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GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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

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REAL ESTATE AUCTION TERMS

Country Home with 4-Car Attached Garage on 1 Acre!

This property will be offered at Auction on Saturday, August 17, 2024 at 10 am! Bid Live In-Person or Online! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Sellers. The auctioneer can settle any disputes on bidding & their decision will be final. The acreages and square footage amounts listed in this brochure & all marketing material are estimates taken from county records and/or aerial photos. The sellers reserve the right to determine the need for and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$5,000 down the day of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyer(s) agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyer(s) who fail to do so will be in breach of contract and are subject to damages &/or specific performance. The Sellers will provide a Personal Representative's & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before September 20, 2024. Possession will at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 23' due in 24' were approximately \$1,377.27. Metzger Property Services LLC, Chad Metzger, & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends including the auction to receive compensation. Client Registration form is in the documents section of the MLS.

Auction: Saturday, August 17, 2024 at 10 am

Bid Live In-Person or Online!

95 W. 700 S., Claypool, IN 46510

Clay Township • Kosciusko County

www.BidMetzger.com



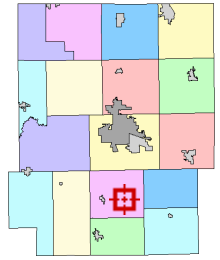


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- Road Centerlines

Parcel ID	001-085-002	Alternate ID	001-703003-80
Sec/Twp/Rng	0022-0031-6	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF 0-9.99 ACRES
Property Address	95 W 700 S CLAYPOOL	Acreage	1.0
District	Clay		
Brief Tax Description	001-085-002		
	PT NE NE 22-31-6 1.00A		
	(Note: Not to be used on legal documents)		

Owner Address	Cook Arden & Doris
	95 W 700 S
	Claypool, IN
	46510

Date created: 2/14/2024

Last Data Uploaded: 2/14/2024 4:55:13 AM

Developed by Schneider GEOSPATIAL



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PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA

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

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

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Average Utilities

Utility	Company	Average Amount
Gas		\$
Electric	REAC	\$ 100 - 200 - /mo.
Water	well	\$
Septic/Sewer	Septic	\$
HOA		\$
Other	Estate Property:	\$
Additional Notes	Newer GAS furnace	
	CL does not work.	
	gas water heater	

43-15-22-100-009.000-001

General Information

Parcel Number
43-15-22-100-009.000-001

Local Parcel Number
0170300380

Tax ID:

Routing Number
001-085-002

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2023

Location Information

County
Kosciusko

Township
CLAY

District 001 (Local 001)
CLAY TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 9109000-001
CLAY TWP ACREAGE - RES

Section/Plat
22-31-6

Location Address (1)
95 W 700 S
CLAYPOOL, IN 46510

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 2, 2023

Review Group 2023

COOK ARDEN & DORIS

Ownership

COOK ARDEN & DORIS
95 W 700 S
CLAYPOOL, IN 46510

Legal

1-85-2
PT NE NE 22-31-6 1.00A



95 W 700 S

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/1900	COOK ARDEN & DOR		WD	/	\$0	I

Res

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
03/22/2023	As Of Date	01/01/2023	01/01/2022	01/01/2021	01/01/2020	01/01/2019
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$20,000	Land	\$20,000	\$20,000	\$20,000	\$18,000	\$18,000
\$20,000	Land Res (1)	\$20,000	\$20,000	\$20,000	\$18,000	\$18,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$198,500	Improvement	\$198,500	\$174,000	\$151,500	\$140,200	\$133,400
\$177,300	Imp Res (1)	\$177,300	\$153,400	\$134,100	\$124,100	\$118,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,200	Imp Non Res (3)	\$21,200	\$20,600	\$17,400	\$16,100	\$15,300
\$218,500	Total	\$218,500	\$194,000	\$171,500	\$158,200	\$151,400
\$197,300	Total Res (1)	\$197,300	\$173,400	\$154,100	\$142,100	\$136,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$21,200	Total Non Res (3)	\$21,200	\$20,600	\$17,400	\$16,100	\$15,300

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9	A		0	1.0000	1.00	\$20,000	\$20,000	\$20,000	0%	100%	1.0000	\$20,000

CLAY TWP ACREAGE - RE 1/2

Notes

4/12/2022 REA: 2023 ADDED REC 3 FINISH TO BASEMENT & 1 ADDL FIXTURE (LAUNDRY SINK) PER QUESTIONNAIRE.

REPRICED GARAGE AS ONE ONE 4 CAR GARAGE PER PICTOMETRY.

6/11/2018 REA: 2019 ADJUSTED GRADE OF HOME FROM C+1 TO C & EFF YR TAKEN BACK TO 1966 FOR REASSESSMENT.

11/6/2014 REA: 2015 REMOVED ROADWAY FACTOR FROM LAND FOR REASSESSMENT

Land Computations

Calculated Acreage	1.00
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
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 / Classified Value	\$0
Homesite(s) Value	\$20,000
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,000

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

70 Bi-level, Tri-level, Q

Finished Area

1344 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	364	\$12,300
Canopy, Roof Extension	126	\$1,400
Patio, Concrete	42	\$300

Plumbing

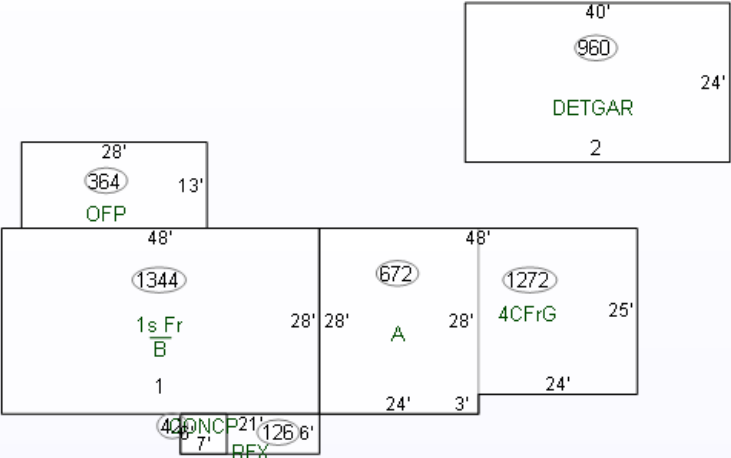
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	1
Total Rooms	11

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1344	1344	\$96,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		672	0	\$5,300	
Bsmt		1344	0	\$32,200	
Crawl					
Slab					
		Total Base			\$133,700
Adjustments		1 Row Type Adj. x 1.00			\$133,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				3:1008	\$12,000
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:1344	\$3,300
No Elec (-)					\$0
Plumbing (+ / -)			12 – 5 = 7 x \$800		\$5,600
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$159,100
Sub-Total, 1 Units					
Exterior Features (+)				\$14,000	\$173,100
Garages (+) 1272 sqft				\$32,800	\$205,900
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.92
Replacement Cost					\$189,428

Summary of Improvements																			
Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt
1: Single-Family	100%	1	Wood Frame	C	1966	1966	57	A		0.92		3,360 sqft	\$189,428	40%	\$113,660	0%	100%	1.560	1.0000
2: Detached Garage	0%	1	Wood Frame	C	1972	1972	51	A	\$25.66	0.92	\$23.61	24'x40'	\$22,663	40%	\$13,600	0%	100%	1.560	1.0000

This is a Live, In-Person Auction!
However, if you prefer, you are welcome to bid online.
Below are the instructions for online bidding

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to **bidmetzger.com** - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
 - Click the green "Register" button
 - Choose username
 - Enter your password
 - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
 - Click on Next Step
 - Click the empty box to Agree to the Auction Terms and Conditions
 - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
 - ***This card will be charged \$1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.***
 - ***We WILL NOT charge your card if you are the winning bidder***
 - ***IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY***
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

Please let us know if you have any questions that we can help with
260.982.0238 or info@metzgerauction.com

...Generation after Generation



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