

Overview



Legend

Lakes

Cities and Towns

House Numbers

Road Centerlines

Parcel ID 018-069-008

Alternate ID 018-704000-40

RESIDENTIAL OTHER STRUCTURES Sec/Twp/Rng Class

Property Address Acreage

District Silver Lake

Brief Tax Description 018-069-008 | Lots 11 & 12 Sells S Add to | Silver Lake

(Note: Not to be used on legal documents)

Owner Address Hoskins Karla & Michael Shane Doub

C/O Karla Hoskins PO Box 295

Silver Lake, IN 46982

Date created: 9/29/2020 Last Data Uploaded: 9/29/2020 3:31:34 AM



Residential Agent Full Detail Report

Schedule a Showing

Page 1 of 1

H Baths

Short Sale No

Property Type RESIDENTIAL Status Active CDOM 1 DOM **Auction** Yes 402 S Jefferson Street IN 46982 **LP** \$0

Style

MLS # 202040236 Silver Lake Status Active

Area Kosciusko County Parcel ID 43-18-07-100-062.000-014 Type Site-Built Home

Sub Sells **Cross Street** Bedrms 4 F Baths 1 Location City/Town/Suburb **REO**

Two Story

School District WRS Elem Claypool JrH Edgewood SrH Warsaw

Legal Description 018-069-006 Lots 9 & 10 Sells S Add to Silver Lake & 018-069-008 Lots 11 & 12 Sells S Add to Silver Lake

Directions From SR 14, Head South on Jefferson Street. Property will be on West side of road.

Inside City Limits City Zoning **County Zoning Zoning Description**

Remarks 4 Bedroom, 1.5 Bath Home and 2-Car Detached Garage going up for Auction on November 2, 2020 at 5:30pm! This home features a Main Level Laundry and Master Bedroom with 3 Bedrooms upstairs! It is situated on 2 double lots allowing a Large Yard perfect for a garden and entertaining! The 2-Car Detached Garage has plenty of room for a workshop and storage space! Backyard is surrounded by trees allowing peaceful views and privacy! New Roof just 3 years ago! Great location off of State Road 15 at Silver Lake, close to Warsaw, Akron , North Manchester, Claypool & Wabash! Come see for yourself, Open House: Wednesday, October 28 at 5:30-6:30pm!

Agent Remarks Auction: Monday, 11.2.20 at 5:30pm. Open House: Wednesday, 10.28.20 at 5:30-6:30pm. Terms: \$1,000.00 down the day of the auction with the balance due at closing. Possession at Closing. Taxes prorated. No Survey unless required for clear title. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend including the auction to receive compensation. Client Registration form is in docs.

Tow		t 9 L	ot Ac/SF/Dim	1.6700	/ 72,	745	/ 260 x 275	5	Src N	Lot Des	Partiall	y Wooded	, 0-2.9999		
	nship			Abv Gd F	in SqFt	1,680 Bel	ow Gd Fin S	qFt 0	Ttl Below	Gd SqFt	630	Ttl Fin S	qFt 1,680	Year Built	1909
_		ew No	Da	te Comp	lete	E	xt Vinyl	I	Fndtn Partia	l Basemer	it			# Rooms	10
loo	m Dimei	nsions	Baths	Full	Half	Water	CITY		Basemen	t Material	Bloc	k, Stone			
	DIM	L	B-Main	1	0	Sewer	City		Dryer Hoo	kup Gas	No		Fireplace	No	
.R	15 x 1	5 M	B-Upper		1	Fuel	Gas, Force	d Air	Dryer Hoo	kup Elec	No		Guest Qtrs	No	
R	X		B-Blw G	0	0	Heating			Dryer Hoo	ok Up Gas	/Elec	No	Split FlrpIn	No	
R	15 x 12					Cooling	Window		Disposal		No		Ceiling Fan	Yes	
T	19 _X 7	М	•		Main	15	x 8		Water Sof	ft-Owned	No		Skylight	No	
K	X				• ,		closed, Stand	•	, Water So	ft-Rented	No		ADA Features	N o	
N	X		Main Leve	el Bearoo	m Suite, i	Main Floor i	Laundry, Sun	np Pump	Alarm Sys	s-Sec	No		Fence		
1B	10 x 10) U							Alarm Sys	s-Rent	No		Golf Course	No	
2B	12 x 1		Garage	2.0	/ Det	tached	/ 28 x 26	/ 728.00	Garden T	ub	No		Nr Wlkg Trails	s No	
BB	17 x 1	1 U	Outbuild	ing No	ne	Х			Jet Tub		No		Garage Y/N	Yes	
ŀВ	11 _X 8	М	Outbuild	ing		Х			Pool	No			Off Street Pk	Yes	
В	Х		Assn Du	es	N	lot Applicat	ole		Pool Type)					
R	Х		Other Fe	es					SALE INC	LUDES	Dishwa	sher, Was	her, Dryer-Gas	, Kitchen Ex	haus
F	Х		Restriction	ons					Hood, Ove	en-Electric,	Range	e-Electric,	Sump Pump, W	/ater Heater	Gas
X	Х		Water Ac	cess		Wtr Name	•								
	^														
	уре			Wtr Frt	g	Cha	annel Frtg								
VtrT		res		Wtr Frt	g	Cha Lake	•								
VtrT Vate	уре		uctioneer Nan		•		Туре		Auction	neer Licen	se#	AC31	300015		
VtrT Vate	ype er Featu	es A	uctioneer Nan		•	Lake	Туре		Auction	neer Licen	se#	AC31:	300015		
VtrT Vate luct	ype er Featu ion Yo er Name	es A			•	Lake zger & Gary	Туре		Auction	neer Licen		AC31: Excluded			
VtrT Vate Luct Own ina	ype er Featu ion Yo er Name	es A e Existing		ne (Chad Met	Lake zger & Gary	Type / Spangle pposed pental	Year Taxes	Payable 2	neer Licen	ı		Party None		
VtrT Vate Luct Own Tina	Type or Featu tion You or Name ncing:	es A e Existing es \$98	3	ne (Chad Met	Lake zger & Gary Pro	Type / Spangle pposed pental	Year Taxes Possession	Payable 2	020	ı	Excluded	Party None		
VtrT Vate Nuct Own ina Nnn	ype er Featu ion Yo er Name ncing: ual Taxe	es A Existing es \$98 Iler a Re	3 4.04 Exemp	ne (tions l	Chad Met Homestea No	Lake zger & Gary Pro nd, Supplem	Type / Spangle pposed pental		Payable 2	020	1	Excluded Assessed	Party None		
VtrT Vate Auch Own Fina Anne S Ov List Ager	ype or Featu tion You or Name ncing: ual Taxe wner/Se Office nt E-mai	es A Existing es \$98 Iller a Re Metzger ill cha	3 4.04 Exemp al Estate Licer Property Servi d@metzgerauc	ne (tions language) nsee ces, LLC ction.com	Chad Met Homestea No - office: 2	Lake zger & Gary Pro nd, Supplem	Type / Spangle pposed pental	Possessio	Payable 2 n At Closing Chad Meta	020	260-98	Excluded Assessed 32-9050	Party None		
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VtrT Vate Luct Own ina Lnn is Ov ist Lge Co-L	ype or Featu tion You or Name ncing: ual Taxe wner/Se Office nt E-mai	es A e Existing es \$98 Iller a Re Metzger ill cha	3 4.04 Exemp al Estate Licer Property Servi d@metzgerauc	tions H nsee ces, LLC ction.com Services,	Chad Met Homestea No - office: 2	Lake zger & Gary Pro nd, Supplem	Type / Spangle pposed pental	Possession List Agent	Payable 2 n At Closing Chad Meta Lis	020 zger - Cell: t Agent - l	260-98 Jser C e	Excluded Assessed 32-9050 ode	Party None Value UP3880533		
VtrT Vate Luct Own Tina Linn Solist Luger Co-L	ype or Featu ion Yo or Namo ncing: ual Taxe wner/Se Office nt E-mai	es A e Existing es \$98 Iller a Re Metzger ill cha	3 4.04 Exemp al Estate Licer Property Servi d@metzgerauc czger Property S owing time or O	ne (tions I nsee ces, LLC tion.com Services, pen Hous	Chad Met Homestea No - office: 2	Lake zger & Gary Pro nd, Supplem	Type / Spangle pposed pental 88	Possession List Agent Co-List Ag Yes Sh	Payable 2 n At Closing Chad Metr Lise ent Gary ow Addr to P	020 zger - Cell: t Agent - L Spangle - (260-98 Jser C 6 Cell: 57	Excluded Assessed 32-9050 ode	Party None Value UP3880533		s
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VtrT Vate Auch Dwn Fina Anni S Ov List Co-L Show List DX	Type or Featu cion You or Name ncing: ual Taxe wner/Se Office nt E-mai cist Office wing Ins Date	es A Existing es \$98 Iller a Re Metzger ill cha ce Met str Sho 10/4/200	3 4.04 Exemp al Estate Licer Property Servi d@metzgerauc zger Property S wing time or O 20 Exp Date	ne (fions hasee ces, LLC stion.com Services, pen House 3/31/e Ex	Chad Met Homestea No - office: 2 LLC se 2021	Lake zger & Gary Pro id, Supplem 260-982-023 Publish to ght to Sell	Type / Spangle posed dental 88 collinerret Buyer Br	Possession List Agent Co-List Ag Yes Sh oker Comp	Payable 2 n At Closing Chad Metr Lise ent Gary ow Addr to P	020 zger - Cell: t Agent - U Spangle - 0 ublic Vari.Rate	260-98 Jser Co Cell: 57 Yes	Excluded Assessed 32-9050 ode '4-551-176 Allow AVI	Party None Value UP3880533 68 V Yes Show List Cond.	95 v Comment	S
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Presented by: Tiffany Reimer / Metzger Property Services, LLC

Information is deemed reliable but not guaranteed.

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Local Parcel Number 1870400020

Tax ID:

Routing Number 018-069-006.

Property Class 510 1 Family Dwell - Platted Lot

Year: 2020

|--|

County Kosciusko

Township LAKE

District 014 (Local 014) SILVER LAKE TOWN

School Corp 4415 WARSAW COMMUNITY

Neighborhood 1801025-014 SILVER LAKE - TOWN

Section/Plat 7-30-6

Location Address (1) 404 S JEFFERSON ST SILVER LAKE, IN 46982

Zoning

RESIDENTIAL RESIDENTIAL

Subdivision

Sells Add Lot

Market Model

N/A

Level	Flood Hazard
Public Utilities Water, Gas, Electricity	ERA
Streets or Roads Paved	TIF

Characteristics

Neighborhood Life Cycle Stage

Other Printed

Friday, March 27, 2020 **Review Group** 2019 **HOSKINS KARLA & MICHAEL S**

Ownership HOSKINS KARLA & MICHAEL SHANE C/O KARLA HOSKINS PO BOX 295 SILVER LAKE, IN 46982

	Legal	
18-69-6		

LOTS 9 & 10 SELLS S ADD TO SILVER LAKE

404 S JEFFERSON ST

Transfer of Ownership												
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I						
05/21/2019	HOSKINS KARLA & M	2019050742	QC	/	\$0	- 1						
01/23/2004	DOUB MICHAEL SHA	2004001267	NA	/	\$0	I						
03/08/1983	DOUB CARL D	0	WD	/	\$0	- 1						
01/01/1900	DOUB HILDA U		WD	1	\$0	I						

SILVER LAKE - TOWN/180

Notes
10/12/2018 REA: 2019 ADJUSTED AMOUNT OF
ATTIC SPACE & EFF YR OF HOUSE TO 1950 FOR
REASSESSMENT.

12/11/2014 REA: 2015 CORRECTED SIZE OF EFP & REMOVED SHED PER PICTOMETRY FOR REASSESSMENT

|--|--|

Res

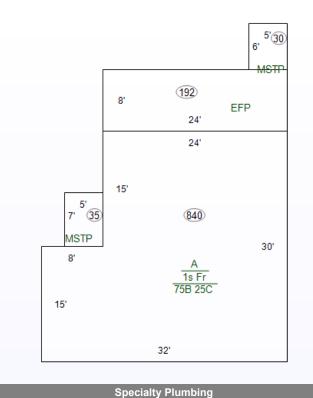
510, 1 Family Dwell - Platted Lot

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							
02/24/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016							
Indiana Cost Mod	Valuation Method	Indiana Cost Mod											
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000							
	Notice Required				~	~							
\$17,200	Land	\$17,200	\$17,200	\$17,200	\$17,200	\$13,200							
\$17,200	Land Res (1)	\$17,200	\$17,200	\$17,200	\$17,200	\$13,200							
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0							
\$44,600	Improvement	\$44,600	\$44,600	\$39,500	\$38,500	\$36,900							
\$44,600	Imp Res (1)	\$44,600	\$44,600	\$39,500	\$38,500	\$36,900							
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0							
\$61,800	Total	\$61,800	\$61,800	\$56,700	\$55,700	\$50,100							
\$61,800	Total Res (1)	\$61,800	\$61,800	\$56,700	\$55,700	\$50,100							
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0							
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0							

		Land Data (Sta	andard Dep	th: Res 1	32', CI 132'	Base Lot: R	les 66' X 1	32', CI 6	6' X 132')	
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F	66	66x264	1.18	\$110	\$130	\$8,580	0%	100%	1.0000	\$8,580
F	F	66	66x264	1.18	\$110	\$130	\$8,580	0%	100%	1.0000	\$8,580

Land Computat	ions
Calculated Acreage	0.80
Actual Frontage	132
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	\$17,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,200

Data Source N/A Collector Appraiser



404 S JEFFERSON ST

Description

		(Cost Lad	der	
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	840	840	\$65,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		840	840	\$14,500	
Bsmt		630	0	\$19,100	
Crawl		210	0	\$2,900	
Slab					
				Total Base	\$101,800
Adjus	tments	1 R	ow Type	Adj. x 1.00	\$101,800
Unfin	Int (-)				\$0
Ex Liv	Units (+)				\$0
Rec R	oom (+)				\$0
Loft (+					\$0
Firepla	ace (+)				\$0
	ating (-)				\$0
A/C (+	-)				\$0
No Ele	` '				\$0
	oing (+ / -)		5	$-5 = 0 \times 0	\$0
Spec I	Plumb (+)				\$0
Elevat	or (+)				\$0
			Sub-Tota	al, One Unit	\$101,800
			Sub-To	tal, 1 Units	
Exteri	or Feature	es (+)		\$12,400	\$114,200
Garag	es (+) 0 s	•		\$0	\$114,200
	Quali	ty and D	esign Fa	ctor (Grade)	0.80
			Locati	on Multiplier	0.92
			Replace	ement Cost	\$84,051

					5	Summary	of Impro	ovements								
Description	Res Story	Construction	Grade Per	r Eff	Eff Co	Base	LCM	Adj	Sizo	RCN	Norm	Remain.	Abn	PC Nbhd I	Melet	Improv
Description	Eligibl Height	Construction	Buil	t Year	Age nd	Rate	Rate LCIVI	Rate	Size	KUN	Dep	Value	Obs	PC NDIIG I	Mrkt Valu	Value
1: Single-Family R 01	100% 1	Wood Frame	D 190	9 1950	70 A		0.92		2,310 sqft	\$84,051	47%	\$44,550	0% 1	00% 1.000 1.	0000	\$44,600

Total all pages \$44,600 Total this page \$44,600

Count

Value

Local Parcel Number 1870400040

Tax ID:

Routing Number 018-069-008.

Property Class 599 Other Residential Structures

Year: 2020

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County Kosciusko

Township LAKE

District 014 (Local 014) SILVER LAKE TOWN

School Corp 4415 WARSAW COMMUNITY

Neighborhood 1801025-014 SILVER LAKE - TOWN

Section/Plat 7-30-6

Location Address (1) S JEFFERSON ST SILVER LAKE, IN 46982

Zoning

RESIDENTIAL RESIDENTIAL

Subdivision Sells Add

Lot

Market Model

N/A

Charact	teristics
Гороgraphy	Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage Friday, March 27, 2020

Other Printed

Review Group 2019

HOSKINS KARLA & MICHAEL S

Ownership **HOSKINS KARLA & MICHAEL SHANE** C/O KARLA HOSKINS PO BOX 295 SILVER LAKE, IN 46982

Legal
18-69-8
LOTS 11 & 12 SELLS S ADD TO SILVER LAKE

S JEFFERSON ST

	Tra	ansfer of Own	ership			
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/21/2019	HOSKINS KARLA & M	2019050742	QC	1	\$0	- 1
01/23/2004	DOUB MICHAEL SHA		NA	1	\$0	- 1
01/01/1900	DOUB CARL		WD	/	\$0	- 1

599, Other Residential Structures

Res

SILVER LAKE - TOWN/180

Notes 10/12/2018 REA: 2019 CHANGED LEANTO TO BE PART OF THE DET GAR FOR REASSESSMENT.

12/11/2014 REA: 2015 REMOVED CAR SHED & CORRECTED SIZE OF UTL SHED PER PICTOMETRY FOR REASSESSMENT

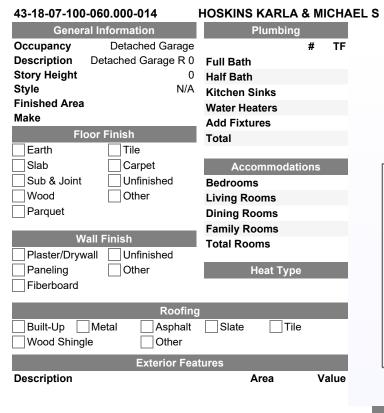
4/21/2014 2014: CORRECTED INFLUENCE FACTOR FOR NO WATER & SEWER

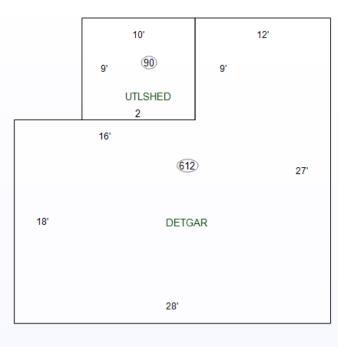
Va	luation Records (Work	In Progress valu	es are not certifi	ed values and are	subject to chan	ge)
2020	Assessment Year	2020	2019	2018	2017	2016
WIP	Reason For Change	AA	AA	AA	AA	AA
02/24/2020	As Of Date	01/01/2020	01/01/2019	01/01/2018	01/01/2017	01/01/2016
Indiana Cost Mod	Valuation Method	Indiana 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				•	\checkmark
\$13,200	Land	\$13,200	\$13,200	\$13,200	\$13,200	\$9,200
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$13,200	Land Non Res (3)	\$13,200	\$13,200	\$13,200	\$13,200	\$9,200
\$6,800	Improvement	\$6,800	\$6,800	\$5,400	\$5,300	\$5,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,800	Imp Non Res (3)	\$6,800	\$6,800	\$5,400	\$5,300	\$5,100
\$20,000	Total	\$20,000	\$20,000	\$18,600	\$18,500	\$14,300
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$20,000	Total Non Res (3)	\$20,000	\$20,000	\$18,600	\$18,500	\$14,300
	Land Data (Standar	Donth: Box 122'	CI 122' Page I	ot: Boo 66' V 122	CL 66' V 422'\	

		Land Data (Sta	indard Dep	itn: Res 1	32, CI 132	Base Lot: F	Res bb X 1	32, CI 6	6 X 132)	
	Pricing Soi Method ID	il Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F	66	66x264	1.18	\$110	\$130	\$8,580	-23%	0%	1.0000	\$6,580
F	F	66	66x264	1.18	\$110	\$130	\$8.580	-23%	0%	1.0000	\$6.580

Land Computa	tions
Calculated Acreage	0.80
Actual Frontage	132
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$13,200
Total Value	\$13,200

Collector Data Source N/A **Appraiser**





Specialty Plumbing

Count

Value

S JEFFERSON ST

Description

		Cost Ladd	er	
	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				
			otal Base	
Adjustments		Row	Type Adj.	
Jnfin Int (-)				
Ex Liv Units (+)				
Rec Room (+)				
Loft (+)				
Fireplace (+)				
No Heating (-)				
A/C (+)				
No Elec (-)				
Plumbing (+ / -)				
Spec Plumb (+)				
Elevator (+)				
		Sub-Total,	One Unit	\$0
		Sub-Tota	al, 1 Units	
Exterior Features	` '		\$0	\$0
Garages (+) 0 sqf			\$0	\$0
Quality	and D	esign Fact		0.80
		Location	n Multiplier	0.92

Replacement Cost

\$12,549

								Summary	of Impi	rovement	S							
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: Detached Garage R 01	0%	1	Wood Frame	D	1915	1915	105 A	\$27.86	0.92	\$27.86	16'x18'	\$12,549	50%	\$6,270	0%	100% 1.000	1.0000	\$6,300
2: Utility Shed R 01	0%	1		D	1983	1983	37 A	\$20.85	0.92	\$20.85	9'x10'	\$1,381	65%	\$480	0%	100% 1.000	1.0000	\$500

\$6,800 Total all pages \$6,800 Total this page

SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding desclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

	s indicated	:								
The following are in the conditions A. APPLIANCES	None/Not		Not Defective	Do Not Know	C. WATER & SEWER SYSTEM	None/Not Included/ Rented	Defective	No Defe	ot ctive	Do No Know
Built-in Vacuum System	X				Cistern	V				
Clothes Dryer	-		X		Septic Field / Bed	X				
Clothes Washer			X		Hot Tub	X				
Dishwasher			V		Plumbing			N		
Disposal	1				Aerator System	X				
	1			7	Sump Pump			X		
Freezer					Irrigation Systems	X				
Gas Grill	~		~		Water Heater / Electric		1		3.77	
Hood	3.4		^		Water Heater / Gas					
Microwave Oven	X		Х		Water Heater / Solar	30				
Oven			7		Water Purifier					
Range	V		/\							
Refrigerator	1				Water Softener			-		
Room Air Conditioner(s)	X				Well			-		
Trash Compactor	X				Septic & Holding Tank/Septic Mound	X		-		
TV Antenna / Dish					Geothermal and Heat Pump	~		-		
Other:	,				Other Sewer System (Explain)			_		
					Swimming Pool & Pool Equipment	X				
								Yes	No	Do No Knov
					Are the structures connected to a publi	c water sy	stem?	X		
					Are the structures connected to a publi			X		
	None/Not		Not	Do Not	Are there any additions that may requir			/	X	
B. ELECTRICAL SYSTEM	Included/	Defective	Not Defective	Know	to the sewage disposal system?				~	
Air Purifier	Rented				If yes, have the improvements been con	mpleted on	the	1	X	
	X				sewage disposal system? Are the improvements connected to a p	rivate/com	munity		1	
Burglar Alarm	1		X		water system?				X,	
Ceiling Fan(s)	X				Are the improvements connected to a p	rivate/com	nmunity		X	
Garage Door Opener / Controls	1			2.0	sewer system?	None/Not			NA	
Inside Telephone Wiring and Blocks / Jacks				X	D. HEATING & COOLING SYSTEM	Included/	Defective		ot ctive	Do No Know
Intercom	X				Attic For	Rented		Doio	ouve	Tunou
Light Fixtures	-		X		Attic Fan	X			- AS	
Sauna	N				Central Air Conditioning	1		-	I - Ve	
Smoke / Fire Alarm(s)	3				Hot Water Heat	\triangle		X		-
Switches and Outlets	1		×		Furnace Heat / Gas	1		1	- 1	*
Vent Fan(s)	M				Furnace Heat / Electric			-		
	//				Solar House-Heating	7				
60 / 100 / 200 Amp Service (Circle one)					Woodburning Stove					
Generator	X				Fireplace					
			icont adver	an affact	Fireplace Insert	X				
	at would na	ive a signif	the health	se effect	Air Cleaner	X				
NOTE: "Defect" means a condition the	ilu sigiillica	repaired, r	emoved or	replaced	Humidifier	2				
on the value of the property, that wou	r that if not	i opanoa, i	d normal li	fe of the	Propane Tank	V				
on the value of the property, that wou of future occupants of the property, o	r that if not	he expecte	u IIVIIIIai II							
on the value of the property, that wou	r that if not	he expecte	u noma n		Other Heating Source	X		1		
on the value of the property, that wou of future occupants of the property, o would significantly shorten or advers premises. The information contained in this ACTUAL KNOWLEDGE. A discloss substitute for any inspections or we any material change in the physical same as it was when the discloss	r that if not sely affect t s Disclosu sure form i rarranties that al condition sure form	re has be is not a w hat the pro n of the pro was provi	een furnish arranty by espective b operty or c ided. Sell	ned by the the owner uyer or ow ertify to the er and Pu	Seller, who certifies to the truth there or the owner's agent, if any, and the coner may later obtain. At or before settler purchaser at settlement that the conditrichaser hereby acknowledge receipt	ment, the closure tion of the of this Di	owner is reproperty	equire is sul by si	ed to	sed as disclos tially th
on the value of the property, that wou of future occupants of the property, o would significantly shorten or advers premises. The information contained in this ACTUAL KNOWLEDGE. A discloss substitute for any inspections or wany material change in the physical same as it was when the discloss significant of Seller August 1997.	r that if not sely affect t s Disclosu sure form i	re has be is not a w hat the pro- n of the pro- was prov	een furnish arranty by espective b operty or c ided. Sell	ned by the the owner uyer or ow ertify to the er and Pu	Seller, who certifies to the truth there or the owner's agent, if any, and the oner may later obtain. At or before settler purchaser at settlement that the conditrochaser hereby acknowledge receipt signature of Buyer	ment, the tion of the of this Di	owner is reproperty sclosure	equire is sul by si	ed to	sed as disclos tially th
on the value of the property, that wou of future occupants of the property, o would significantly shorten or advers premises. The information contained in this ACTUAL KNOWLEDGE. A discloss substitute for any inspections or wany material change in the physical same as it was when the discloss Signature of Seller Signature of Seller	r that if not sely affect t s Disclosu sure form i rarranties that al condition sure form	re has be is not a what the provide of the provide Date (mm.) Date (mm.) Date (mm.)	een furnish arranty by ospective b operty or c ided. Sell /dd/yy)	ned by the the owner uyer or ow ertify to the er and Pu	Seller, who certifies to the truth there or the owner's agent, if any, and the coner may later obtain. At or before settler purchaser at settlement that the conditrichaser hereby acknowledge receipt	ment, the tion of the of this Di	owner is re property sclosure	equire is sul by si	ed to	sed as disclos tially th
on the value of the property, that wou of future occupants of the property, o would significantly shorten or advers premises. The information contained in this ACTUAL KNOWLEDGE. A disclos substitute for any inspections or w any material change in the physica same as it was when the disclos Signature of Seller	s Disclosusure form is a condition to the condition to th	re has be is not a w nat the pro of the pro was provi	een furnish arranty by ospective b operty or c ided. Sell	ned by the the owner uyer or ow ertify to the er and Pu	Seller, who certifies to the truth there or the owner's agent, if any, and the oner may later obtain. At or before settler purchaser at settlement that the conditrochaser hereby acknowledge receipt signature of Buyer	ment, the	owner is reproperty sclosure (mm/do	equire is sulby si	ed to estan gning	disclos tially th belov

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT
			KNOW	Do structures have aluminum wiring?		X	KNOW
Age, if known: Years.				Are there any foundation problems		X	
Does the roof leak?		X		with the structures? Are there any encroachments?		X	
Is there present damage to the roof?				Are there any violations of zoning,		12-	
Is there more than one layer of shingles on the house?		×		building codes, or restrictive covenants?		X	*
If yes, how many layers?				Explain:			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW			X	
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		X					
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 13-14-1-15?	*	X		Is the access to your property via a			
Has there been manufacture of		1		private road?		X	
methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X		Is the access to your property via a public road?	X		
Explain:				Is the access to your property via an easement?		X	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
				Are there any structural problems with the building?		X	
				Have any substantial additions or alterations been made without a required building permit?		×	
E. ADDITIONAL COMMENTS AND/OR EXPL (Use additional pages, if necessary)	ANATION	IS:		`Are there moisture and/or water problems in the basement, crawl space area, or any other area?			K
				Is there any damage due to wind, flood, termites or rodents?		X	
				Have any structures been treated for wood destroying insects?		X	
				Are the furnace/woodstove/chimney/flue all in working order?	X		
				Is the property in a flood plain?			
				Do you currently pay flood insurance?			
				Does the property contain underground storage tank(s)?		X	
				Is the homeowner a licensed real estate salesperson or broker?		X	
				Is there any threatened or existing litigation regarding the property?		X	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		X	
				Is the property located within one (1) mile of an airport?		X	
ACTUAL KNOWLEDGE. A disclosure form is a substitute for any inspections or warranti to disclose any material change in the phys	s not a wa es that th ical cond	arranty by e prospectition of the	the owner ctive buyer e property	Seller, who certifies to the truth thereof, base or the owner's agent, if any, and the disclosur or owner may later obtain. At or before settler or certify to the purchaser at settlement that the d. Seller and Purchaser hereby acknowledge r	re form ment, the ne conditi	nay not be owner is ion of the	used as required property
Signature of Seller Hospins	Date (mm	(dd/yy)	7070	Signature of Buyer	Date (mm/	dd/yy)	
Signature of Seller	Date (mm	(dd/yy)	2020	Signature of Buyer	Date (mm/c	dd/yy)	
The Seller hereby certifies that the condition of the	e property	is substan	tially the sa	me as it was when the Seller's Disclosure form was o	originally p	rovided to	the Buyer.
Signature of Seller (at closing)	Date (mm/	/dd/yy)		Signature of Seller (at closing)	Date (mm/c	dd/yy)	



Average Utilities

	Company	Average Amount
Gas	NIOSCO	\$
Electric	Nipsco	\$
Water & Sewey	Town & Silverlake	\$
Other		\$
НОА		\$



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, Metzger Property Services, LL	C, and all agents associ	ated with the listing broker solely represent the
owner.		
Metzger Property Services, LLC and	Gary Spangle	represent,

	The Owner: X	The Purchaser:	(check which applies)	
ld on limited one	ant rapresentation occurs	where the broker and or	agent is representing both the purch	aser and t

(MPS, LLC Agent)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

Purchaser	Date	Purchaser	Date
Harla K. A	Oskins Sypt 19 Date 13000	Michael So Drub. Owner	Sept 19 Date 3050
purchase real estate.		•	



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.

Seller's Disc	losure (initially)		Initial:	_mw_
	k below which best applies:			
I.	Presence of lead-based p	aint and or lead-ba	sed hazards:	
	Explain:		paint hazards are present in the ho	
<u>X</u>	Seller has no knowledge	of lead-based pain	t or lead-based paint hazards in th	e housing
ш.	and/or lead-based paint h	urchaser with all a azards. Please list		
<u>X</u>	Seller has no reports or re	ecords pertaining to	o lead-based paint & hazards in th	e housing.
Purchaser's	Acknowledgement (initial)		Initial:	
III.	Purchaser has received co		ation listed above	
IV.			ct Your Family from Lead in You	r Home"
V.	Purchaser has: (check wh	nich applies)		
Received a 10-day opportunity, or mutu		tunity, or mutually	agreed upon time period, to cond	luct a risk assessment or
	inspection for the present	ce of lead-based pa	int &/or hazards or have	
			sessment or inspection for the pre	sence of lead-based paint
	&/or lead-based paint has	zards		
Agent's Ack	nowledgment (initial) Agent has informed the s responsibility to ensure c		obligation under 42 U.S.C. 4852	(d) and is aware of his or her
The following	g parties have reviewed the interest and accurate.	information above	and certify to the best of their kno	wledge that the information
Seller's Signa	ature	Date	Seller's Signature	Date
	0 00	+. 4. 7		
Agent's Stgno	ature	Date Date	Agent's Signature	Date
Purchaser's	Signature	Date	Purchaser's Signature	Date



PHONE

Broker Compensation Agreement

LLC, on behalf of Listing Licensee, Chae	nitiate on November 2, 2020 by Listing Broker, Metzger Property Services, d Metzger and Selling Broker, Silver Lake & 018-069-008 Lots 11 & 12 Sells S Add to Silver Lake, located in
Potential Buyer/Client's Name:	
auction and be present the day of the auction and be present the day of the auction. In the event to Purchase Agreement which results in a clo	resentative must be present at the open house, all showings prior to the action. Buyer representative must turn in this form completed, 24 hours he above listed Selling Broker represents a purchaser who enters into a using on the above-mentioned property, the above-mentioned Listing Broker the selling/exchange price or option selling price.
LISTING BROKER:	
Metzger Property Services, LLC BROKER COMPANY NAME	<u>Chad Metzger</u> ACCEPTED BY: MANAGING BROKER
Chad MetzgerLISTING BROKER	Ellas ?
101 S. River Road ADDRESS	North Manchester, IN 46962 CITY, STATE, ZIP
<u>260-982-0238</u> PHONE	<u>chad@metzgerauction.com</u> EMAIL ADDRESS
SELLING BROKER:	
BROKER COMPANY NAME	ACCEPTED BY: MANAGING BROKER
SELLING BROKER	<u> </u>
ADDRESS	CITY, STATE, ZIP

EMAIL ADDRESS