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Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

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**PROVIDING PROFESSIONAL AUCTION,
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**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
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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Lakefront Home on Hoffman Lake with 250+ ft of Frontage!

7527 W. Lake Park Rd., Warsaw, IN 46582



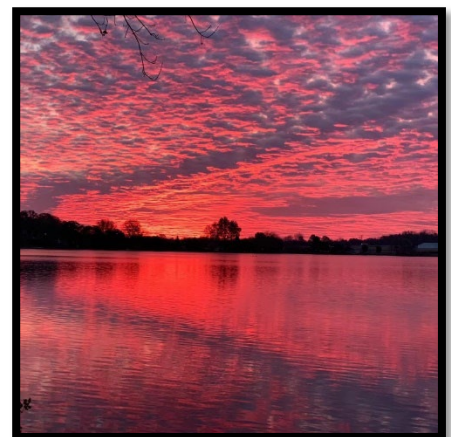
Water views from 3 sides!

- 2 bed, 2.5 bath
 - Both master & guest bedroom have ensuite bathrooms with handicapped accessible showers
- .48+/- acres
- 250+' lake frontage
- Oversized 2-Car attached garage
- 20x20 paver patio & wrap-around deck
- Custom kitchen from Baily's (Cottage Maple Cabinets & Custom Corian countertop)
- Extra 1/2 bath with laundry room with linen storage closet
- 10x20 shed 2021
- All appliances are Frigidaire Stainless Steel (side-by-side fridge, glass top stove, dishwasher, built-in microwave) 10 yrs old
- LG washer & dryer 5 yrs old
- All furnishings/antiques/décor are negotiable (tv/fireplace stand excluded)
- All exterior décor/patio furniture are negotiable



Updates Include:

- Total Remodel in last 8 years of kitchen, hallway, laundry room, entryway, & Florida room
- Total Remodel in 2024 of lower living area/family room
- New flooring & paint in Master Bedroom
- Newer windows in lower living room, laundry room, family room, & Florida room
- Deck refinished & stained 2024



Lakefront Home on Hoffman Lake with 250+ feet of Frontage!



Lakefront Retreat on Hoffman Lake!

Selling via Online Auction on Tuesday, December 3, 2024 at 6 pm

Discover the ultimate lakefront retreat on Hoffman Lake, boasting an impressive 250+ feet of pristine frontage. This beautifully remodeled property has a million-dollar view offering water views on all 3 sides of the home as well as great fishing & spectacular sunrises. It features 2 bedrooms and 2.5 bathrooms, each bedroom equipped with its own ensuite that includes handicapped-accessible showers for added convenience. The master bedroom offers sliding glass doors out to the back deck as well. A thoughtfully designed extra half bath with a laundry room enhances the functionality of this home. An open concept kitchen, dining, & living room, as well as the laundry room, entryway, lower-level bonus room, & Florida room, have all been renovated from the flooring to the ceiling. The custom kitchen from Baily's showcases charming cottage maple cabinetry, stunning Corian countertops, modern Frigidaire stainless steel appliances as well as a custom-built island with hidden trash area & built-in 30 bottle wine fridge.

Outside, enjoy the expansive 20x20 paver patio and a wrap-around deck that has been refinished and stained, perfect for entertaining or soaking up the serene lake views. The attached 2+ car garage is large enough for both cars and workshop area for whatever hobbies you enjoy. Additionally, a 10x20 shed offers extra storage for your outdoor equipment. Entire property is bordered with chain link fence, stone paver landscaping with 5C stone & boulders all around. Most furnishings, antiques, decor, and exterior patio furniture are negotiable, providing a seamless transition into your new lakeside home (excluding the TV/ fireplace stand).

This property is a rare gem that combines comfort, style, and the tranquility of lakeside living. Don't miss the opportunity to make it yours!

Come see all the amenities for yourself! Open House: Tuesday, November 26th 5:30-6pm

REAL ESTATE AUCTION TERMS

LAKEFRONT PROPERTY ON HOFFMAN LAKE WITH 250+ FEET OF FRONTAGE!

This property will be offered via Online Only Auction on Tuesday, December 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 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. 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 \$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. *A 4% buyer's premium will be added to the winning invoice.* 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 January 3, 2025. 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 \$1,383.72. 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: Tuesday, December 3, 2024

Bidding begins closing out at 6 pm!

7527 W. Lake Park Rd., Warsaw, IN 46582

Prairie Township • Kosciusko County

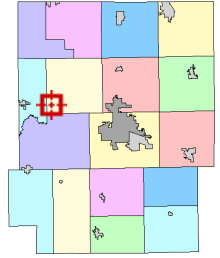
Auction Manager: John Burnau 574.376.5340

www.BidMetzger.com





Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	021-122-031	Alternate ID	021-713002-93
Sec/Twp/Rng	0031-0033-5		
Property Address	7527 W LAKE PARK RD WARSAW	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
		Acreage	0.02
District	Prairie		
Brief Tax Description	021-122-031 Lots 28, 29, 30, 47, 48, 49 Lakeview Park & Tr E Lots (Note: Not to be used on legal documents)		

Owner Address	Marshall Timothy P & Deeana L 7527 W Lake Park Rd Warsaw, IN 46582
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Date created: 11/6/2024

Last Data Uploaded: 11/6/2024 3:07:25 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	0	DOM	0	Auction	Yes	
MLS #	202443213	7527 W Lake Park Road	Warsaw		IN	46582	LP \$0					
	Area	Kosciusko County		Parcel ID	43-06-31-400-037.000-019		Type	Site-Built Home		Waterfront	Yes	
	Sub	Lakeview Park		Cross Street			Bedrms	2	F Baths	2	H Baths	1
	Township	Prairie		Style	One Story		REO	No	Short Sale	No		
	School District	WRS		Elem	Madison		JrH	Edgewood		SrH	Warsaw	
	Legal Description	21-122-31 LOTS 28, 29, 30, 47, 48, 49 LAKEVIEW PARK & TR E LOTS										
	Directions	On northwest side of Hoffman Lake. US 30 turn right on 800 W, right on 300 N. Right on Murphy Ln, property is on the corner of										
Inside City	N		City Zoning			County Zoning	R1		Zoning Description			

Remarks Lakefront Property on Hoffman Lake with 250+ feet of frontage selling via Online Only Auction on Tuesday, December 3, 2024 -- Bidding begins closing out at 6 pm! Discover the ultimate lakefront retreat on Hoffman Lake, boasting an impressive 250+ feet of pristine frontage. This beautifully remodeled property has a million-dollar view offering water views on all 3 sides of the home as well as great fishing & spectacular sunrises. It features 2 bedrooms and 2.5 bathrooms, each bedroom equipped with its own ensuite that includes handicapped-accessible showers for added convenience. The master bedroom offers sliding glass doors out to the back deck as well. A thoughtfully designed extra half bath with a laundry room enhances the functionality of this home. An open concept kitchen, dining, & living room, as well as the laundry room, entryway, lower-level bonus room, & Florida room, have all been renovated from the flooring to the ceiling. The kitchen has a custom-built island with hidden trash area as well as a built-in 30 bottle wine refrigerator. The custom kitchen

Agent Remarks Online Auction: Tues. 12.3.24 6pm Open House: Tues. 11.26.24 5:30-6pm A 4% buyer's premium will be added to the winning invoice. Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance & follow the rules on the registration form. The client Registration form is on auction at BidMetzger.com The seller has the right to accept offers prior to closing.

Sec	Lot 0	Lot	0.4800	/ 20,940	/ 360X58.2	Lot Desc	Waterfront, 0-2.9999, Lake, Water View										
Above Gd Fin SqFt		1,656	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		0	Ttl Fin SqFt		1,656	Year Built	1960	
Age	64	New Const	No	Date Complete			Ext	Vinyl	Bsmt			Crawl, Slab	#			7	
Room Dimensions			Baths	Full	Hal	Water	WELL		Basement Material								
	RM DIM	LV	B-Main	2	1	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No						
LR	33 x 17	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No						
DR	x		B-Blw	0	0	Fuel /	Electric, Forced Air	Dryer Hookup G/E	No	Split Firpln	No						
FR	21 x 11	M	Laundry Rm	Main	Heating							Disposal	No	Ceiling Fan	No		
KT	14 x 13	M	Laundry L/W	19 x 10	Cooling	Central Air	Water Soft-Owned	No	Skylight	No							
BK	x		AMENITIES 1st Bdrm En Suite, Cable Available, Cable					Water Soft-Rented	No	ADA Features	No						
DN	x		Ready, Countertops-Solid Surf, Deck Open, Deck on					Alarm Sys-Sec	No	Fence							
1B	20 x 18	M	Waterfront, Dryer Hook Up Electric, Eat-In Kitchen, Firepit,					Alarm Sys-Rent	No	Golf Course	No						
2B	14 x 10	M						Garden Tub	No	Nr Wlkg Trails	No						
3B	x		Garage	2.0	/ Attached	/ 32 x 27	/ 864.00	Jet Tub	No	Garage Y/N	Yes						
4B	x		Outbuilding 1	Shed	10 x 20		Pool	No	Off Street Pk								
5B	x		Outbuilding 2	x			Pool Type										
RR	x		Assn Dues	Frequency			Not Applicable	SALE INCLUDES Dishwasher, Microwave, Refrigerator, Window									
LF	x		Other Fees	Treatments, Range-Electric, Water Heater Gas, Wine Chiller													
EX	19 x 10	M	Restrictions	FIREPLACE Wood Burning, Wood Burning Stove													

Water Access	LAKE	Wtr Name	Hoffman	Water Frontage	250.00	Channel	0.00
Water Features	Pier/Dock			Water Type	Lake	Lake Type	Non Ski Lake
Auctioneer Name	Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	12/3/2024	Time	6 pm
Financing:	Existing		Proposed			Location	Online Only: bidmetzger.com
Annual Taxes	\$1,383.72	Exemption	Homestead, Supplemental	Year Taxes Payable	2024	Excluded Party	None
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	11/7/2024	Start Showing Date			Exp Date	1/31/2025	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		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				Sell Team				
Presented	Jen Rice - Cell: 260-982-0238				/		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.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

10.7.24

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)

7527 W. Lake Park Rd Warsaw IN 46582

1. The following are in the conditions indicated:

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

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

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.

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)

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

2. ROOF Metal	YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Age, if known: 20 Years.				Do structures have aluminum wiring?		✓	
Does the roof leak?		✓		Are there any foundation problems with the structures?		✓	
Is there present damage to the roof?		✓		Are there any encroachments?		✓	
Is there more than one layer of shingles on the house?		N/A		Are there any violations of zoning, building codes, or restrictive covenants?		✓	
If yes, how many layers? N/A		metal		Is the present use a non-conforming use? Explain:			
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?		✓				✓	
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?		✓		Is the access to your property via a private road?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓		Is the access to your property via a public road?	✓		
Explain:				Is the access to your property via an easement?		✓	
				Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
				Are there any structural problems with the building?		✓	
				Have any substantial additions or alterations been made without a required building permit?		✓	
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)				Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
				Is there any damage due to wind, flood, termites or rodents?		✓	
				Have any structures been treated for wood destroying insects?		✓	
				Are the furnace/woodstove/chimney/flue all in working order?	✓		
				Is the property in a flood plain?		✓	
				Do you currently pay flood insurance?		✓	
				Does the property contain underground storage tank(s)?		✓	
				Is the homeowner a licensed real estate salesperson or broker?		✓	
				Is there any threatened or existing litigation regarding the property?		✓	
				Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		✓	
				Is the property located within one (1) mile of an airport?		✓	
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 Matthew Marshall	Date (mm/dd/yy) 10-7-24			Signature of Buyer	Date (mm/dd/yy)		
Signature of Seller Deborah Marshall	Date (mm/dd/yy) 10-7-24			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)		



Metzger PROPERTY SERVICES, LLC
 CHAD METZGER CAL, CAGA

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Average Utilities

[illegible]

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**

43-06-31-400-037.000-019

General Information

Parcel Number
43-06-31-400-037.000-019

Local Parcel Number
2171300293

Tax ID:

Routing Number
021-122-031

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Kosciusko

Township
PRAIRIE

District 019 (Local 019)
PRAIRIE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 2103119-019
HOFFMAN LAKE ON WATER

Section/Plat
31-33-5

Location Address (1)
7527 W LAKE PARK RD
WARSAW, IN 46582

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Lakeview Park on Huffman Lake

Lot
28,29&

Market Model
N/A

Characteristics

Topography
Flood Hazard

Public Utilities
ERA

Streets or Roads
TIF

Neighborhood Life Cycle Stage
Other

Printed Sunday, April 14, 2024

Review Group 2023

MARSHALL TIMOTHY P & DEEA

Ownership

MARSHALL TIMOTHY P & DEEANA L
7527 W LAKE PARK RD
WARSAW, IN 46582

Legal

21-122-31
LOTS 28, 29, 30, 47, 48, 49 LAKEVIEW PARK & TR
E LOTS



Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☒	☐	☐	☒	☐
Land	\$81,000	\$75,700	\$64,300	\$64,300	\$50,900
Land Res (1)	\$81,000	\$75,700	\$64,300	\$64,300	\$50,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$162,700	\$152,600	\$121,900	\$104,900	\$109,700
Imp Res (1)	\$162,700	\$146,100	\$117,800	\$101,400	\$106,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$6,500	\$4,100	\$3,500	\$3,400
Total	\$243,700	\$228,300	\$186,200	\$169,200	\$160,600
Total Res (1)	\$243,700	\$221,800	\$182,100	\$165,700	\$157,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$6,500	\$4,100	\$3,500	\$3,400

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 63' X 128', CI 63' X 128')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		60	60x78	0.78	\$725	\$566	\$33,960	-24%	1.0000	100.00	0.00	0.00	\$25,960
F	F		60	60x71	0.75	\$725	\$544	\$32,640	-25%	1.0000	100.00	0.00	0.00	\$24,640
R	F		60	60x50x128	0.21	\$725	\$152	\$9,120	0%	1.0000	100.00	0.00	0.00	\$9,120
R	F		60	60x50x178	0.13	\$725	\$94	\$5,640	0%	1.0000	100.00	0.00	0.00	\$5,640
R	F		60	60x50x121	0.21	\$725	\$152	\$9,120	0%	1.0000	100.00	0.00	0.00	\$9,120
R	F		60	60x50x171	0.15	\$725	\$109	\$6,540	0%	1.0000	100.00	0.00	0.00	\$6,540

7527 W LAKE PARK RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/21/2014	MARSHALL TIMOTHY	2014100920	WD	/	\$127,500	I
05/13/2010	GUY KIM L & MARY L	2010050506	COR	/	\$39,900	I
02/01/2010	CITIMORTGAGE INC	2010020083	SH	/	\$36,188	I
08/28/1998	BLALOCK GEORGE S		WD	/	\$50,000	I
06/12/1984	WILSON JOSEPHINE	0	WD	/		I
02/15/1983	MILLER BRUCE DAVI	0	WD	/		I

Res

Valuation Records

Assessment Year	2024	2023	2022	2021	2020
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2024	01/01/2023	01/01/2022	01/01/2021	01/01/2020
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☒	☐	☐	☒	☐
Land	\$81,000	\$75,700	\$64,300	\$64,300	\$50,900
Land Res (1)	\$81,000	\$75,700	\$64,300	\$64,300	\$50,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$162,700	\$152,600	\$121,900	\$104,900	\$109,700
Imp Res (1)	\$162,700	\$146,100	\$117,800	\$101,400	\$106,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$6,500	\$4,100	\$3,500	\$3,400
Total	\$243,700	\$228,300	\$186,200	\$169,200	\$160,600
Total Res (1)	\$243,700	\$221,800	\$182,100	\$165,700	\$157,200
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$6,500	\$4,100	\$3,500	\$3,400

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 63' X 128', CI 63' X 128')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		60	60x78	0.78	\$725	\$566	\$33,960	-24%	1.0000	100.00	0.00	0.00	\$25,960
F	F		60	60x71	0.75	\$725	\$544	\$32,640	-25%	1.0000	100.00	0.00	0.00	\$24,640
R	F		60	60x50x128	0.21	\$725	\$152	\$9,120	0%	1.0000	100.00	0.00	0.00	\$9,120
R	F		60	60x50x178	0.13	\$725	\$94	\$5,640	0%	1.0000	100.00	0.00	0.00	\$5,640
R	F		60	60x50x121	0.21	\$725	\$152	\$9,120	0%	1.0000	100.00	0.00	0.00	\$9,120
R	F		60	60x50x171	0.15	\$725	\$109	\$6,540	0%	1.0000	100.00	0.00	0.00	\$6,540

510, 1 Family Dwell - Platted Lot

HOFFMAN LAKE ON WATE 1/2

Notes

8/1/2018 REA: 2019 REMOVED EXCESS FRONTAGE INLFUENCE, ADJUSTED REAR LOT LINES

1/12/2016 BP: BP# 12-0567 NEW WDDK & DOOR REPLACEMENT \$650 BP# 14-0341 GUY 10 X 20 DECK \$1500 NOT DONE SOLD PROPERTY

8/28/2014 REA: 2015 CORRECTED SIZE & SHAPE OF WOOD DECK & ADDED IN WITH HOUSE PER PICTOMETRY

2/14/2014 2014: 2014 CORRECTED FACTOR FOR NO WELL & SEPTIC

11/29/2012 COMB: 2013 PAY 2014 COMBINED 2170800410 INTO THIS PARCEL

Land Computations

Calculated Acreage	0.48
Actual Frontage	360
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 / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$81,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$81,000

Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1656	1656	\$108,700	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		414	0	\$4,100	
Slab		1242	0	\$0	
				Total Base	\$112,800
Adjustments			1 Row Type Adj. x 1.00		\$112,800
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1656	\$4,000
No Elec (-)					\$0
Plumbing (+ / -)			10 – 5 = 5 x \$800		\$4,000
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$120,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$38,000	\$158,800
Garages (+) 864 sqft				\$23,800	\$182,600
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.92
				Replacement Cost	\$142,793

Summary of Improvements																						
Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	1	Wood Fr	D+1	1960	1970	54	A		0.92		1,656 sqft	\$142,793	45%	\$78,540	0%	100%	1.970	1.000	100.00	0.00	0.00	\$154,700
2: HOT TUB	1	SV	C	2015	2015	9	A		0.92				30%		0%	100%	1.970	1.000	100.00	0.00	0.00	\$1,700
3: Utility Shed	1		C	2020	2020	4	A	\$20.44	0.92	\$18.80	10'x20'	\$3,761	15%	\$3,200	0%	100%	1.970	1.000	100.00	0.00	0.00	\$6,300

...Generation after Generation



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