reports or reco	ords pertaining to	lead-based paint & hazards in the housi	ng.					
Dunah	asan's	Acknowledgement (initial)		Initial:						
Purch	III.	Purchaser has received cop	ies of all informa							
	IV.	Purchaser has received the	pamphlet "Prote	ct Your Family from Lead in Your Home	e"					
	V.	Purchaser has: (check which	th applies)							
		Received a 10-day opportu	nity, or mutually	agreed upon time period, to conduct a ri	sk assessment or					
		inspection for the presence	of lead-based pa	int &/or hazards or have						
		Waived the opportunity to	conduct a risk as	sessment or inspection for the presence of	of lead-based paint					
		&/or lead-based paint haza	rds							
Agent	t's Ack	nowledgment (initial)								
AW		Agent has informed the sel	ler of the seller's	obligation under 42 U.S.C. 4852(d) and	is aware of his or her					
, ,		responsibility to ensure cor								
		The state of the s								
Certif	fication	of Accuracy								
The fo	ollowing	parties have reviewed the inf	formation above	and certify to the best of their knowledge	that the information					
provid	ded is tr	rue and accurate.								
' >	T1.	6. Mark ADDO	1 2							
	ua	me Con all	6.10.2020	T.						
Seller	's Sign	ature	Date	Seller's Signature	Date					
11/	1 11	.1	1 12 2001							
, NEW	21 NI	12	16.10.3031		-					
Agent	's Sign	ature)	Date	Agent's Signature	Date					
D. 1	, ,	C:	Date	Purchaser's Signature	Date					
Purch	raser's	Signature	Dute	I WI CHUSCI S DIGITALIA						



Metzger Property Services, LLC Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national
 origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

		,		
The listing broker, Metaowner.	zger Property Services, LL	C, and all agents associat	ed with the listing brok	er solely represent th
Metzger Proper	rty Services, LLC and	Chad Metzger (MPS, LLC Agent)	represent,	
	The Owner: X	The Purchaser:	(check which appli	es)
owner, said agent must conceding their knowle Your signature below c	gent representation occurs, give signed documentation dge of such transaction. onfirms that you have receive Disclosure Form and that	of such an agreement significant significant of such and understand	gned by both the purchange of the information within	Metzger Property
Fudur S	Toutel 10.10.20 Date	LD Owner		Date
Purchaser	Date	Purchase	r	Date

the