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**260-982-0238**

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

**WWW.METZGERAUCTION.COM**

# *Magnificent Georgian Manor on 7.53<sup>+</sup> Acres!*

*Selling via Online Auction on Thursday, October 3, 2024, at 6 pm*



One-of-a-kind Historic Georgian Country Manor, custom built in the 1920s, is situated on a wooded 7.5-acre lot. Spanning over 6,800 square feet, the residence features 6 spacious bedrooms and 6 bathrooms (4 full and 2 half). The inviting ambiance is highlighted by 3 wood-burning fireplaces and the original oak flooring that flows seamlessly throughout the home. Upon entering through the grand porte-cochere, you are greeted by a large foyer showcasing a stunning curved grand staircase. A cozy library/office with the original built-in bookcases is just off the foyer.

The kitchen boasts Grabill cabinets, granite countertops, newer modern appliances, and a walk-in pantry. There is also an additional butler's pantry with an enamel sink & the original built-in cabinetry. The butler's pantry leads to the formal dining room complete with beamed ceilings, brick fireplace, & original hardwood flooring that you will see continue throughout the home. French doors lead to the living room that captivates with its hand-hewn beams, large fieldstone fireplace, and charming music alcove. A red quarry tile floored solarium has picturesque, rounded windows. A half bath & oak paneled den with a brick fireplace & inglenook round out the first floor.

The second floor, accessed from the foyer or secondary staircase near the kitchen, hosts 4 bedrooms, 3 full baths, and a laundry/sewing room. The master suite is a true retreat, featuring his and her dressing rooms with dual custom closets with built-ins, Summer Sleeping Porch, Private Hallway, Master Bedroom & Full Bath. The East End features two adjoining bedrooms connected by dressing rooms. The 4th Bedroom is in the center & overlooks the front yard. There are two more full baths & a laundry room on this floor.

The third floor offers 2 additional bedrooms, a full bath with clawfoot tub, and multiple storage areas including built-ins & a large walk-in cedar closet. At the opposite end, the large basement boasts 7 rooms, mechanicals, half bath, storage rooms, outside stairwell access & has poured concrete walls.

Outside, a 3-car detached garage has electricity, plumbing, work rooms & a root cellar. Behind the garage sits the original smokehouse. There are multiple entertainment areas outside including a covered porch off the main floor for easy in & out flow. The secluded setting also contains mature walnut trees, circular driveway & yard space. Multiple updates have been completed including a New 50-year roof in 2019, integrated gutters were re-lined with silicone in 2022, Well in 2015, & 2 high efficiency natural gas furnaces with central air in 2023 & approximately 2010.


On the market for only the 3<sup>rd</sup> time in the last 100+ years, this magnificent estate harmoniously blends historical grandeur with modern comforts, making it a rare find in today's market. Great location east of Huntington, minutes from Roanoke & 25 minutes from downtown Fort Wayne. Don't miss your opportunity to own this beautiful piece of architectural history!

**Open Houses: Wednesday, September 25th 5:30-6:30pm & Sunday, September 29th 1-2pm**



## Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	0	DOM	0	Auction	Yes	
MLS #	202434720	751 E Lamont Road	Huntington			IN	46750	LP \$475,900				
	Area	Huntington County		Parcel ID	35-06-07-100-014.600-018		Type	Site-Built Home		Waterfront	No	
	Sub	None		Cross Street			Bedrms	6	F Baths	4	H Baths	2
	Township	Union		Style	Multi-Story (3+)		REO	No	Short Sale	No		
	School District	HCS		Elem	Roanoke		JrH	Crestview		SrH	Huntington North	
	Legal Description	010-00146-00 MYRTLE B CORNELL SUB LOT 1 7.528A										
Directions	From Hwy 24, head north on Old Fort Wayne. Then west on Lamont Rd. Property is on the south side.											
Inside City	N		City Zoning			County Zoning	OTH		Zoning Description	SR - Suburban Residential		

**Remarks** Magnificent, Georgian Manor Selling at Auction on Oct. 3rd Bidding begins closing at 6 pm! One-of-a-kind home, situated on 7.5 Ac. secluded wooded lot. Spanning over 6,800 sq. ft., this home feat. 6 bedrooms, 4 Full Baths & 2 Half Baths. The inviting ambiance is highlighted by 3 wood-burning fireplaces, orig. oak flooring, hand hewn beamed ceilings, crown molding, custom built-ins & 3-car detached garage. The kitchen boasts Grabill cabinets, granite countertops, modern appliances, & walk-in pantry. Butler's pantry with enamel sink & built-ins leads you to the dining room, complete with fireplace. French Doors take you to the Liv. Room with fieldstone fireplace & on to the charming Solarium. 1st floor also has a cozy library & a den with fireplace. The 2nd Floor hosts 4 bdms, inc. the master suite, 3 baths & laundry room. 3rd floor offers 2 bdms & full ba. w/ multiple storage areas. This estate harmoniously blends historical grandeur with modern comforts, making it a rare find. 8 mins from Roanoke & 20 mins from Fort Wayne, don't miss your opportunity to own this beautiful

**Agent Remarks** Full Property Details & Terms in Info Packet Online Auction: Thurs. 10.3 - 6pm Open Houses: Wed. 9.25, 5:30-6:30pm & Sun. 9.29, 1-2pm List Price is based on County Assessment, Auction Estimate is \$400,000-\$600,000. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot 1	Lot	7.5300	/	328,007	/	725x515	Lot Desc	Partially Wooded, 6-9.999, Wooded										
Above Gd Fin SqFt			6,864	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			0	Ttl Below Gd SqFt		2,186	Ttl Fin SqFt		6,864	Year Built	1920
Age	104	New Const	No	Date Complete				Ext	Wood	Bsmt Full Basement, Unfinished, Outside Entrance								#	10
<u>Room Dimensions</u>			Baths	Full	Hal	Water	WELL		Basement Material			Poured Concrete							
	RM DIM	LV	B-Main	0	1	Well Type	Private		Dryer Hookup Gas			No	Fireplace			Yes			
LR	27 x 16	M	B-Upper	4	0	Sewer	Septic		Dryer Hookup Elec			Yes	Guest Qtrs			No			
DR	17 x 16	M	B-Blw	0	1	Fuel /	Gas, Forced Air		Dryer Hookup G/E			No	Split Firpln			Yes			
FR	x		Laundry Rm	Upper		Heating			Disposal			Yes	Ceiling Fan			No			
KT	12 x 16	M	Laundry L/W	12 x 8	Cooling			Central Air		Water Soft-Owned			No	Skylight			No		
BK	x		AMENITIES Attic Storage, Attic-Walk-up, Built-In Bookcase,						Water Soft-Rented			Yes	ADA Features			No			
DN	12 x 16	M	Ceiling-9+, Ceilings-Beamed, Closet(s) Cedar, Closet(s) Walk						Alarm Sys-Sec			No	Fence						
1B	42 x 20	U	-in, Countertops-Stone, Crown Molding, Disposal, Dryer Hook						Alarm Sys-Rent			No	Golf Course			No			
2B	16 x 16	U							Garden Tub			Yes	Nr Wlkg Trails			No			
3B	16 x 16	U	Garage	3.0	/	Detached	/	26 x 48	/	1,248.0	Jet Tub			No	Garage Y/N			Yes	
4B	16 x 16	U	Outbuilding 1	Shed			12 x 10			Pool			No	Off Street Pk			Yes		
5B	10 x 12	U	Outbuilding 2				x			Pool Type									
RR	x		Assn Dues				Frequency	Not Applicable		SALE INCLUDES			Dishwasher, Microwave, Oven-Electric, Range						
LF	x		Other Fees										-Electric, Water Heater Gas, Water Softener-Rented						
EX	8 x 12	M	Restrictions							FIREPLACE			Den, Dining Rm, Living/Great Rm, Wood Burning, Three						

Water Access		Wtr Name		Water Frontage		Channel					
Water Features				Water Type		Lake Type					
Auctioneer Name		Chad Metzger	Lic #	AC31300015	Auction Date	10/3/2024	Time	6 pm	Location	Online Only:	
Financing:		Existing	Proposed				Excluded Party		None		
Annual Taxes		\$4,048.38	Exemption		Homestead, Supplemental		Year Taxes Payable		2024		
Possession		at closing									
List Office		Metzger Property Services, LLC - Off: 260-982-0238			List Agent		Chad Metzger - Cell: 260-982-9050				
Agent E-mail		chad@metzgerauction.com			List Agent - User Code		UP388053395		List Team		
Co-List Office		Co-List Agent									
Showing Instr		Showingtime or Open House									
List Date		9/9/2024	Start Showing Date		Exp Date	11/30/2024	Owner/Seller a Real Estate Licensee		No	Agent/Owner Related	No
Seller Concessions Offer Y/N		Seller Concession Amount \$									
Contract Type		Exclusive Right to Sell							Special List Cond.		None
Virtual Tours:		Lockbox Type		Mechanical/Combo		Lockbox Location		front door under		Type of Sale	
Pending Date		Closing Date				Selling Price		How Sold			
Ttl Concessions Paid		Sold/Concession Remarks							Conc Paid By		
Sell Office		Sell Agent									
Co-Sell Office		Co-Sell Agent									
Presented		Tiffany Reimer - Cell: 260-571-7910			/		Metzger Property Services, LLC - Off: 260-982-0238				

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2024 IRMLS. All Rights Reserved.



# REAL ESTATE AUCTION TERMS

**751 E. Lamont Rd., Huntington, IN 46750**  
**Union Township • Huntington County**

## *Magnificent Georgian Manor on 7.53<sup>±</sup> Acres!*

This property will be offered via an Online Only Auction on Thursday, October 3, 2024 -- Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer(s) and the Seller. 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. No survey will be completed unless required for clear title. If required, that cost will be shared 50/50 by the Sellers and the Buyer(s). An earnest money deposit of \$10,000 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. The buyer is responsible for all costs associated with the financing process. 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 24 hours 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 Warranty Deed & Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 8, 2024. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 23' due in 24' were approximately \$4,048.38. 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. The Client Registration form is available upon request.

**Online Auction: Thursday, October 3, 2024 - Bidding begins closing at 6 pm!**

*Open Houses: Wednesday, September 25th 5:30-6:30pm & Sunday, September 29th 1-2pm*



**[www.BidMetzger.com](http://www.BidMetzger.com)**



## Average Utilities & Notes

Utility	Company	Average Amount
<b>Gas</b>	Natural Gas, Centerpoint for Heat & Hot Water	\$167 / mo. on budget
<b>Electric</b>	Duke	\$160/month
<b>Water</b>	New Well in 2015, well head on Southeast Corner of Home	
<b>Septic/Sewer</b>	Septic, to west of house, tank outside of circle drive, last pumped in 2022, unknown age	
<b>HOA</b>	None	
<b>Internet</b>	High-Speed Fiber Optic Internet, TWN Communications	ran \$61/month
<b>Driveway</b>	Shared with permanent easements in place on both sides. Home to the east has a verbal agreement that they take care of all grass on that side of the drive with the seller taking care of the yard up to the drive. There is no written maintenance agreement with either party	
<b>Other:</b>	HVAC: 2 Zoned Furnaces, one new approx. 2010, the other 2023, includes central air, zoned East & West halves New Roof with 50 year Shingles in 2019 with integrated gutters. New Silicone Lining added to built-in gutters in 2022 Newer Gas Water Heater, the Softener is rented Brand New Kitchen Range, Newer Dishwasher & Microwave Wood Elevator is still in home, but is no longer hooked up. In Garage, they don't believe the pump is still hooked up Chimneys were last cleaned in +/- 1995. Fireplace in living room was used several times a year and last used at Christmas 2023. Fireplace in dining room was never used. Fireplace in the den was used +/- 5 years ago. Safes, there are no combinations to the safes and they were never used.  2nd floor flooring: from what sellers know & have seen, Original tongue & groove oak flooring is under carpet. Previous owner installed glue down carpet in some areas, so there is mastic on the flooring in some rooms. Some areas have regular oak flooring under the carpet with no mastic. The floors are in good condition to their knowledge, other than the mastic.	

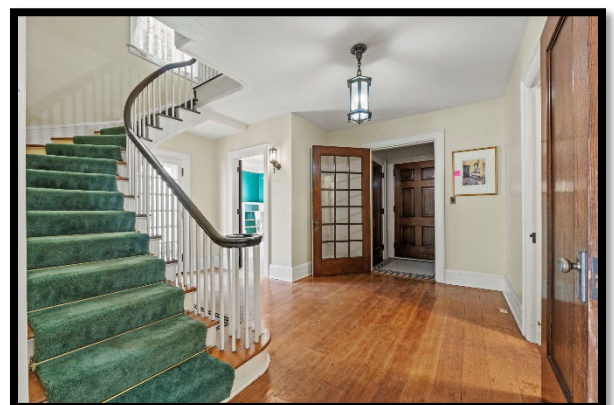


# *Magnificent Georgian Manor on 7.53<sup>+/-</sup> Acres!*

*Selling via Online Auction on Thursday, October 3, 2024, at 6 pm*



This Georgian County Estate named "Hillair" was custom built in the 1920's by prominent Huntington businessman Paul Taylor as a wedding gift for his wife. Rare opportunity, as this property has only been on the market twice in the last 100 years! The original blueprints of the home are included with the property and with original features such as tin ceilings, hand hewn beams, hardwood floors, 3 fireplaces & fantastic architecture, this is a one in a lifetime chance to add your story to this beautiful piece of historic property!



*Open Houses: Wednesday, September 25th 5:30-6:30pm & Sunday, September 29th 1-2pm*

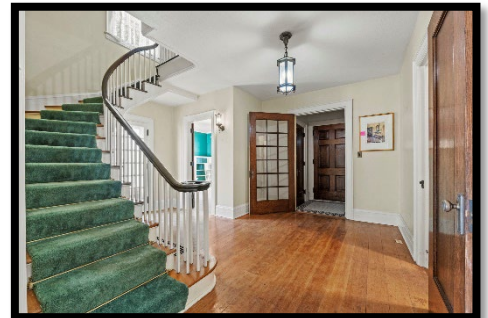
# Magnificent Georgian Manor on 7.53<sup>+/-</sup> Acres!

751 E. Lamont Rd., Huntington, IN 46750



- **Main Level & Exterior Property Info:**

- 6,800+ sq. ft. Historic Home
- 6 bedrooms, 4 Full baths, 2 Half Baths
- 3 Wood Fireplaces
- Hand-Hewn Ceiling Beams
- Original Oak Hardwood Flooring
- Butler's Pantry with original cabinetry & sink
- Gorgeous Solarium
- Library with built-in bookcases & shelves
- Den features cozy fireplace & paneling
- Original Cypress Wood Siding
- 3-Car Detached Garage with storage rooms, electricity, plumbing, & root cellar
- Original Smokehouse
- Circular Driveway with Porte-Cochere for covered entry
- Outdoor Entertaining Areas
- Ample Privacy & Seclusion
- Mature Walnut Trees

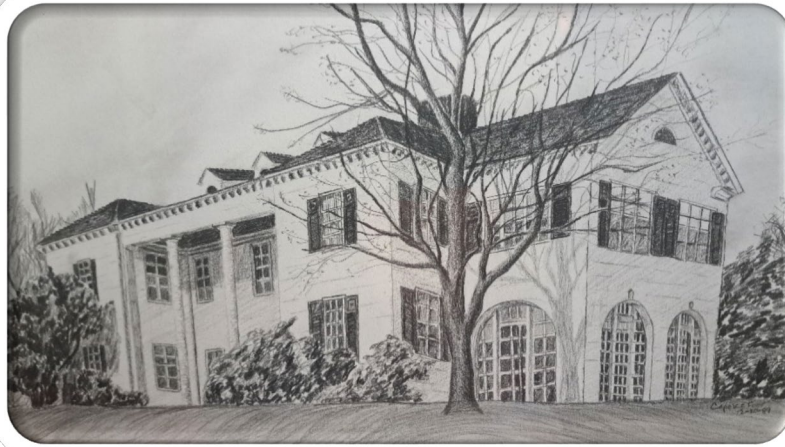


*Picturesque Wooded Setting only Minutes from  
Fort Wayne & Roanoke!*



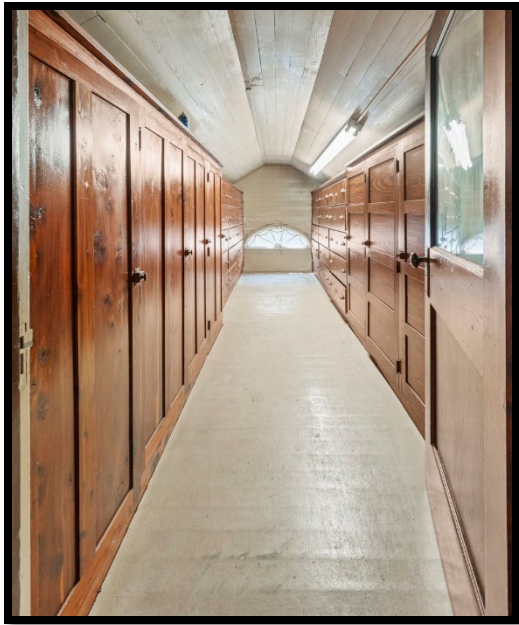
# Magnificent Georgian Manor on 7.53<sup>+/-</sup> Acres!

751 E. Lamont Rd., Huntington, IN 46750



- **Second Floor:**
- 4 Bedrooms, 3 Full Baths & Laundry Room
- On the West End you will find the Master Suite
  - Private Hallway
  - Master Bedroom
  - Summer Sleeping Porch
  - Two Dressing Rooms with Custom Built-Ins
  - Full Bathroom
- At the East End, you will find Adjoining Bedrooms
  - 2 Large Bedrooms
  - Connected by adjoining Dressing Rooms
- The fourth Bedroom is in the center, overlooks front yard
- 2 Additional Full Baths in Hallway
- Laundry Room with Wood Floors
  - conveniently in the center
  - could be utilized as a sewing room





# Magnificent Georgian Manor on 7.53<sup>+/-</sup> Acres!

751 E. Lamont Rd., Huntington, IN 46750



- **3<sup>rd</sup> Floor & Basement:**
- 3<sup>rd</sup> Floor was originally staff quarters
  - 2 Bedrooms & Full Bath
  - Storage & Living Area
  - Large Walk-In Cedar Closet with Built-Ins
  - Storage over the Eavestroughs
- 2000+ SF Basement has 8' ceilings & outside access
  - 7 Rooms & a Half Bath
  - 8' Tall Ceilings, Poured Concrete Walls
  - Original Laundry Room
  - Mechanical Rooms
  - Storage Rooms
  - Outside Stairwell Access
  - Original Tin Ceilings







# SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

7/7/24

**NOTE:** This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure 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.

Property address (number and street, city, state, and ZIP code)

751 E LAMONT ROAD HUNTINGTON IN 46750

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	X			
Clothes Dryer	X			
Clothes Washer	X			
Dishwasher			X	
Disposal			X	
Freezer	X			
Gas Grill	X			
Hood	X			
Microwave Oven			X	
Oven			X	
Range			X	
Refrigerator	X			
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	X			
Burglar Alarm	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls	X			
Inside Telephone Wiring and Blocks / Jacks				X
Intercom	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarm(s)			X	
Switches and Outlets			X	
Vent Fan(s)	X			
60 / 100 / 200 Amp Service (Circle one)				
Generator	X			

**NOTE:** "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	X			
Septic Field / Bed				X
Hot Tub	X			
Plumbing			X	X
Aerator System	X			
Sump Pump	X			
Irrigation Systems	X			
Water Heater / Electric	X			
Water Heater / Gas			X	
Water Heater / Solar	X			
Water Purifier	X			
Water Softener	X			
Well NEW 2015			X	
Septic & Holding Tank/Septic Mound				
Geothermal and Heat Pump	X			
Other Sewer System (Explain)				
Swimming Pool & Pool Equipment	X			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		X	
Are the structures connected to a public sewer system?		X	
Are there any additions that may require improvements to the sewage disposal system?			X
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?		X	
Are the improvements connected to a private/community sewer system?		X	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	X			
Central Air Conditioning			X	
Hot Water Heat			X	
Furnace Heat / Gas			X	
Furnace Heat / Electric				
Solar House-Heating				
Woodburning Stove				
Fireplace			X	
Fireplace Insert				
Air Cleaner				
Humidifier				
Propane Tank				
Other Heating Source				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
<i>[Signature]</i>	7/7/24		
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)

The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

2. ROOF	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: <u>5</u> Years.		X		Do structures have aluminum wiring?			X
Does the roof leak?		X		Are there any foundation problems with the structures?			X
Is there present damage to the roof?		X		Are there any encroachments?			X
Is there more than one layer of shingles on the house?		X		Are there any violations of zoning, building codes, or restrictive covenants?			X
If yes, how many layers? _____				Is the present use a non-conforming use? Explain:			X
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW				
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 the access to your property via a private road?		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 public road?	X		
Has there been manufacture of 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 an easement?		X	
Explain:				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?		X	
				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
				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?		X	
				Do you currently pay flood insurance?		X	
				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	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)							

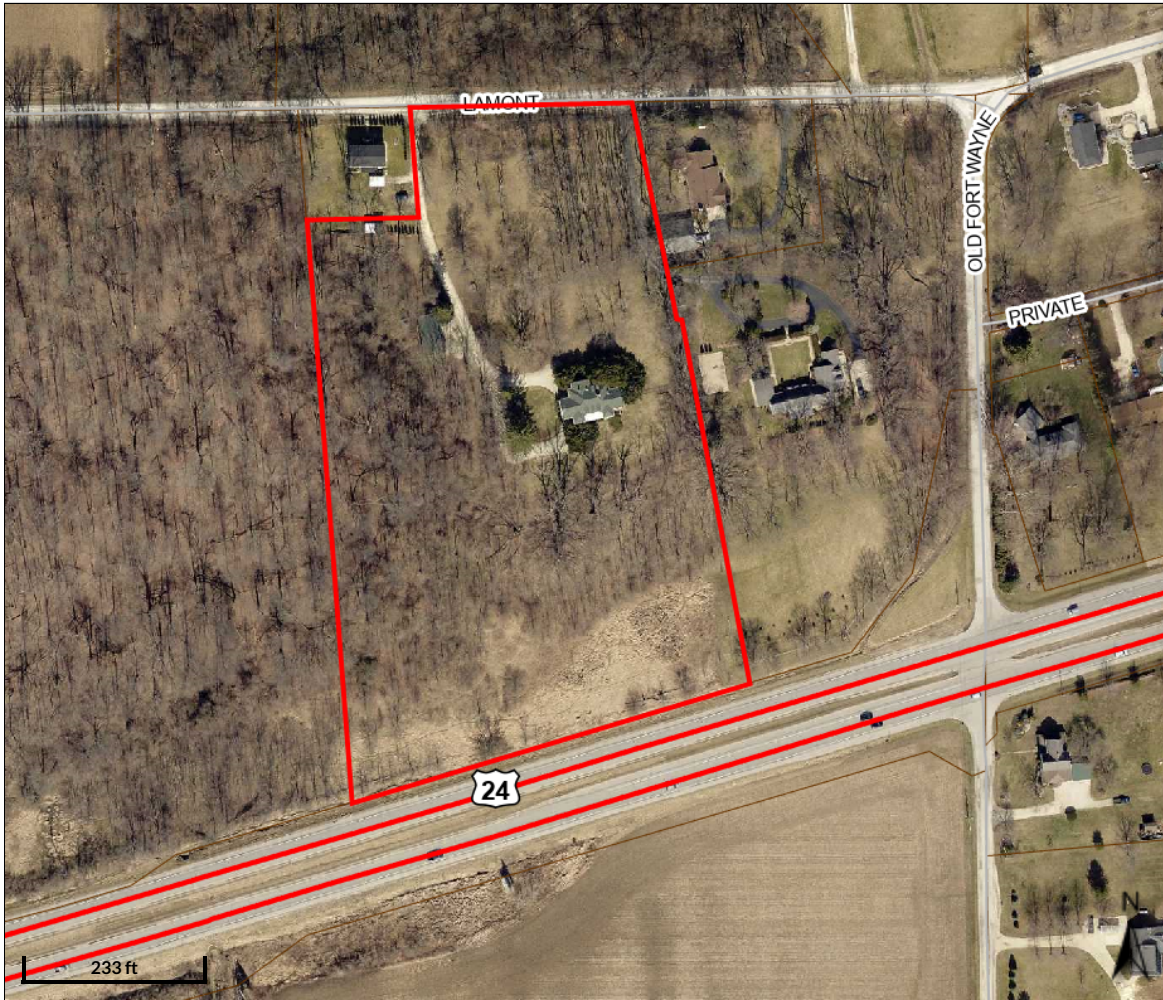
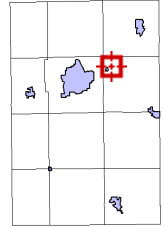
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)



**Beacon™**

Huntington County, IN

**Overview****Legend**

- City/Town Limits
- Parcels
- Railroad
- Road Centerlines**
  - Private Drives
  - County Roads
  - Municipal Roads
  - State Routes
  - US Route
  - Interstate

Parcel ID	35-06-07-100-014.600-018	Alternate ID	n/a	Owner Address	Bowers, Virginia S 751 E Lamont Rd Huntington, IN 46750-9679
Sec/Twp/Rng	n/a	Class	1 Family Dwell - Unplatted (0 to 9.99 Acres)		
Property Address	751 E Lamont Rd Huntington	Acreage	7.528		
District	UNION TOWNSHIP				
Brief Tax Description	010-00146-00 MYRTLE B CORNELL SUB LOT 1 7.528A (Note: Not to be used on legal documents)				

Date created: 9/13/2024

Last Data Uploaded: 9/12/2024 9:00:55 PM

Developed by  **Schneider**  
GEOSPATIAL



August 19, 2024

Robrock Construction, LLC  
Brad Robrock  
2087 E 600 N  
Huntington, IN 46750

To whom it may concern,

Upon inspection of the property at 751 East Lamont Rd. a new roof was installed in 2019 using Owens Corning 50 year shingles. The roof appears to be damage free and watertight. The inside of the exterior walls of the house do have evidence of water infiltration and plaster damage. However, causation is determined to be faulty integral gutters on the main portion of the house. The water infiltration of the gutters was resolved in 2022 by re-coating the integral gutters with silicone. After the professional silicone application was performed, no reports or evidence of water infiltration occurred. Water damage on the inside of the house was inspected and are dry and mold free.

Sincerely,

A handwritten signature in cursive script that reads 'Brad Robrock'.

Brad E. Robrock



ADMINISTRATIVE INFORMATION

PARCEL NUMBER  
35-06-07-100-014.600-018

Parent Parcel Number

Property Address  
751 E LAMONT RD

Neighborhood  
3518520    UNION TWP 1979 & OLDER

Property Class  
511    Res 1 fam unplatted 0-9.99 ac

TAXING DISTRICT INFORMATION

Jurisdiction    35    Huntington

Area            010    Union

Corporation     N

District        018    Union

Section & Plat 7

Routing Number 10F7-1-C3

OWNERSHIP

Bowers, Virginia S  
751 E LaMont RD  
Huntington, IN 46750 USA

010-00146-00 MYRTLE B CORNELL SUB LOT 1    7.528A

Tax ID 0100014600

Printed 04/09/2024    Card No. 1    of 1

TRANSFER OF OWNERSHIP

Date

07/10/2003    BOWERS, JAMES W & VIRGINIA S    \$0

RESIDENTIAL

VALUATION RECORD					Homestead Allocations			
Assessment Year		01/01/2019	01/01/2020	01/01/2021	01/01/2022	01/01/2023	01/01/2024	Residential
Reason for Change		4Y Reval	ANNUAL ADJ	ANNUAL ADJ	ANNUAL ADJ	4Y Reval	ANNUAL ADJ	
VALUATION	L	51400	51400	51400	51400	51400	51400	51400
Appraised Value	B	285200	282700	322700	376500	398600	424500	424500
	T	336600	334100	374100	427900	450000	475900	475900
VALUATION	L	51400	51400	51400	51400	51400	51400	51400
True Tax Value	B	285200	282700	322700	376500	398600	424500	424500
	T	336600	334100	374100	427900	450000	475900	475900

Site Description

Topography:  
Level, Low

Public Utilities:  
Electric

Street or Road:  
Paved

Neighborhood:  
Static

Zoning:

Legal Acres:  
7.5280

Admin Legal  
7.5280

LAND DATA AND CALCULATIONS									
		Rating	Measured	Table	Prod. Factor				
		Soil ID	Acreage	120	-or-				
		-or-	-or-	Depth	Depth Factor				
		Actual	Effective	Effective	-or-	Base	Adjusted	Extended	Influence
Land Type		Frontage	Frontage	Depth	Square Feet	Rate	Rate	Value	Factor
									Value
Zoning:		1 PUBLIC ROAD/ROW	EE	0.1100	1.00	2280.00	2280.00	250 0	-100%
Legal Acres:		2 HOMESITE		1.0000	1.00	22500.00	22500.00	22500	
7.5280		3 RESIDENTIAL EXCESS ACREAGE		6.4180	1.00	5000.00	5000.00	32090 4	-10%
Admin Legal									
7.5280									

CY19: CYCLICAL REASSESSMENT 2019  
changed grade of dwell, updated infl on land  
CY23: CYCLICAL REASSESSMENT 2023  
CYCL: CYCLICAL REASSESSMENT  
9-23-14 verified information w/owner - cb card in file  
added 2 full baths & a/c; changed nbhd

Supplemental Cards

MEASURED ACREAGE    7.5280

FARMLAND COMPUTATIONS

Parcel Acreage    7.5280

81 Legal Drain NV    [-]

82 Public Roads NV    [-]

83 UT Towers NV    [-]

9 Homesite(s)    [-]

91/92 Excess Acreage[-]

TOTAL ACRES FARMLAND

TRUE TAX VALUE

Supplemental Cards

TRUE TAX VALUE    51380

Measured Acreage

Average True Tax Value/Acre

TRUE TAX VALUE FARMLAND

Classified Land Total

Homesite(s) Value    (+)    22500

Excess Acreage Value    (+)    28880

Supplemental Cards

TOTAL LAND VALUE    51400

PHYSICAL CHARACTERISTICS

Occupancy: Single family  
Story Height: 2.0  
Finished Area: 6864  
Attic: Finished  
Basement: Full

ROOFING  
Material: Asphalt shingles

FLOORING  
Slab B  
Sub and joists 1.0, 2.0, A  
Wood 1.0, 2.0, A

EXTERIOR COVER  
Masonry B  
Wood siding 1.0, 2.0, A

INTERIOR FINISH  
Drywall 1.0, 2.0, A

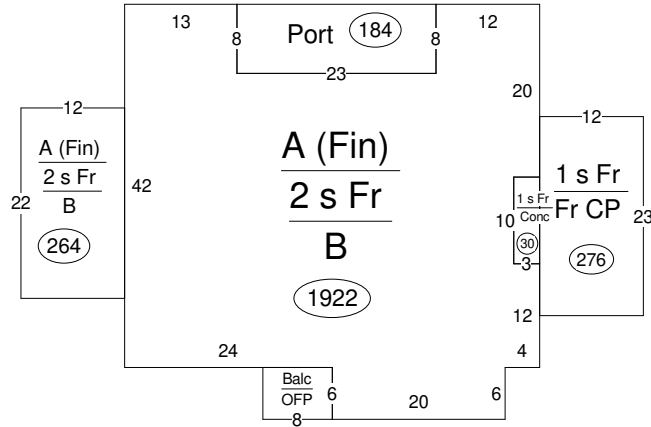
ACCOMMODATIONS  
Finished Rooms 10  
Bedrooms 5  
Formal Dining Rooms 1  
Fireplaces: 4

HEATING AND AIR CONDITIONING  
Primary Heat: Central Warm Air  
Lower Full Part  
/Bsmt 1 Upper Upper  
Central War 0 2186 2492 2186  
Air Cond 0 2186 2492 2186

PLUMBING  
#  
3 Fixt. Baths 1 3  
2 Fixt. Baths 3 6  
Kit Sink 1 1  
Water Heat 1 1  
TOTAL 11

REMODELING AND MODERNIZATION  
Amount Date

IMPROVEMENT DATA



		Base Area		Finished Floor Area		Value
1	Construction	2186	1.0	2186	134860	
1	WOOD FRAME					
4	WOOD FRAME	2492	2.0	2492	77210	
1	WOOD FRAME	2186	Attic	2186	10140	
4	CONCRETE BLOCK	2186	Bsmt	0	44510	
		0	Crawl	----	0	

		TOTAL BASE	266720
	Row Type	Adjustment	1.00%
		SUB-TOTAL	266720
		0 Interior Finish	20500
		0 Ext Lvg Units	0
		0 Basement Finish	0
		Fireplace(s)	9000
		Heating	0
		Air Condition	8410
		Frame/Siding/Roof	0
		Plumbing Fixt: 11	4800
		SUB-TOTAL ONE UNIT	309430
		SUB-TOTAL 0 UNITS	309430
Exterior Features			
Description	Value	Garages	
PORT	5290	0 Integral	0
OFF	3420	0 Att Garage	0
BALC/	1520	276 Att Carports	4480
CONCP	230	0 Bsmt Garage	0
		Ext Features	10460
		SUB-TOTAL	324370
	Quality	Class/Grade	B-1
		GRADE ADJUSTED VALUE	346910

(LCM: 93.00)

SPECIAL FEATURES

Description Value

D :MAS 7000  
MAS-STK 2000

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Obsol	Market Depr	% Adj	% Comp	Value
D :MAS	7000	D	DWELL	2.00		B-1	1900	1959	AV	0.00	Y	0.00	9050	346910	38	0	190	100	408700
MAS-STK	2000	G01	ICP	0.00	1				AV	16.24	N	16.24	12x 23	4480	0	0	0	100	0
		01	DETGAR	0.00	1	C	1900	1900	AV	24.22	N	22.53	26x 48	28120	45	0	100	100	15500
		02	UTLSHED	0.00	1	D	1900	1900	AV	21.97	N	16.35	10x 12	1960	65	50	100	100	300

Data Collector/Date

JMS 02/28/2007

Appraiser/Date

CAS 03/01/2007

Neighborhood

Neigh 3518520 AV

Supplemental Cards  
TOTAL IMPROVEMENT VALUE

424500



# 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.

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260.982.0238 or info@metzgerauction.com**

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