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**PROVIDING PROFESSIONAL AUCTION,
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101 S. RIVER RD.
N. MANCHESTER, IN 46962

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Beautiful Ranch Home with Full Basement on 1 Acre!



Selling via Online Auction on Monday, April 14, 2025 • 6 pm

Nestled on a picturesque acre, this stunning ranch home, built by Terry Shepherd, offers a perfect blend of comfort & elegance. As you enter through the foyer, you will find a convenient half bath and be led into a light filled living room featuring a gas stone fireplace. The open kitchen and dining area are designed for both functionality and style, with a breakfast bar for casual dining and a patio door that opens to a beautiful stone paver patio complete with a cozy firepit.

This home boasts 4 spacious bedrooms, including a luxurious master suite with a tray ceiling and an ensuite bathroom that features a garden tub, dual vanities, a separate shower, and a generous walk-in closet equipped with a closet organizer. The main floor laundry room is large & practical, complete with a utility sink for added convenience.

The expansive basement features a large family room with another stone fireplace, a bonus room, and a full bathroom, along with an unfinished storage/mechanical room for all your organizational needs. The landscaped backyard provides ample space for outdoor activities and relaxation.

This property includes a 2-car attached garage with a central vacuum system and a 1+ car detached garage/workshop, complete with heat and water. Additionally, a 10x10 yard barn with an overhead door offers even more storage options.

This ranch home is a perfect retreat, combining spacious living with a beautiful setting.

Come see all the amenities for yourself!

Open House: Sunday, April 6th from 1-2 pm

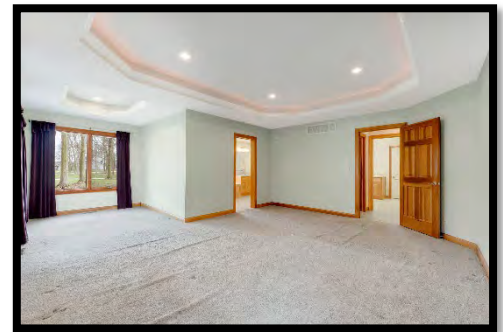
Beautiful Ranch Home with Full Basement on 1 Acre!

5193 N. Bobwhite Dr., Warsaw, IN 46582



Beautiful Ranch Home on 1 acre!

- Quality Built by Terry Shepherd
- 4 bedrooms, 3.5 baths
- Open Kitchen & Dining Area
- Spacious Living Room with Stone Gas Fireplace
- Master Bedroom with Ensuite & Walk-in Closet
- Full Basement with Family Room with fireplace & Home Theatre, Bonus Room, & Full Bathroom
- Stone Paver Patio with Firepit
- 2-Car Attached Garage with Central Vac. System
- 1+ Car Detached Garage/Workshop with Heat & Water



REAL ESTATE AUCTION TERMS

BEAUTIFUL RANCH HOME WITH FULL BASEMENT ON 1 ACRE!

This property will be offered via Online Only Auction on Monday, April 14, 2025 -- 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 3% 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 May 16, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$2746.58. 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: Monday, April 14, 2025
Bidding begins closing out at 6 pm

5193 N. Bobwhite Dr., Warsaw, IN 46582
Prairie Township • Kosciusko County


Auction Manager: Jason Conley 574.527.6330
www.BidMetzger.com





Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type		RESIDENTIAL		Status		Active		CDO		0		DOM		0		Auction		Yes							
MLS #		202509370		5193 N Bobwhite Drive				Warsaw				IN		46582		LP \$444,000									
		Area		Kosciusko County				Parcel ID		43-06-14-200-311.000-019				Type		Site-Built Home				Waterfront		No			
		Sub		Quail Run				Cross Street						Bedrms		3		F Baths		3		H Baths		1	
		Township		Prairie				Style		One Story				REO		No		Short Sale		No					
		School District		WRS				Elem		Madison				JrH		Edgewood				SrH		Warsaw			
		Legal Description		21-56-33 LOT 11 QUAIL RUN SD 2																					
		Directions		Northwest of Warsaw. Take US 30 & head north on 200 W, then west on 500 N. Turn north onto Bobwhite Dr. Property is on the																					
Inside City		N		City Zoning				County Zoning				A2		Zoning Description											

Remarks Beautiful Ranch Home with Full Basement on 1 acre selling via Online Auction on Mon. April 14th -- Bidding begins closing at 6 pm! Nestled on a picturesque acre, this stunning ranch home, built by Terry Shepherd, offers a perfect blend of comfort & elegance. As you enter through the foyer, you'll find a convenient half bath, and be led into a light filled living room featuring a gas stone fireplace. The open kitchen & dining area are designed for both functionality & style, with a breakfast bar for casual dining and a patio door that opens to a beautiful stone paver patio complete with a cozy firepit! This home boasts 4 spacious bedrooms, inc. a luxurious master suite with a tray ceiling and an ensuite bathroom that features a garden tub, dual vanities, a separate shower, and a generous walk-in closet equipped with a closet organizer. The main floor laundry room is large and practical, complete with a utility sink for added convenience. The expansive basement features a large family room with another stone fireplace & home theatre, a bonus room, and a full bathroom, along

Agent Remarks Online Auction: Mon. 4.14.25 6pm Open House: Sun. April 6, 1-2 pm List Price is based on Zillow's Estimate. Auction Estimate is \$450,000 - \$550,000.00. A 3% buyer's premium will be added to the winning invoice. Full terms in docs. RE BROKERS: Must Register Clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding website. The seller has the right to accept offers prior to closing.

Sec	Lot 11	Lot	1.0100		/ 43,923		/ 121X363		Lot Desc		0-2.9999							
Above Gd Fin SqFt			2,401	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			1,190	Ttl Below Gd SqFt		2,385	Ttl Fin SqFt 3,591		Year Built	2004
Age	21	New Const		No	Date Complete			Ext	Stone, Vinyl			Bsmt		Full Basement, Partially Finished			#	10
Room Dimensions			Baths		Full	Hal	Water	WELL			Basement Material		Poured Concrete					
	RM DIM	LV	B-Main	2	1	Well Type	Private	Dryer Hookup Gas		No	Fireplace	Yes						
LR	24 x 30	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec		Yes	Guest Qtrs	No						
DR	12 x 14	M	B-Blw G	1	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E		No	Split Flrpin	No						
FR	x	B	Laundry Rm	Main	Heating			Disposal		Yes	Ceiling Fan	Yes						
KT	12 x 12	M	Laundry L/W	8 x 9	Cooling	Central Air			Water Soft-Owned		Yes	Skylight	No					
BK	x	AMENITIES		1st Bdrm En Suite, Breakfast Bar, Ceiling-Tray, Ceiling Fan(s), Central Vacuum System, Closet(s) Walk-in, Disposal, Dryer Hook Up Electric, Eat-In Kitchen, Firepit,										Water Soft-Rented		No	ADA Features	No
DN	14 x 16	M							Alarm Sys-Sec		No	Fence						
1B	16 x 20	M							Alarm Sys-Rent		No	Golf Course	No					
2B	16 x 14	M							Garden Tub		Yes	Nr Wlkg Trails	No					
3B	14 x 16	M	Garage	2.0	/ Attached		/ 24 x 24		/ 576.00		Jet Tub		No	Garage Y/N	Yes			
4B	x	Outbuilding 1		2nd Detached			24 x 28			Pool		No	Off Street Pk	Yes				
5B	x	Outbuilding 2		Shed			10 x 10 100			Pool Type								
RR	x	Assn Dues			Frequency			Not Applicable			SALE INCLUDES		Dishwasher, Refrigerator, Range-Electric, Sump Pump, Water Heater Gas, Water Softener-Owned					
LF	x	Other Fees									FIREPLACE		Family Rm, Living/Great Rm, Gas Starter					
EX	16 x 20	B	Restrictions															

Water Access		Wtr Name		Water Frontage		Channel				
Water Features				Water Type		Lake Type				
Auctioneer Name		Chad Metzger & Jason Conley	Lic #	AC31300015	Auction Date	4/14/2025	Time	6 pm	Location	Online Only: BidMetzger.com
Financing: Existing		Proposed				Excluded Party		None		
Annual Taxes		\$2,746.58	Exemption	Homestead, Supplemental	Year Taxes Payable		2025		Assessed Value	
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		3/21/2025	Start Showing Date	Exp Date	7/30/2025	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		Tiffany Reimer - Cell: 260-571-7910		/		Metzger Property Services, LLC - Off: 260-982-0238				

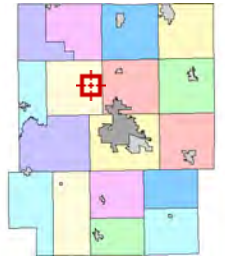


Beacon™

Kosciusko County, IN



Overview



Legend

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

Parcel ID	021-056-033	Alternate ID	021-726002-81
Sec/Twp/Rng	--		
Property Address	5193 N BOBWHITE DR	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT
	WARSAW	Acreage	n/a

Owner Address	Berner Marilyn J & James P
	Berner TIC
	5193 Bobwhite Dr
	Warsaw, IN 46582

District	Prairie
Brief Tax Description	021-056-033
	LOT 11 QUAIL RUN SD 2
	(Note: Not to be used on legal documents)

Date created: 2/18/2025
Last Data Uploaded: 2/18/2025 8:35:53 AM

Developed by SCHNEIDER
GEOSPATIAL



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

3/14/25

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)

5193 Bob White Dr. 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			X	
Clothes Dryer			X	
Clothes Washer			X	
Dishwasher			X	
Disposal			X	
Freezer	X		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:	X			

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	No Hand 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)			X	
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.

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)

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	
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			X	
Septic & Holding Tank/Septic Mound	X			
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
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?		X	
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	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace			X	
Fireplace Insert	X			
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

Property address (number and street, city, state, and ZIP code) 519 S Bobwhite Dr. Warsaw, IN 46582											
2. ROOF			YES	NO	DO NOT KNOW	4. OTHER DISCLOSURES			YES	NO	DO NOT KNOW
Age, if known: 20 Years.						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?						Are there any encroachments?				X	
Is there more than one layer of shingles on the house?						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:					
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						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							
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?				X							
Explain:						Is the access to your property via a private road?				X	
						Is the access to your property via a public road?			X		
						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?				X	
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?				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	
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)		



Metzger
PROPERTY SERVICES, LLC

260-982-0238

CHAD METZGER CAL, CAGA

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[illegible]

43-06-14-200-311.000-019

General Information

Parcel Number
43-06-14-200-311.000-019

Local Parcel Number
2172600281

Tax ID:

Routing Number
021-056-033

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 2101056-019
QUAIL RUN - PRAIRIE TWP

Section/Plat
14-33-5

Location Address (1)
5193 N BOBWHITE DR
WARSAW, IN 46582

Zoning
AG II (SUBDIVIDED) AGRICULTU

Subdivision
Quail Run SD II

Lot
11

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

BERNER MARILYN J & JAMES P

Ownership

BERNER MARILYN J & JAMES P BER
5193 N BOBWHITE DR
WARSAW, IN 46582

Legal

21-56-33
LOT 11 QUAIL RUN SD 2



5193 N BOBWHITE DR

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/28/2004	BERNER MARILYN J	200417787	QC	/		I
04/22/2004	STEGER MARILYN J	2004006334	WD	/	\$20,000	I
12/20/2000	SHEPHERD TERRY L		WD	/	\$15,000	I
01/01/1900	QUAIL RUN DEV COR		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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land	\$26,900	\$26,900	\$30,500	\$30,500	\$30,500
Land Res (1)	\$22,900	\$22,900	\$25,900	\$25,900	\$25,900
Land Non Res (2)	\$4,000	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$4,000	\$4,600	\$4,600	\$4,600
Improvement	\$368,500	\$358,000	\$335,900	\$297,700	\$299,100
Imp Res (1)	\$368,500	\$332,000	\$311,400	\$276,600	\$277,800
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$26,000	\$24,500	\$21,100	\$21,300
Total	\$395,400	\$384,900	\$366,400	\$328,200	\$329,600
Total Res (1)	\$391,400	\$354,900	\$337,300	\$302,500	\$303,700
Total Non Res (2)	\$4,000	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$30,000	\$29,100	\$25,700	\$25,900

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 134' X 325', CI 134' X 325')

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		137	121x363	1.11	\$200	\$222	\$26,862	0%	1.0000	85.00	15.00	0.00	\$26,860

QUAIL RUN - PRAIRIE TWP 1/2

Notes

10/25/2018 REA: 2019 REMOVED 576 SQ FT OF UNFINISHED LIVING AREA FOR REASSESSMENT. EMAIL WAS SENT TO OWNERS. MARILYN CALLED THE OFFICE ON 10/30/18 TO LET US KNOW THAT THE THERE HAS NEVER BEEN ANY UNFINISHED LIVING AREA

8/6/2014 REA: 2015 CHANGED 10 X 10 UTL SHED TO 10 X 16 PER PICTOMETRY

9/6/2005 BP: #040375 STEGER RES/GAR \$329,000 DET GAR \$20,000 4/21/2004

Land Computations

Calculated Acreage	1.01
Actual Frontage	137
Developer Discount	<input type="checkbox"/>
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	\$22,900
CAP 2 Value	\$4,000
CAP 3 Value	\$0
Total Value	\$26,900

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

3591 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#

TF

Full Bath

3

9

Half Bath

1

2

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

1

1

Total

7

14

Accommodations

Bedrooms

3

Living Rooms

1

Dining Rooms

0

Family Rooms

1

Total Rooms

10

Heat Type

Central Warm Air

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

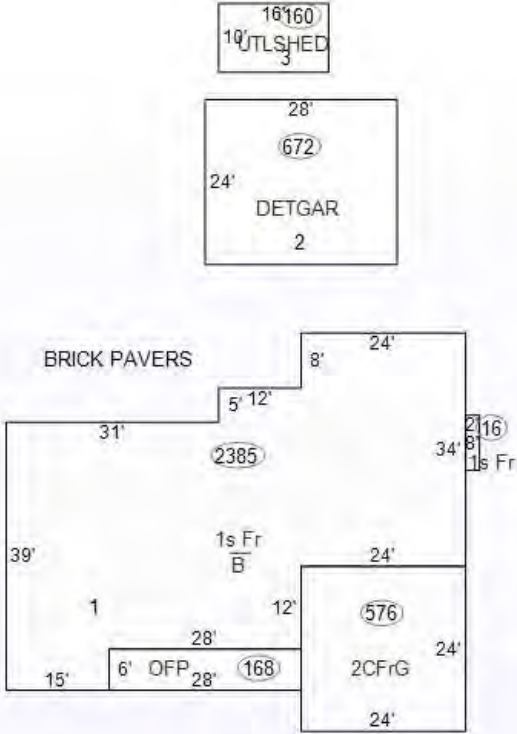
☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features		
Description	Area	Value
Porch, Open Frame	168	\$7,000



Specialty Plumbing		
Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	2401	2401	\$144,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		2385	1190	\$80,700
Crawl				
Slab				
Total Base				\$224,800
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				PO:2
No Heating (-)				\$0
A/C (+)				1:1825
No Elec (-)				\$0
Plumbing (+ / -)				14 - 5 = 9 x \$800
Spec Plumb (+)				\$1,800
Elevator (+)				\$0
Sub-Total, One Unit				\$241,100
Sub-Total, 1 Units				
Exterior Features (+)				\$7,000
Garages (+) 576 sqft				\$18,600
Quality and Design Factor (Grade)				1.10
Location Multiplier				0.92
Replacement Cost				\$269,900

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	C+2	2004	2004	20	A		0.92		4,786 sqft	\$269,900	20%	\$215,920	0%	100%	1.580	1.000	100.00	0.00	0.00	\$341,200
2: Detached Garage	1	Wood Fr	C	2004	2004	20	A	\$30.86	0.92	\$28.39	24'x28'	\$19,079	20%	\$15,260	0%	100%	1.580	1.000	100.00	0.00	0.00	\$24,100
3: Utility Shed	1		C	2012	2012	12	A	\$21.43	0.92	\$19.72	10'x10'	\$3,154	35%	\$2,050	0%	100%	1.580	1.000	100.00	0.00	0.00	\$3,200

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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