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

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# ONLINE REAL ESTATE AUCTION TERMS

## **3 BEDROOM RANCH WITH 1-CAR ATTACHED GARAGE!**

This property will be offered at Online Auction on Wednesday, November 5, 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 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 6% buyer's premium will be added to the winning invoice. An earnest money deposit of \$3,000 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 Personal Representative's Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before December 5, 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 \$1068.00. 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, and the auction if held live, your client attends. The Client Registration form is available on the bidding website.

**Online Auction: Wednesday, November 5, 2025**

**Bidding begins closing out at 6 pm**

**502 N. Lenfesty Ave., Marion, IN 46952**

**Franklin Township • Grant County**

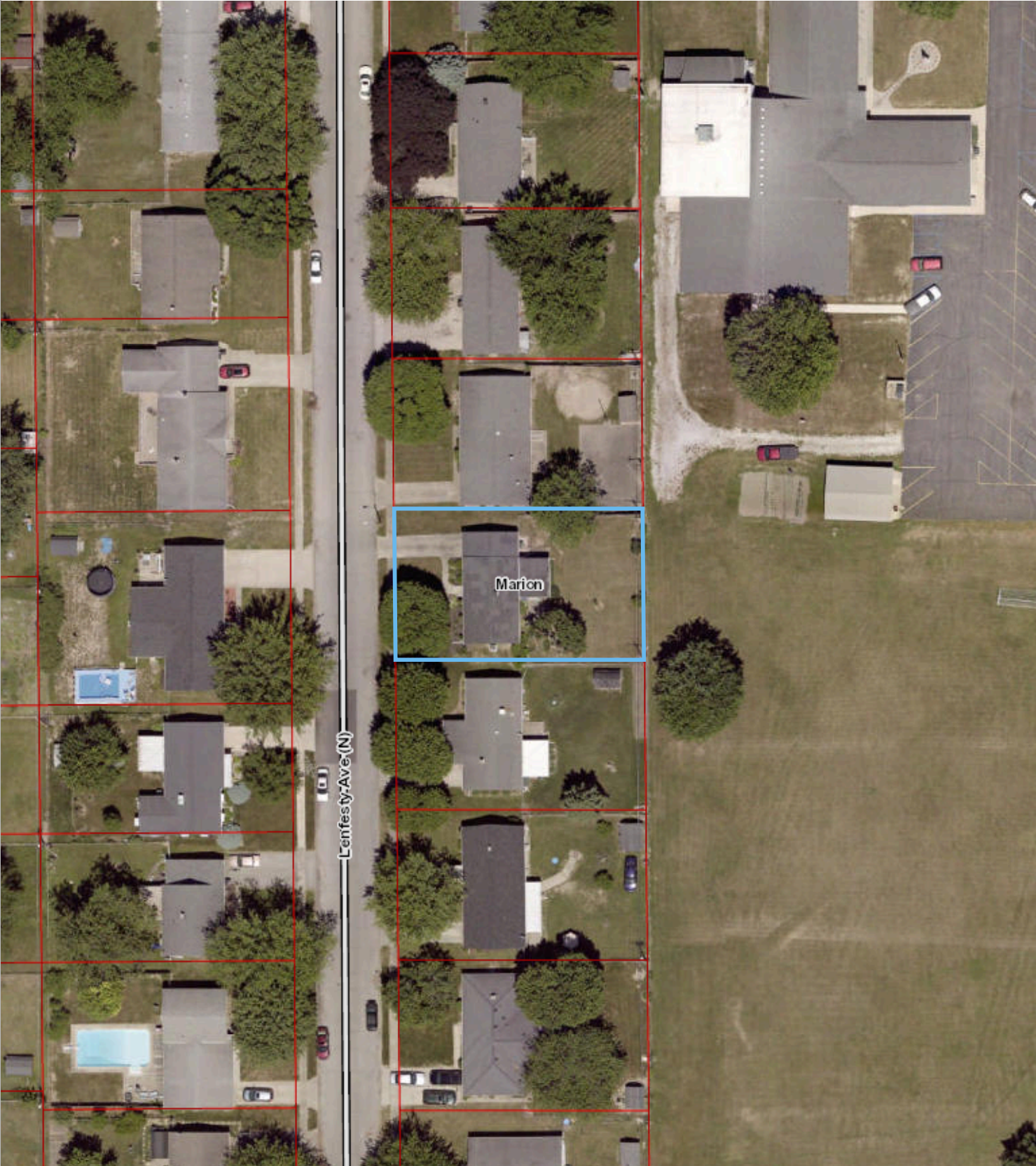
***Auction Manager: John Burnau 574.376.5340***

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





502 N Lenfesty Ave








## Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	0	DOM	0	Auction	Yes
MLS #	202541004	502 N Lenfesty Avenue	Marion		IN	46952	LP \$0				
	Area	Grant County	Parcel ID	27-06-01-202-039.000-008		Type	Site-Built Home		Waterfront	No	
	Sub	Sunny Crest / Sunnycrest	Cross Street			Bedrms	3	F Baths	1	H Baths	1
	Township	Franklin	Style	One Story		REO	No	Short Sale	No		
	School District	MARCS	Elem	Kendall/Justice		JrH	McCulloch/Justice		SrH	Marion	
	Legal Description	15-16-3939 LOT 256 SUNNYCREST ADD SEC 3 MP 0601-202-039.000									
	Directions	From SR 18, head north on Miller Ave. East on Spencer Ave & north on Lenfesty. Property is on the east side.									
Inside City	Y	City Zoning	R4	County Zoning	Zoning Description						

**Remarks** 3 Bedroom Ranch with 1-Car Attached Garage selling via Online Only Auction on Wednesday, November 5, 2025 - Bidding begins closing out at 6 pm! Welcome to this 3 -bedroom, 1.5-bath ranch home featuring a convenient 1-car attached garage. The kitchen opens to the dining area, which flows into a spacious living room—perfect for everyday living and entertaining. A cozy family room leads out to a patio and fully fenced backyard, offering great space for outdoor enjoyment. An attached 1-car garage adds convenience, and all three bedrooms offer ample space and natural light. With a few personal touches, this home can truly shine. Whether you're a first-time buyer or looking to downsize, this is a wonderful opportunity to make a space your own! Open House: Wednesday, October 29th 5:30-6pm

**Agent Remarks** Online Auction: Wed. 11.5.25 6pm Open House: Wed. 10.29.25 5:30-6pm A 6% 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 site. The seller has the right to accept offers prior to closing.

Sec	Lot 256	Lot	0.2000		/ 8,760		/ 73X120		Lot Desc	Level, 0-2.9999								
Above Gd Fin SqFt			1,292	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			0	Ttl Below Gd SqFt		0	Ttl Fin SqFt 1,292		Year Built	1961
Age	64	New Const	No	Date Complete			Ext	Aluminum, Vinyl			Bsmt	Crawl				#	6	
Room Dimensions			Baths	Full	Hal	Water	CITY			Basement Material								
	RM DIM	LV	B-Main	1	1	Well Type				Dryer Hookup Gas	No	Fireplace	No					
LR	16 x 17	M	B-Upper	0	0	Sewer	City				Dryer Hookup Elec	No	Guest Qtrs	No				
DR	x		B-Blw G	0	0	Fuel /	Forced Air				Dryer Hookup G/E	No	Split FirPln	No				
FR	17 x 13	M	Laundry Rm	Main	Heating				Disposal	No	Ceiling Fan	No						
KT	17 x 10	M	Laundry L/W	x	Cooling	None				Water Soft-Owned	No	Skylight	No					
BK	x		AMENITIES Closet(s) Walk-in, Detector-Smoke, Garage						Water Soft-Rented	No	ADA Features	No						
DN	x		Door Opener, Landscaped, Patio Open, Range/Oven Hook						Alarm Sys-Sec	No	Fence	Chain Link						
1B	12 x 12	M	Up Elec, Tub/Shower Combination, Main Floor Laundry,						Alarm Sys-Rent	No	Golf Course	No						
2B	10 x 11	M							Garden Tub	No	Nr Wlkg Trails	No						
3B	12 x 12	M	Garage	1.0	/ Attached	/	24 x 12	/	288.00	Jet Tub	No	Garage Y/N	Yes					
4B	x		Outbuilding 1	None			x				Pool	No	Off Street Pk					
5B	x		Outbuilding 2				x				Pool Type							
RR	x		Assn Dues	Frequency			Not Applicable											
LF	x		Other Fees															
EX	x		Restrictions															

Water Access		Wtr Name		Water Frontage		Channel					
Water Features				Water Type		Lake Type					
Auctioneer Name		Chad Metzger & John Burnau	Lic #	AC31300015	Auction Date	10/10/2025	Time	6 pm	Location	Online Only: bidmetzger.com	
Financing:		Existing	Proposed				Excluded Party		None		
Annual Taxes		\$1,068.00	Exemption		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		10/10/2025	Start Showing Date		Exp Date	12/31/2025	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. © 2025 IRMLS. All Rights Reserved.



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 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**

27-06-01-202-039.000-008

General Information

Parcel Number  
27-06-01-202-039.000-008

Local Parcel Number  
0601-202-039.000-15

Tax ID:  
0151601250

Routing Number  
0601-202-039.000

Property Class 510  
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County  
Grant

Township  
FRANKLIN TOWNSHIP

District 008 (Local 015)  
MARION CITY-FRANKLIN TOWNS

School Corp 2865  
MARION COMMUNITY

Neighborhood 08201  
SUNNYCREST 08

Section/Plat  
000

Location Address (1)  
502 N LENFESTY AVE  
MARION, IN 46952-2347

Zoning

Subdivision

Lot

Market Model  
N/A

Characteristics

Topography Flood Hazard  
Level ☐

Public Utilities ERA  
All ☐

Streets or Roads TIF  
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage  
Static

Printed Wednesday, May 7, 2025

Review Group 2025

MURPHY, MARILEE

Ownership

MURPHY, MARILEE  
502 N LENFESTY AVE  
MARION, IN 46952

Legal

15-16-3939 LOT 256  
SUNNYCREST ADD SEC 3



502 N LENFESTY AVE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
08/22/1981	MURPHY, MARILEE		WD		/		I

SUNNYCREST 08/08201

1/2

Notes

9/17/2024 RE-A: RR25 ADJ EFFYR  
9/8/2020 RE-A: RR21 UPDATED EFF YR AND COND  
10/18/2016 RE-A: RR17 CHG EFF YR, GRD & COND.  
10/18/2011 RE-A: RE-A GL 6/18/10 TL

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	GenReval	Annual-Adj	Annual-Adj	Annual-Adj	GenReval
As Of Date	03/19/2025	04/08/2024	04/06/2023	03/29/2022	04/08/2021
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	\$13,900	\$13,900	\$13,900	\$12,300	\$12,300
Land Res (1)	\$13,900	\$13,900	\$13,900	\$12,300	\$12,300
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$104,700	\$92,900	\$89,600	\$78,000	\$71,300
Imp Res (1)	\$104,700	\$92,900	\$89,600	\$78,000	\$71,300
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$118,600	\$106,800	\$103,500	\$90,300	\$83,600
Total Res (1)	\$118,600	\$106,800	\$103,500	\$90,300	\$83,600
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 120', CI 132' Base Lot: Res 65' X 120', CI 66' X 132')

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		73	73x120	1.00	\$190	\$190	\$13,870	0%	1.0000	100.00	0.00	0.00	\$13,870

Land Computations

Calculated Acreage	0.20
Actual Frontage	73
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	\$13,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$13,900



General Information

Occupancy Single-Family  
Description SINGLE-FAMILY RES  
Story Height 1  
Style 1 Story Ranch  
Finished Area 1292 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
Patio, Concrete	120	\$1,000
Stoop, Masonry	20	\$1,800

Plumbing

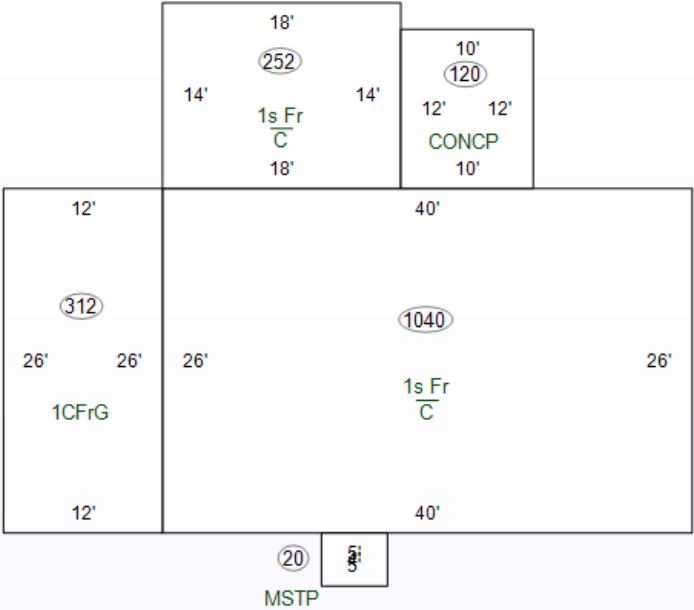
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	
Family Rooms	
Total Rooms	6

Heat Type

Central Warm Air



Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1292	1292	\$124,300	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1292	0	\$8,800	
Slab					

	Total Base	\$133,100
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Adjustments	1 Row Type Adj. x 1.00	\$133,100
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1292	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$137,500
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$2,800	\$140,300
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Garages (+) 312 sqft	\$15,000	\$155,300
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Quality and Design Factor (Grade)	1.00	
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Location Multiplier	0.92	
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	Replacement Cost	\$142,876
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Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 RESIDE	1	Wood Fr	C	1961	1985	40	G			0.92		1,292 sqft	\$142,876	26%	\$105,730	0%	100%	0.990	1.000	100.00	0.00	0.00	\$104,700

*...Generation after Generation*



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