

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**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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260-982-0238

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

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ONLINE REAL ESTATE AUCTION TERMS

Charming, Move-in Ready 4-Bedroom, 2 Bath Home with Attached 2-Car Garage!

This property will be offered at Online Auction on Monday, September 29, 2025 – Bidding begins closing at 6 pm. Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The auctioneer will settle any disputes as to bids and his decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller and the Buyer. A 4% Buyer's Premium will be added to the winning invoice & an earnest money deposit of \$5,000 down will be due on 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. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agree to pay an additional \$25 wire transfer fee if wiring said funds. Buyers 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 & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before October 31, 2025. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for the entirety in 24' due in 25' were approximately \$1872.98. Metzger Property Services LLC, Chad Metzger, and 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 on the bidding website.

Online Auction: Monday, Sept. 29 • 6 pm

201 S. River Rd., North Manchester, IN 46962

Chester Township • Wabash County

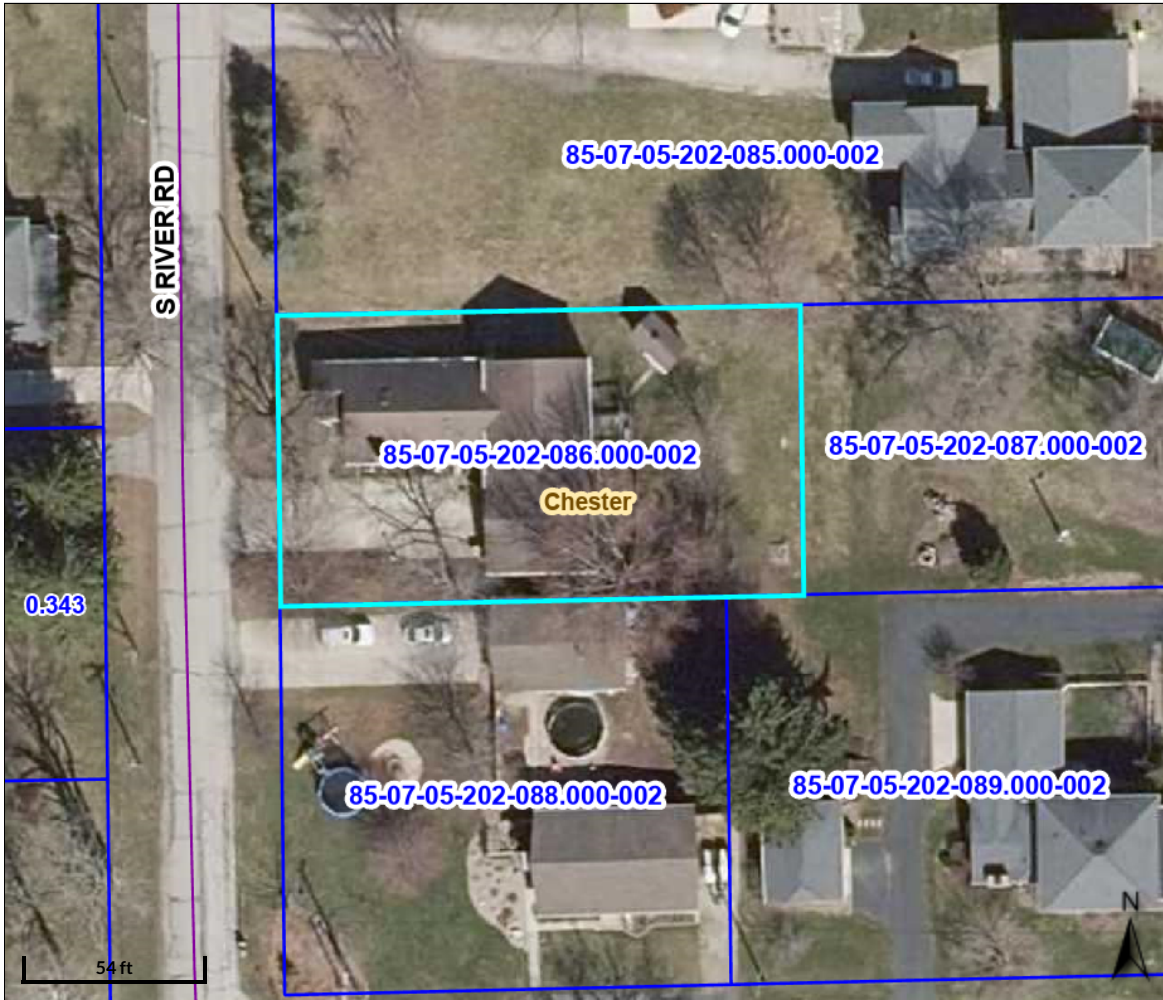
www.BidMetzger.com



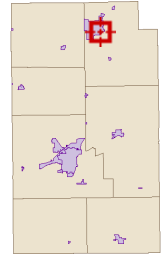


Beacon™

Wabash County, IN



Overview



Legend

- Parcels
- Road Centerlines

Parcel ID	85-07-05-202-086.000-002	Alternate ID	n/a	Owner Address	KOCK MICHAEL L & REBECCA E
Sec/Twp/Rng	05-29-07	Class	One Family Dwelling Platted		201 S RIVER RD
Property Address	201 S RIVER RD	Acreage	n/a		NORTH MANCHESTER, IN 46962
	NORTH MANCHESTER				
District	N MANCHESTER				
Brief Tax Description	OP W1/2 S 80' (S.MAN) LOT 6				
	(Note: Not to be used on legal documents)				

Date created: 7/15/2025


Last Data Uploaded: 7/15/2025 2:36:18 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 #	202533932	201 S River Road	North Manchester		IN	46962	LP \$0			
	Area	Wabash County	Parcel ID	85-07-05-202-086.000-002	Type	Site-Built Home	Waterfront	No		
	Sub	None	Cross Street		Bedrms	4	F Baths	2	H Baths	0
	Township	Chester	Style	One and Half Story	REO	No	Short Sale	No		
	School District	MCS	Elem	Manchester	JrH	Manchester	SrH	Manchester Jr/Sr		
	Legal Description	OP W1/2 S 80' (S.MAN) LOT 6								
	Directions	From SR 114 (Main St) head south on River Rd. Property is on the east side of the road.								

Inside City	City Zoning	County Zoning	Zoning Description
Remarks Charming, Move-in Ready 4-Bedroom, 2 Bath Home with Attached 2-Car Garage selling via Online Only Auction on Monday, September 29, 2025 - Bidding begins closing out at 6 pm! Welcome to this spacious and inviting 4-bedroom, 2-bathroom home perfectly suited for comfortable family living. The main level features a cozy living room with a wood-burning fireplace, ideal for relaxing evenings, along with a functional kitchen that includes an adjoining mudroom for added convenience. A bright and open Great Room with soaring ceilings flows seamlessly into a large loft area above—perfect for a second living space, office, or entertaining area. Upstairs, you'll find a private bedroom and a charming playroom. The main level includes a generous primary suite complete with an ensuite bath with clawfoot tub, a walk-in closet, hardwood floors, and a secondary laundry area for added practicality. Two additional bedrooms and a full bath complete the main floor. Step outside to enjoy the rear deck, a garden shed for extra storage, and a two-car attached garage. Located close to			

Agent Remarks Online Auction: Mon. 9.29.25 6pm Open House: Fri. 9.26.25 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 of the auction & be present with them at any & all showings they attend. Client Registration form available upon request. The seller has the right to accept offers prior to closing.

Sec	Lot 6	Lot	0.2800	/ 12,000	/ 80X150	Lot Desc	0-2.9999									
Above Gd Fin SqFt		2,496	Above Gd Unfin SqFt		0	Below Gd Fin SqFt		0	Ttl Below Gd SqFt		1,040	Ttl Fin SqFt		2,496	Year Built	1928
Age	97 <th>New Const</th> <td>No<th colspan="2">Date Complete</th><th>Ext</th><td colspan="3">Brick, Shingle, Vinyl<th>Bsmt</th><td colspan="3">Partial Basement</td><th>#</th><td>7</td></td></td>	New Const	No <th colspan="2">Date Complete</th> <th>Ext</th> <td colspan="3">Brick, Shingle, Vinyl<th>Bsmt</th><td colspan="3">Partial Basement</td><th>#</th><td>7</td></td>	Date Complete		Ext	Brick, Shingle, Vinyl <th>Bsmt</th> <td colspan="3">Partial Basement</td> <th>#</th> <td>7</td>			Bsmt	Partial Basement			#	7	
Room Dimensions			Baths	Full	Hal	Water	CITY			Basement Material						
	RM DIM	LV	B-Main	2	0	Well Type				Dryer Hookup Gas	No	Fireplace	Yes			
LR	14 x 24	M	B-Upper	0	0	Sewer	City				Dryer Hookup Elec	No	Guest Qtrs	No		
DR	12 x 12	M	B-Blw G	0	0	Fuel /	Gas, Forced Air			Dryer Hookup G/E	No	Split FlrPln	No			
FR	12 x 16	M	Laundry Rm	Main		Heating				Disposal	No	Ceiling Fan	Yes			
KT	8 x 16	M	Laundry L/W	x		Cooling	Central Air			Water Soft-Owned	Yes	Skylight	No			
BK	x		AMENITIES			1st Bdrm En Suite, Ceiling Fan(s), Closet(s)			Water Soft-Rented	No	ADA Features	No				
DN	x		Walk-in, Deck Open, Garage Door Opener, Porch Covered,						Alarm Sys-Sec	No	Fence					
1B	16 x 18	M	Range/Oven Hook Up Gas, Stand Up Shower, Tub and						Alarm Sys-Rent	No	Golf Course	No				
2B	12 x 14	B							Garden Tub	No	Nr Wlkg Trails	No				
3B	10 x 12	M	Garage	2.0	/ Attached	/ 28 x 28	/ 784.00			Jet Tub	No	Garage Y/N	Yes			
4B	12 x 24	U	Outbuilding 1	None		x			Pool	No	Off Street Pk					
5B	x		Outbuilding 2			x			Pool Type							
RR	x		Assn Dues			Frequency	Not Applicable			SALE INCLUDES Dishwasher, Refrigerator, Washer, Sump Pump,						
LF	16 x 30	U	Other Fees						Water Heater Gas, Water Softener-Owned							
EX	12 x 24	U	Restrictions						FIREPLACE Wood Burning							

Water Access		Wtr Name		Water Frontage		Channel	
Water Features				Water Type		Lake Type	
Auctioneer Name Chad Metzger		Lic #	AC31300015	Auction Date	8/22/2025	Time	6 pm
Financing: Existing		Proposed		Location		Online Only: bidmetzger.com	
Annual Taxes \$1,872.98		Exemption	Homestead, Supplemental	Year Taxes Payable		2025	
Possession		at closing		Assessed Value			
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	8/25/2025	Start Showing Date		Exp Date	12/31/2025	Owner/Seller a Real Estate Licensee	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		
Pending Date		Closing Date		Selling Price	Type of Sale		
Ttl Concessions Paid		Sold/Concession Remarks				How Sold	
Sell Office		Sell Agent				Conc Paid By	
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.



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL, CAGA

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

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★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
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Average Utilities

[illegible]



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R6 / 6-14)

Date (month, day, year)

8/18/25

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)

201 S River Rd North Manchester, IN 46962

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		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			

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		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			

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)

201 S. River Rd. North Manchester, IN 46962

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>20</u> Years.			
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? _____			

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:			

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	

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

Signature of Seller <u>Michael L. Lee</u>	Date (mm/dd/yy) <u>8/18/25</u>	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)

85-07-05-202-086.000-002

General Information

Parcel Number
85-07-05-202-086.000-002

Local Parcel Number
0110093100

Tax ID:

Routing Number
6F.31

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Wabash

Township
CHESTER TOWNSHIP

District 002 (Local 002)
NORTH MANCHESTER TOWN

School Corp 8045
MANCHESTER COMMUNITY

Neighborhood 8502518-002
CITY OF NORTH MANCHESTER 2

Section/Plat
05

Location Address (1)
201 S RIVER RD
NORTH MANCHESTER, IN 46962

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Static

Printed Tuesday, April 8, 2025

Review Group 2023

KOCK MICHAEL L & REBECCA

Ownership

KOCK MICHAEL L & REBECCA E
201 S RIVER RD
NORTH MANCHESTER, IN 46962

Legal

OP W1/2 S 80' (S.MAN) LOT 6

201 S RIVER RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/26/2004	KOCK MICHAEL L &		QC	/	\$0	I
01/01/1900	KOCK MICHAEL L & S		WD	/		I

510, 1 Family Dwell - Platted Lot

CITY OF NORTH MANCHE 1/2

Notes

8/15/2022 RP: Reassessment Packet
2023 - CHANGED TILE TO BRICK



Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	GenReval	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land	\$14,000	\$14,000	\$14,000	\$12,000	\$12,000
Land Res (1)	\$14,000	\$14,000	\$14,000	\$12,000	\$12,000
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$213,300	\$167,500	\$160,100	\$135,300	\$126,100
Imp Res (1)	\$213,300	\$167,500	\$160,100	\$135,300	\$126,100
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$227,300	\$181,500	\$174,100	\$147,300	\$138,100
Total Res (1)	\$227,300	\$181,500	\$174,100	\$147,300	\$138,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 75' X 145', CI 75' X 145')

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		80	80x150	1.00	\$175	\$175	\$14,000	0%	1.0000	100.00	0.00	0.00	\$14,000

Land Computations

Calculated Acreage	0.28
Actual Frontage	80
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	\$14,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$14,000

Data Source Estimated

Collector 06/23/2022 JS

Appraiser 06/23/2022 JS

General Information

Occupancy

Single-Family

Description

Single-Family R 01

Story Height

1 1/2

Style

N/A

Finished Area

2496 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☒ Wood

☐ Other

☐ Parquet

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	130	\$7,500
Wood Deck	64	\$2,300

Plumbing

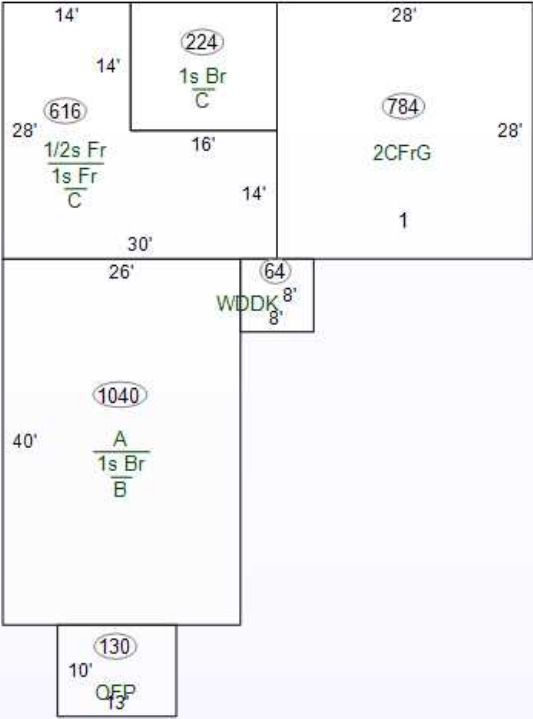
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder						
Floor	Constr	Base	Finish	Value	Totals	
1	94	1880	1880	\$169,300		
2						
3						
4						
1/4						
1/2	1Fr	616	616	\$30,600		
3/4						
Attic		1040	0	\$8,600		
Bsmt		1040	0	\$35,800		
Crawl		840	0	\$7,000		
Slab						
		Total Base			\$251,300	
Adjustments		1 Row Type Adj. x 1.00			\$251,300	
Unfin Int (-)						\$0
Ex Liv Units (+)						\$0
Rec Room (+)						\$0
Loft (+)						\$0
Fireplace (+)				MS:1 MO:1	\$4,500	
No Heating (-)						\$0
A/C (+)				1:1880 1/2:616	\$6,400	
No Elec (-)						\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400	
Spec Plumb (+)						\$0
Elevator (+)						\$0
Sub-Total, One Unit					\$264,600	
Sub-Total, 1 Units						
Exterior Features (+)				\$9,800	\$274,400	
Garages (+) 784 sqft				\$30,400	\$304,800	
Quality and Design Factor (Grade)					1.00	
Location Multiplier					0.92	
Replacement Cost					\$280,416	

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 R 01	1 1/2	3/6 Maso	C	1928	1969	56	G		0.92		4,576 sqft	\$280,416	35%	\$182,270	0%	100%	1.170	1.000	100.00	0.00	0.00	\$213,300

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**

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