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

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REAL ESTATE AUCTION TERMS

COUNTRY HOME & POLE BARN WITH APARTMENT ON 5+/- ACRES!

This property will be offered via Online Only Auction on Tuesday, May 13, 2025 -- Bidding begins closing out at 6pm! 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 \$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. *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 June 13, 2025. Possession will be *30 days after closing*. Taxes will be prorated to the day of closing. Real estate taxes for all tracts in 24' due in 25' were \$1775.27. Metzger Property Services LLC, Chad Metzger & their representatives, are exclusive agents of the Sellers. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available upon request.

Online Auction: Tuesday, May 13, 2025

Bidding begins closing out at 6pm

**9618 E. 100 N., Akron, IN 46910
Henry Township • Fulton County**

Auction Manager: Justin Nicodemus 260.246.3778

www.BidMetzger.com





25-08-03-400-001.010-002

- General
- Bills
- Payments
- Deductions
- Assessments

Owner and General Parcel Information

Property Card	Show Property Card
Images	Show Images(2)
OwnerName	Friesen Daniel & Sara
StateParcelNumber	25-08-03-400-001.010-002
PropertyNumber	003-107042-00
MapNumber	
LegalDescription	Fr Pt W 1/2 W 1/2 Se 3-30-4 5.00a
Acreage	5.0000
InstrumentNumber	202301523
BookNumber	

Country Home & Pole Barn with Apartment on 5+/- Acres!

9618 E. 100 N., Akron, IN 46910



Main Home:

- 3 bedrooms, 2 full baths
- Eat-in Kitchen
- Spacious Living Room & Family Room
- Shankster Bros. inspected & pumped septic in 2023
- Newer furnace & central air unit: The furnace can be heated by either LP or there is an outside wood burning boiler that can heat the home, shop
- Duct work in the house cleaned in 2023 by Stanley Steamer
- Kinetco water system for the house
- 2 cherry trees, raspberries, & rhubarb on property



Pole Barn with Upstairs Apartment :

- 42x50 Pole Barn w/ concrete floors, heat, electricity, & 12x12 overhead door
- Pole Barn has lean-to for animals with water & electricity
- Apartment off corner of the Pole Barn with 2 bedrooms & 1 full bath
- Apartment septic cleaned out in March 2025
- Laundry hookup for apartment in Pole Barn
- 20' shipping container for storage in pasture
- No Climb Fenced-In Pasture new in 2024



Country Home & Pole Barn with Apartment on 5+/- Acres!



Country Home & Pole Barn!

Selling via Online Auction on Tuesday, May 13, 2025 at 6pm

Discover your perfect country retreat on 5 acres of land, featuring a spacious home and a versatile pole barn with an apartment. The main residence boasts a large living room with sliding doors that lead to an extra-large deck, perfect for outdoor entertaining. The dining room seamlessly opens to a well-appointed kitchen, complete with an island and a cozy breakfast nook. A bright family room at the front of the home floods with natural light, creating a warm and inviting atmosphere. The main level also includes a full bath and a convenient laundry room. The master suite features his and hers walk-in closets and a luxurious ensuite bathroom equipped with a double vanity, a jet tub, and a stand-up shower. Upstairs, you'll find two additional bedrooms adorned with all-new carpet, providing comfort and style.

Recent upgrades include fresh paint, new electrical outlets, and smart kitchen appliances, all completed in 2023. The ductwork has been cleaned, and a new furnace, central air unit, and pressure tank have been installed for optimal efficiency. The 42x50 pole barn offers concrete floors, heating, and electricity, along with a large overhead door for easy access. A lean-to off the back of the barn is perfect for animals or as a chicken coop, complete with water and electricity.

Additionally, the apartment attached to the shop has its own mailing address and features an open-concept layout with 2 bedrooms and a full bath, making it a fantastic rental income opportunity. The property also includes a pasture with a 20-foot shipping container for storage and a lean-to, all enclosed with brand-new no-climb fencing installed in 2024. This property is a rare find, combining country living with modern amenities and income potential!

Come see all the amenities for yourself!

Open House: Saturday, May 3rd 4-5pm



Residential Agent Full Detail Report

Schedule a Showing

Property Type	RESIDENTIAL		Status	Active		CDO	0	DOM	0	Auction	Yes
MLS #	202512982	9618 E 100 N	Akron			IN	46910	LP \$0			
	Area	Fulton County	Parcel ID	25-08-03-400-001.010-002		Type	Site-Built Home		Waterfront	No	
	Sub	None	Cross Street			Bedrms	3	F Baths	2	H Baths	0
	Township	Henry	Style	One Story		REO	No	Short Sale	No		
	School District	TIP	Elem	Akron	JrH	Tippe Valley	SrH Tippe Valley				
	Legal Description	FR PT W 1/2 W 1/2 SE 3-30-4 5.00A TOD TIFFANY PINKERTON, CHAD LAWSON, JOSHUA LAWSON, &									
	Directions	Take Hwy 19 north out of Akron, continue west onto 100 N. Property is on the north side of the road.									
Inside City	N	City Zoning			County Zoning	A1	Zoning Description				

Remarks Country Home & Pole Barn with Apartment on 5+/- Acres selling via Online Only Auction on Tuesday, May 13, 2025 - Bidding begins closing out at 6 pm! Discover your perfect country retreat on 5 acres of land, featuring a spacious home and a versatile pole barn with an apartment. The main residence boasts a large living room with sliding doors that lead to an extra-large deck, perfect for outdoor entertaining. The dining room seamlessly opens to a well-appointed kitchen, complete with an island and a cozy breakfast nook. A bright family room at the front of the home floods with natural light, creating a warm and inviting atmosphere. The main level also includes a full bath and a convenient laundry room. The master suite features his and hers walk-in closets and a luxurious ensuite bathroom equipped with a double vanity, a jet tub, and a stand-up shower. Upstairs, you'll find two additional bedrooms adorned with all-new carpet, providing comfort and style. Recent upgrades include fresh paint, new electrical outlets, and smart kitchen appliances, all completed in 2023. The

Agent Remarks Online Auction: Tues. 5.13.25 6pm Open House: Sat. 5.3.25 4-5pm 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	Lot	5.0000	/	217,800	/	435x480	Lot Desc	3-5.9999						
Above Gd Fin SqFt		2,774	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt	582	Ttl Fin SqFt		2,774	Year Built	1945
Age	80	New Const	No	Date Complete			Ext	Vinyl	Bsmt Crawl, Partial Basement				#	8	
Room Dimensions			Baths	Full	Hal	Water	WELL	Basement Material		Block, Stone					
	RM DIM	LV	B-Main	2	0	Well Type	Private	Dryer Hookup Gas	No	Fireplace	No				
LR	24 x 11	M	B-Upper	0	0	Sewer	Septic	Dryer Hookup Elec	Yes	Guest Qtrs	No				
DR	14 x 7	M	B-Blw G	0	0	Fuel /	Propane, Wood,	Dryer Hookup G/E	No	Split FlrPln	No				
FR	20 x 14	M	Laundry Rm	Main	Heating	Disposal				Yes	Ceiling Fan	Yes			
KT	x		Laundry L/W	x	Cooling	Water Soft-Owned				Yes	Skylight	Yes			
BK	x		AMENITIES Ceiling Fan(s), Closet(s) Walk-in, Deck Open,				Water Soft-Rented	No	ADA Features	No					
DN	x		Disposal, Dryer Hook Up Electric, Garage Door Opener, Jet				Alarm Sys-Sec	No	Fence						
1B	17 x 20	M	Tub, Range/Oven Hook Up Elec, Skylight(s), Twin Sink				Alarm Sys-Rent	No	Golf Course	No					
2B	16 x 20	U					Garden Tub	No	Nr Wlkg Trails	No					
3B	14 x 16	U	Garage	/	/	x	/	Jet Tub	Yes	Garage Y/N	No				
4B	x		Outbuilding 1	Pole/Post Building		42 x 50		Pool	No	Off Street Pk					
5B	x		Outbuilding 2	x				Pool Type							
RR	x		Assn Dues	Frequency			Not Applicable		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer,					
LF	x		Other Fees						Cooktop-Electric, Dryer-Electric, Oven-Built-In, Sump Pump, Water						
EX	x		Restrictions						Heater Electric, Water Softener-Owned						

Water Access		Wtr Name		Water Frontage		Channel						
Water Features				Water Type		Lake Type						
Auctioneer Name		Chad Metzger & Justin	Lic #	AC31300015	Auction Date	4/14/2025	Time	6 pm	Location	Online Only: bidmetzger.com		
Financing:		Existing	Proposed				Excluded Party		None			
Annual Taxes		\$1,775.27	Exemption		Homestead, Supplemental		Year Taxes Payable		2025		Assessed Value	
Possession		30 days after 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		4/16/2025	Start Showing Date		Exp Date		8/31/2025	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		None		Lockbox Location		n/a		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. © 2025 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

4/11/2025

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)

9418 E 100 N Akron, IN 46910

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 416+R12			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:	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			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.

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 owned			X	
Well - 4"			X	
Septic & Holding Tank/Septic Mound			X	
Geothermal and Heat Pump	X			
Other Sewer System (Explain)	X			
Swimming Pool & Pool Equipment	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 outdoor burner			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) 4/11/2025	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) 4/11/2025	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)

9618 E 100th Akron, IN 46910

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: _____ Years.			X
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?		X	
If yes, how many layers? _____			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 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:

E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages, if necessary)

* ~~can~~ can get damp when rains

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Is the present use a non-conforming use? 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	
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	

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Signature of Seller	Date (mm/dd/yy) 4/18/2025	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy) 4/18/2025	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
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Average Utilities

Utility	Company	Average Amount
Gas	LP: tank Rented at Stumps.	\$
Electric	REMC Covers shop, home, apt. ←	\$ 225 - 250 /MO.
Water	Well	\$
Septic/Sewer	Septic	\$
HOA	N/A	\$
Other		\$
Additional Notes	outdoor furnace heats home, shop and the apt. Back up propane for all 3. outdoor furnace ≈ 3 years old. gfa / ea ≈ 3 years old. New pressure tank. whole house water filtration system. Apt. has own gfa / ea, water REMC fiber internet Ran to Property ; will have to have installed.	

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**

25-08-03-400-001.010-002

General Information

Parcel Number
25-08-03-400-001.010-002

Local Parcel Number
00310704200

Tax ID:

Routing Number
08-03-000-010

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

Year: 2024

Location Information

County
Fulton

Township
HENRY TOWNSHIP

District 002 (Local 003)
HENRY TOWNSHIP

School Corp 4445
TIPPECANOE VALLEY

Neighborhood 2500001-002
Henry Twp. Homesites

Section/Plat

Location Address (1)
9618 & 9620 E 100 N
AKRON, IN 46910

Zoning

Subdivision

Lot

Market Model
2500001

Characteristics

Topography Flood Hazard
High, Rolling

Public Utilities ERA
Electricity

Streets or Roads TIF
Paved

Neighborhood Life Cycle Stage
Static

Printed Wednesday, August 7, 2024
Review Group 1

Friesen Daniel & Sara

Ownership

Friesen Daniel & Sara
9618 E 100 N
Akron, IN 46910

Legal

FR PT W 1/2 W 1/2 SE 3-30-4 5.00A
TOD Tiffany Pinkerton, Chad Lawson, Joshua
Lawson, & Brandon Lawson #201801318



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
04/05/2024	As Of Date	04/05/2024	03/29/2023	03/08/2022	03/12/2021	03/10/2020
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☐	☐	☐	☐	☐
\$37,000	Land	\$37,000	\$37,000	\$27,000	\$27,000	\$27,000
\$23,000	Land Res (1)	\$23,000	\$23,000	\$18,200	\$18,200	\$18,200
\$14,000	Land Non Res (2)	\$14,000	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$14,000	\$8,800	\$8,800	\$8,800
\$245,900	Improvement	\$245,900	\$243,800	\$243,000	\$218,100	\$207,000
\$245,900	Imp Res (1)	\$245,900	\$242,200	\$241,300	\$216,600	\$205,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$1,600	\$1,700	\$1,500	\$1,900
\$282,900	Total	\$282,900	\$280,800	\$270,000	\$245,100	\$234,000
\$268,900	Total Res (1)	\$268,900	\$265,200	\$259,500	\$234,800	\$223,300
\$14,000	Total Non Res (2)	\$14,000	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$15,600	\$10,500	\$10,300	\$10,700

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	\$23,000	\$23,000	\$23,000	0%	1.0000	100.00	0.00	0.00	\$23,000
91	A		0	4.0000	1.00	\$3,500	\$3,500	\$14,000	0%	1.0000	0.00	100.00	0.00	\$14,000

9618 & 9620 E 100 N

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/17/2023	Friesen Daniel & Sara	202301523	WD	/	\$300,000	V
04/06/2020	Martin Adam & Maega	202000843	WR	/	\$230,000	V
06/25/2018	Lawson Frederick N	201801318	QC	/		I
06/18/2018	Lawson Frederick N	201801232	QC	/		I
03/20/2018	Lawson Frederick N;	201800577	QC	/		I
03/20/2018	Lawson Frederick N/	201800576	QC	/		I

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

Henry Twp. Homesites/250 1/2

Notes

7/29/2022 23RS: Per cyc/rev: Dwelling- Corrected ac on 1st floor to 2024 lc mh

6/27/2019 20RS: PAM CORRECTED DATA ENTRY. 6-25-19 JD

7/13/2018 20RS: PER CYCLICAL REVIEW BY PM CORRECTED WDDK SIZE ON DWELLING, ADDED 2 EXTRA FIXTURES TO PLUMBING (JET TUB) CHGD 1/4 ST TO FINISHED ATTIC. ON PBAW ADDED INTERIOR FINISH TO LOFT AREA FOR 2 BEDROOM1 FULL BATH IN 30X42 AREA. CORRECTED NBHD FACTOR ON PBAW FROM .65 TO 1.00. NO OTHER CHANGES SEEN. 7-13-18 JD

9/11/2014 : CYC/REV--9/3/14--B.B.-- REMOVEDWDDK ATTACHED TO DWELL EXCEPT FOR 6 X 10 PORTION WHICH IS NOT ASSESSED. CHG. EFFECTIVE DATE FROM 1967 TO 1991, 15 PAY 16 ---DM.

12/20/2011 : CORRECTED 1/4S FINISHED AREA-AW

10/14/2010 : VISITED PROPERTY 10/7/10 ADD OFP AND LOFT IN PB SR

3/1/2009 : 07-08 NC 1SF/S 2005, CA, 1FBATH, ADDED CONC & ELE TO PFBW. ADDED LIVING SPACE ABOVE PFBW AND GAVE 40% OBS FOR BEING 1/2 OF AREA ABOVE POLE BARN; ADDED ANOTHER HOMESITE, CORRECTED DWELLING SQ FT FOR 2008 PAY 2009. COE- CORRECTED LIVING SPACE ABOVE GARAGE AND REMODEL YR ON DWELLING AND REMOVED 2ND HOMESITE FOR 2008 PAY 2009. (SHARE SAME WELL/SEPTIC) 7-14-09 JD

Land Computations

Calculated Acreage	5.00
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	5.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	4.00
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	\$23,000
91/92 Value	\$14,000
Supp. Page Land Value	
CAP 1 Value	\$23,000
CAP 2 Value	\$14,000
CAP 3 Value	\$0
Total Value	\$37,000

\$245,900

...Generation after Generation



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