

INFORMATION

Booklet

AUCTION

Live and Online

**3 HOMES • NORTH HIGHLANDS • TOWER HEIGHTS IN THE 08!
INCOME PRODUCING HOMES • STARTER HOMES • GREAT INVESTMENTS**



2109 Chochtimar Tr, Fort Wayne



1834 Clover Ln, Fort Wayne



1837 Ida Ave, Fort Wayne



866.340.0445
SchraderFortWayne.com

Tuesday **September 8 6:00pm**
Auction held on-site at Tract 1, 2109 Chochtimar Trail, Fort Wayne, IN

Disclaimer

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property.

Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

Auction Manager

Jerry Ehle • 260.410.1996



CORPORATE OFFICE:

PO Box 508 • 950 N Liberty Dr • Columbia City, IN 46725
260.244.7606 • 800.451.2709

FORT WAYNE OFFICE:

7009 N River Rd, Fort Wayne, IN 46815
260.749.0445 • 866.340.0445`

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2109 CHOCTIMAR TRAIL, IN TOWER HEIGHTS

Located 1 block west of Lindenwood Ave.

3 Bedroom, 2 full baths, large backyard, on finished basement! 2-Car attached garage with new garage door, new central air, newer roof, appliances included!



1834 CLOVER LANE, IN NORTH HIGHLANDS

Located between W State St and Spring St.

3 Bedroom, 1 bath, 2-story with partially finished basement, and covered front porch! GFA / CA! Additional side lot w/ firepit, hardwood flooring throughout! 1-car det. garage! Appliances included!



1837 IDA AVENUE, IN NORTH HIGHLANDS

Located 3 blocks south of State St!

3 Bedroom, 2 Story on finished basement, GFA/CA! New concrete driveway! Fenced back yard, 1-car detached garage, appliances included!

Auction Terms & Conditions:

PROCEDURE: The properties will be offered separately as part of a Simulcast online and live auction. The online bidding will take place on Hibid. To register and bid online, please visit schraderfortwayne.hibid.com. The online bidding will close at 6:00pm and then will re open on each home as they are offered Live and Simulcast. There will be open bidding on each home until the close of the auction.

DOWN PAYMENT: \$5000 down payment on the day of auction on each home with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

ACCEPTANCE OF BID PRICES: All successful bidders on site will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Successful Online Bidders will be required to enter into a purchase agreement and addendums within 24 hours following the close of the auction. Seller reserves the right to reject any and all bids.

EVIDENCE OF TITLE: Seller shall provide an owner's title insurance policy in the amount of the purchase price.

DEED: Seller shall provide a Warranty Deed(s).

CLOSING: The balance of the purchase price is due at closing, which will take place on or before October 9, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

POSSESSION: Possession on day of closing immediately following the closing.

REAL ESTATE TAXES: The Real Estate Taxes shall be Pro-Rated to date of closing. Buyer to pay all taxes thereafter. Buyer(s) to pay all ditch assessments after the closing.

DITCH ASSESSMENTS: Buyer shall pay all ditch assessments due after closing.

ACREAGE: All lot acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

SURVEY: A new perimeter survey shall be prepared on each property prior to the auction. The Seller and successful bidder(s) shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance.

EASEMENTS: All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any, will be assigned to the Buyer(s).

AGENCY: Schrader Real Estate & Auction of Fort Wayne and its representatives are exclusive agents of the Seller.

DISCLAIMER AND ABSENCE OF WARRANTIES: All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either express, or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conduct of his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in the brochure is subject to verifications by all parties relying on it. The Seller or the Auction Company assumes no liability for its accuracy, errors, or omissions. Conduct of the auction and increments of bidding are at the discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

OWNER: TDM Rental Properties, LLC

Property 1

2109 CHOCHTIMAR TR, FORT WAYNE



Property 2

1834 CLOVER LN, FORT WAYNE

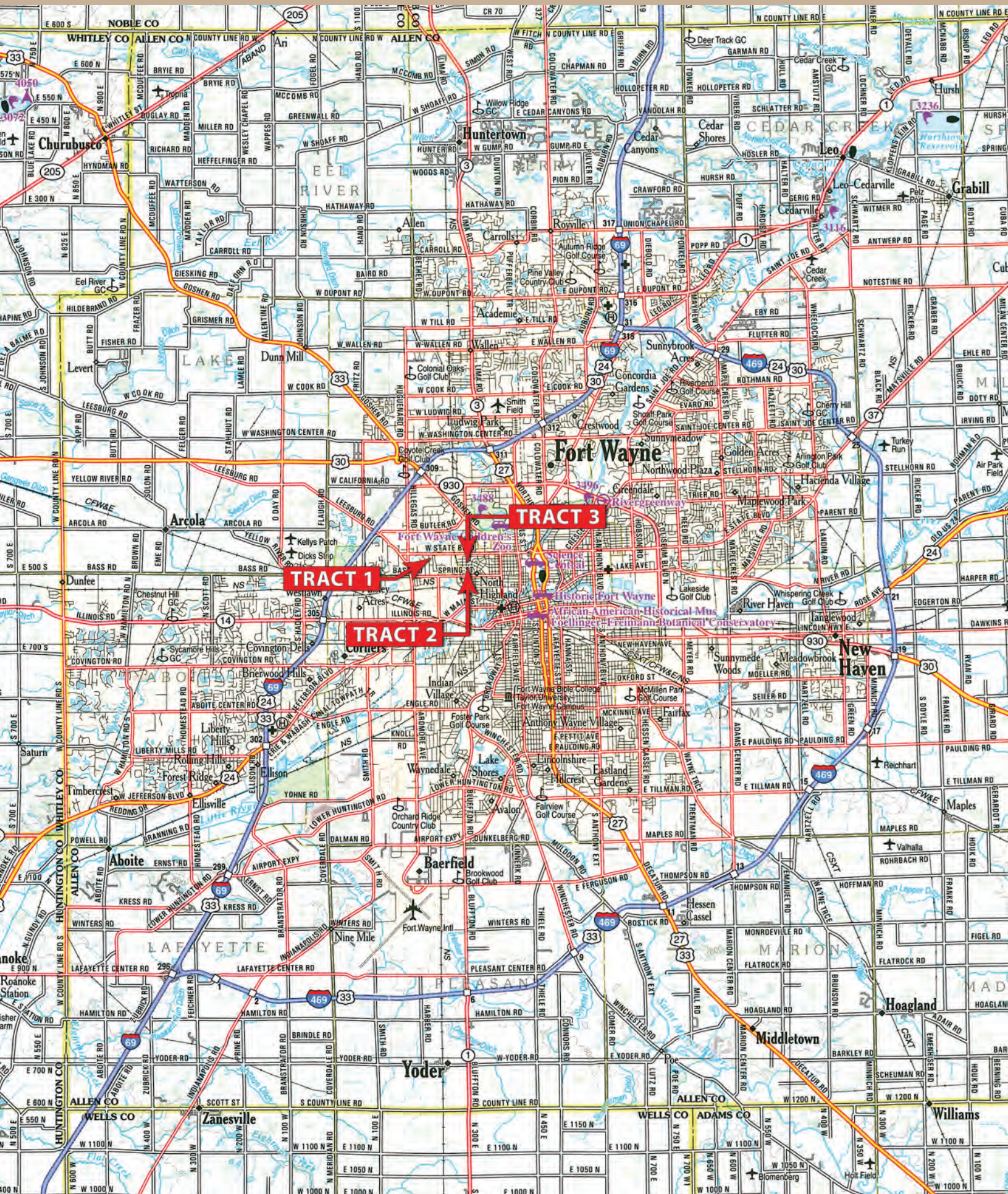


Property 3

1837 IDA AVE, FORT WAYNE



LOCATION MAP



IMPROVMENTS AND RENTAL INCOME

Property 1

2109 CHOCHTIMAR TR, FORT WAYNE

IMPROVEMENTS

New Furnace.....	2012
New AC.....	2026
New Windows	2012
New Roof.....	2020
New Garage Door.....	2021

ANNUAL RENTAL INCOME

August 1 – July 31

2022 – 2023.....	\$12,720.00
2023 – 2024.....	\$12,960.00
2024 – 2025.....	\$12,960.00
2025 – 2026.....	\$13,440.00

Property 2

1834 CLOVER LN, FORT WAYNE

IMPROVEMENTS

New Furnace & AC	2008 – 2009
New Windows	2020
New Water Heater.....	2020

ANNUAL RENTAL INCOME

August 1 – July 31

2022 – 2023.....	\$10,440.00
2023 – 2024.....	\$10,620.00
2024 – 2025.....	\$11,160.00
2025 – 2026.....	\$11,520.00

Property 3

1837 IDA AVE, FORT WAYNE

IMPROVEMENTS

New Siding and AC.....	2017
------------------------	------

ANNUAL RENTAL INCOME

August 1 – July 31

2022 – 2023.....	\$9,720.00
2023 – 2024.....	\$10,320.00
2024 – 2025.....	\$10,680.00
2025 – 2026.....	\$10,980.00

INFORMATION - PROPERTY 1

DETAIL REPORT

PROPERTY 1

Residential Agent Full Detail Report

Class RESIDENTIAL
 Property Type Site-Built Home Status Active CDOM 7 DOM 7 Auction Yes

MLS # 202633480 2109 Chochtimar Trail Fort Wayne IN 46808 LP \$0



Area Allen County Parcel ID 02-07-33-401-009.000-073 Type Site-Built Home Waterfront No
 Sub Tower Heights Cross Street Bedrms 3 F Baths 2 H Baths 0
 Township Washington Style One Story REO No Short Sale No
 School District Fort Wayne Community Elem Price
 Intermediate JrH Northwood SrH Northrop
 Legal Description Lot 19 Tower Heights Sec A & Lot 1 Ex W 151' Log cabin park
 Directions to Property West State St. to Lindenwood Ave., to Trenton Ct., to Chochtimar Tr.

Inside City Limits City Zoning County Zoning Zoning Description

Remarks This well-maintained 1-story home offers brick front with aluminum siding, an attached 2-car garage with attic storage and wall cabinets, and a garage door replaced in 2021 with a Chamberlain electric opener. Big-ticket items are already handled new roof in 2020, new central air in 2026, and a furnace that's been reliably running since 2012 with a humidifier and dehumidifier setup for year-round comfort. Step inside to an eat-in kitchen featuring a gas range, island, skylight, and laminate flooring, plus a bay-window breakfast nook overlooking the backyard. The spacious family room (24x14) offers laminate wood flooring and plenty of closet storage, including two linen closets right off the hallway. The primary bedroom is a true retreat with its own private full bath — shower, single-sink vanity, and linen closet plus a ceiling fan and closet. Two additional bedrooms and a second full bath (tub/shower combo) round out the main level. Downstairs, the partially finished basement adds even more living space with a rec area, laundry hookups (gas dryer), and a gas water heater. Outside, enjoy a large backyard built for entertaining, complete with a fire pit and a small back patio for relaxing evenings. This one's been cared for and updated where it counts roof, HVAC, and garage door all newer, so buyers can move in with peace of mind. Don't miss your chance, this one's going to auction!

Agent Remarks Please email Michelle Lake at michelle@schraderfortwayne.com for buyer broker registration form. Fill out the registration form (will be strictly enforced, read thoroughly) in its entirety and send to Michelle no later than 24 hours prior to the auction closing. Agents cannot represent themselves or any partners of the agent associated with a corporation or LLC. All purchase documents are attached for review prior to the auction closing. Agent/buyer to confirm schools/SF.

Sec	Lot	Lot Ac/SF/Dim	0.3500 / 15,246 / 75x99x54x148	Lot Desc	Level	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,152	Year Built	1967
Above Gd	Fin	SqFt	1,152	Above Gd	Unfin	SqFt	0	Below Gd	Fin	SqFt	0
Age	59	New Const	No	Date Complete	Ext	Aluminum, Brick	Bsm	Partially Finished	# Rooms	7	
Basement Material											
Room Dimensions											
	RM DIM	LVL	Baths	Full	Half	Water	City	Dryer Hookup Gas	No	Fireplace	No
			B-Main	2	0	Well Ty		Dryer Hookup Elec	No	Guest Qtrs	No
LR	24 x 14	M	B-Upper	0	0	Sewer	City	Dryer Hookup G/E	No	Split FlrPln	No
DR	11 x 6	M	B-Blw G	0	0	Fuel /	Forced Air	Disposal	No	Ceiling Fan	No
FR	x		Laundry Rm	Lower		Heating		Water Soft-Owned	No	Skylight	No
KT	11 x 12	M	Laundry L/W	x		Cooling	Central Air	Water Soft-Rented	No	ADA Features	No
BK	x							Alarm Sys-Sec	No	Fence	
DN	x							Alarm Sys-Rent	No	Golf Course	No
1B	10 x 11	M						Garden Tub	No	Nr Wlkg Trails	No
2B	10 x 10	M						Jet Tub	No	Garage Y/N	Yes
3B	9 x 8	M	Garage	2.0	/ Attached	/ 20 x 20	/ 400.00	Pool	No	Off Street Pk	
4B	x		Outbuilding 1	None		x		Pool Type			
5B	x		Outbuilding 2			x					
RR	x		Assn Dues			Frequency	Not Applicable				
LF	x		Other Fees								
EX	x		Restrictions								

Water Access: Wtr Name
Water Features: Water Frontage
Auctioneer Name: Jerry Ehle **Lic #** AU19300123 **Auction Date:** 9/8/2026 **Time:** 6:00 **Channel Frontage:**
Financing: Existing **Proposed** **Water Type:** Lake Type
Annual Tax: \$4,061.00 **Exemptions:** **Year Taxes Payable:** 2025/2026 **Location:** Auction Held on site at 2109
Possession: at closing **Assessed Value:** **Excluded Party:** None
List Office: Schrader RE and Auction/Fort W - Off: 260-749-0445 **List Agent:** Jerry Ehle - Off: 260-749-0445
Agent E-mail: jwehle1@aol.com **List Agent - User Code:** UP388010700 **List Team:**
Co-List Office: **Co-List Agent:**

Showing Ins:
List Date: 8/17/2026 **Start Showing Date:** **Exp Date:** 10/30/2026 **Owner/Seller a Real Estate License:** 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 Remark:** **Conc Paid By:**
Sell Office: **Sell Agent:**
Co-Sell Office: **Co-Sell Agent:** **Sell Team:**

Presented by: Michelle Lake - Cell: 260-410-6341 / Schrader RE and Auction/Fort W - Off: 260-749-0445

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. © 2026 IPML S. All Rights Reserved.

02-07-33-401-009.000-073

General Information

Parcel Number

02-07-33-401-009.000-073

Local Parcel Number

80-4112-0019

Tax ID:

Routing Number

- - -

Property Class 510

RENTAL

1 Family Dwell - Platted Lot

Year: 2026

County

Allen

Township

WASHINGTON TOWNSHIP

District 073 (Local 080)

073 FT WAYNE WASHINGTON (80

School Corp 0235

FORT WAYNE COMMUNITY

Neighborhood 734501-073

TOWER HEIGHTS SEC A-F

Section/Plat

0033

Location Address (1)

2109 CHOCHTIMAR TRL

FORT WAYNE, IN 46808

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

Other

Printed

Thursday, April 9, 2026

Review Group

2024

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General Information

Parcel Number

02-07-33-401-009.000-073

Local Parcel Number

<

TAX REPORT

PROPERTY 1



LowTaxInfo

Allen
County



2109 Chochtimar Trl

Fort Wayne, IN 46808

TDM Rental Properties LLC

9915 N River Rd
New Haven, IN 46774

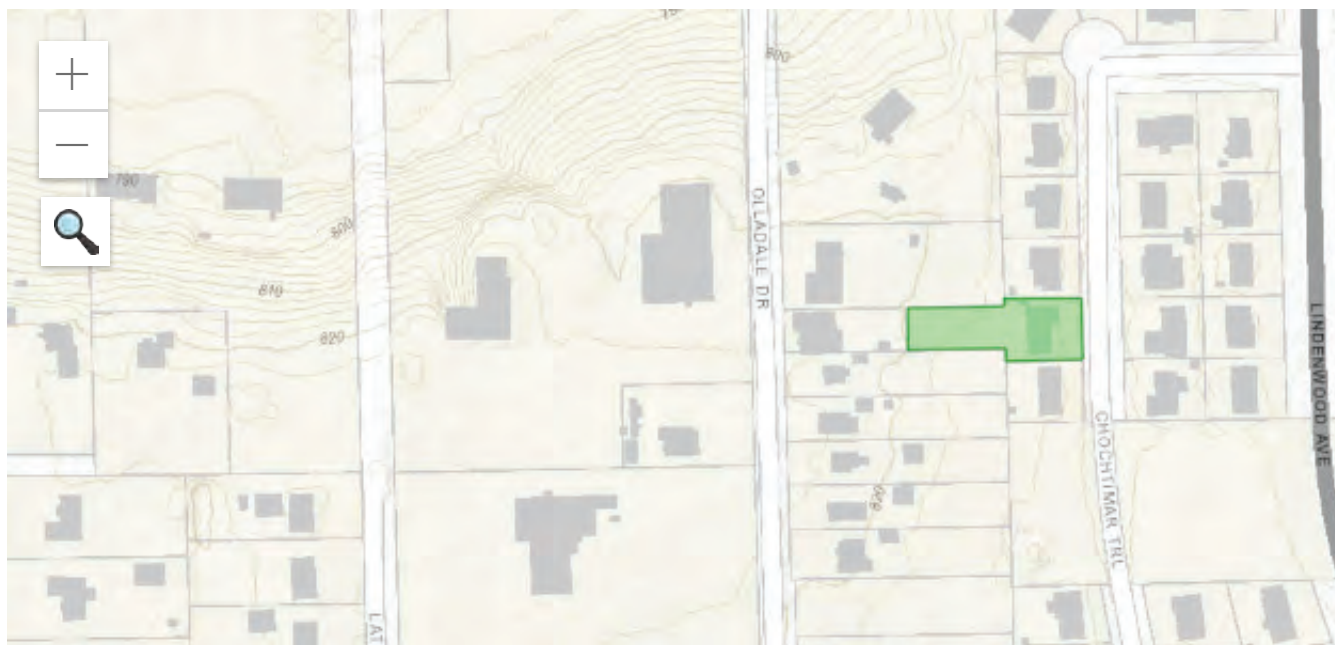


Spring Due by 05/11/2026: \$0.00

Fall Due by 11/10/2026: \$2,020.79

\$2,020.79

Total Due ⓘ



TAX REPORT

PROPERTY 1

Property Information

Tax Year/Pay Year

2025 / 2026

Parcel Number

02-07-33-401-009.000-073

Duplicate Number

1847510

Property Type

Real

Tax Unit / Description

73 - FW Washington

Property Class

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT

Mortgage Company

None

TIF

None

Homestead Credit Filed?

No

Over 65 Circuit Breaker?

No

Legal Description

Note: Not to be used on legal documents

Lot 19 Tower Heights Sec A & Lot 1 Ex W 151' Log Cabin Park

Section-Township-Range

No Info

Parcel Acres

No Info

Lot Number

No Info

Block/Subdivision

No info

Billing

Detail

TAX REPORT

PROPERTY 1

	Tax Bill	Adjustments	Balance
Spring Tax:	\$2,020.79	\$0.00	\$2,020.79
Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$2,020.79	\$0.00	\$2,020.79
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$20.00	\$0.00	\$20.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$269.20	\$0.00	\$269.20
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$431.82	\$0.00	\$431.82
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$4,041.58
Other Assess (+):			\$20.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00

TAX REPORT

PROPERTY 1

Subtotal:			\$4,061.58
Receipts:			\$2,040.79
Total Due:			\$2,020.79
Surplus Transfer:			\$0.00
Account Balance:			\$2,020.79

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2026	05/14/2026	S	\$2,040.79	Lock Box Payment Check Nbr 118	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2026	\$2,040.79	\$2,020.79	\$0.00	\$4,061.58	\$2,040.79
2025	\$1,985.99	\$1,980.99	\$0.00	\$3,966.98	\$3,966.98
2024	\$1,793.95	\$1,788.95	\$0.00	\$3,582.90	\$3,582.90
2023	\$1,468.12	\$1,463.12	\$890.12	\$3,821.36	\$3,821.36
2022	\$852.73	\$847.73	\$0.00	\$1,700.46	\$852.73
2021	\$803.70	\$798.70	\$0.00	\$1,602.40	\$1,602.40
2020	\$768.25	\$763.25	\$0.00	\$1,531.50	\$1,531.50
2019	\$750.28	\$745.28	\$0.00	\$1,495.56	\$1,495.56
2018	\$749.37	\$744.37	\$0.00	\$1,493.74	\$1,493.74
2017	\$737.18	\$732.18	\$0.00	\$1,469.36	\$1,469.36
2016	\$701.43	\$701.43	\$0.00	\$1,402.86	\$1,402.86
2015	\$687.72	\$682.72	\$0.00	\$1,370.44	\$1,370.44
2014	\$898.85	\$464.97	\$0.00	\$1,363.82	\$1,363.82
2013	\$432.22	\$427.22	\$0.00	\$859.44	\$859.44
2012	\$305.69	\$300.69	\$0.00	\$606.38	\$606.38
2011	\$362.70	\$362.70	\$0.00	\$725.40	\$725.40

TAX REPORT

PROPERTY 1

Tax Overview

Current Tax Summary

Tax Summary Item	2025	2026
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$173,300	\$179,600
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$173,300	\$179,600
2a. Minus deductions	\$0	(\$10,776)
3. Equals subtotal of net assessed value of property	\$173,300	\$168,824
3a. Multiplied by your local tax rate	2.7546	2.8092
4. Equals gross tax liability	\$4,773.72	\$4,742.60
4a. Minus local property tax credits	(\$296.70)	(\$269.20)
4b. Minus savings due to property tax cap	(\$515.04)	(\$431.82)
4c. Minus savings due to Over 65 Credit	\$0.00	\$0.00
4d. Minus savings due to Blind/Disabled Credit	\$0.00	\$0.00
4e. Minus savings due to Supplemental Homestead Credit	\$0.00	\$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit	\$0.00	\$0.00
5. Total property tax liability	\$3,961.98	\$4,041.58

Assessed Values as of 03/26/2025

Land Value	\$27,700
Improvements	\$151,900

Exemptions / Deductions

Description	Amount
2% Deduction	\$10,776.00
Count: 1	\$10,776.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance

TAX REPORT

PROPERTY 1

0727700 - Lowther-Newhaus Dr U	\$15.00	\$0.00	\$15.00	
1203200 - Junk Unit Drain	\$5.00	\$0.00	\$5.00	

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
Combined (Kept)	03/29/2013	03/12/2013	2015	02-07-33-328-004.000-073	No Info	No Info	No Info

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Meyer Thomas A & Debra A	09/09/2024		2024044785		
Pepple Ryan M	06/27/2012		2012034721		
Secretary Of Housing & Urban Develop	02/26/2008		2008009465		
Braden Melissa R & Hartley Jam	09/10/2007	2007050931			
Hess Philip A	07/07/1997	097-5310			
Ferriter Patricia C	05/09/1995	095-2365			
Roth Dennis L & Mary E	09/16/1991	0z7089			
Ziegler Joseph A & Theresa A	06/11/1971	0e2723			
Hecht Kurt R & Erna	11/07/1969	0c7139			
Tower Development Corp	10/06/1966	008627			
Prior To Tax System	01/01/1801	Z3175			

RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 1



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)

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

2104 CHOCHTIMAR TRAIL, F.W., IND.

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is not required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

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 broker, 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 <i>Thomas Meyer</i>	Date (mm / dd / yyyy) 8-3-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 1

19

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

2109 CHOCTAW TRAIL, F.W., IND.

1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System				
Clothes Dryer				
Clothes Washer				
Dishwasher				
Disposal				
Freezer				
Gas Grill				
Hood				
Microwave Oven				
Oven				
Range				
Refrigerator				
Room Air Conditioner(s)				
Trash Compactor				
TV Antenna / Dish				
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓		✓	
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks				✓
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☒ 100 ☐ 200 Amp Service			✓	
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed	✓			
Septic & Holding Tank / Septic Mound	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓		✓	
Sump Pump	✓		✓	
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Unknown
Are the structures connected to a public water system?	✓		
Are the structures connected to a public sewer system?	✓		
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?		✓	
Are the structure(s) connected to a private / community water system?		✓	
Are the structure(s) connected to a private / community sewer system?		✓	

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 broker, 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 <i>Thomas Meyer</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 1

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

2109 CHOCHTIMAR TRAIL, E.W., IND.

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan			✓	
Boiler / Radiator			✓	
Central Air Conditioning	✓		✓	
Electric Heat Pump	✓		✓	
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier				✓
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: <u>6</u> Years.			
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?		✓	
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: _____ Years.			✓

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years. <u>2012</u>			

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>1</u> Years. <u>June 2026</u>			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	

Explain:

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 broker, 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 <u>Thomas Meyer</u>	Date (mm / dd / yyyy) <u>8-3-26</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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.

RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 1

21

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

2109 CHOCHITMAR TRAIL, F.W., IND.

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			✓
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?			✓
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

LEAD BASED PAINT DISCLOSURE

PROPERTY 1



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

1 PROPERTY ADDRESS: 2109 CHOCHTIMAR TRAIL, F.W., IND.

2 LEAD WARNING STATEMENT

3 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
4 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
5 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
6 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
7 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information
8 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
10 prior to purchase.

11 SELLER'S DISCLOSURE

12 (a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

13 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____

14 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

15 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

16 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
17 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
18 attach documents below): _____

19 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

20 BUYER'S ACKNOWLEDGEMENT *(initial)*

21 (c.) _____ Buyer has received copies of all information listed above.

22 (d.) _____ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

23 (e.) _____ Buyer has *(check (i) or (ii) below)*:

24 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
25 the presence of lead-based paint and/or lead-based paint hazards;

26 OR

27 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
28 lead-based paint hazards.

29 BROKER'S ACKNOWLEDGMENT *(initial)*

30 (f.) fwz Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
31 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word
32 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

(Property Address)

LEAD BASED PAINT DISCLOSURE

PROPERTY 1

23

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

BUYER'S SIGNATURE

DATE

PRINTED

BUYER'S SIGNATURE

DATE

PRINTED

SELLING BROKER*

DATE

SELLER'S SIGNATURE

DATE

PRINTED

SELLER'S SIGNATURE

DATE

PRINTED

LISTING BROKER

DATE

*Only required if the Buyer's Broker receives compensation from the Seller.



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Form #37. Copyright IAR 2026



(Property Address)

INFORMATION - PROPERTY 2

DETAIL REPORT

PROPERTY 2

Residential Agent Full Detail Report

Class RESIDENTIAL
 Property Type Site-Built Home Status Active CDOM 7 DOM 7 Auction Yes

MLS # 202633484 1834 Clover Lane Fort Wayne IN 46808 LP \$0



Area Allen County Parcel ID 02-07-34-376-018.000-074 Type Site-Built Home Waterfront No
 Sub North Highlands Cross Street Bedrms 3 F Baths 1 H Baths 0
 Township Wayne Style Two Story REO No Short Sale No
 School District Fort Wayne Community Elem Price
 Intermediate JrH Northwood SrH North Side
 Legal Description Lots 48 & 49 Block 3 North Highlands Plat A
 Directions to Property W State to Tyler. South on Tyler. East on Clover Lane.

Inside City Limits City Zoning County Zoning Zoning Description

Remarks AUCITON SEPTEMBER 8TH @ 6:00PM---Don't miss your chance to own this well-loved 2-story home full of original charm and thoughtful updates. A covered front porch welcomes you into a hardwood-floored entryway, setting the tone for the warmth found throughout. The living room features a faux fireplace and hardwood floors, flowing into a formal dining room with hardwood floors and a ceiling fan perfect for gatherings. The kitchen offers ceramic tile flooring, a gas range, and a refrigerator, opening to a cozy breakfast nook with hardwood floors and a ceiling fan. Upstairs you'll find three bedrooms, including a spacious primary with a walkout veranda overlooking the yard, plus a full bath with a pedestal sink and tub/shower combo. A partially finished basement adds extra living space and includes a washer and gas dryer, Trane central air, furnace, water heater, dehumidifier, and 100-amp service. Outside, enjoy an extra side lot complete with a fire pit ideal for entertaining — plus a 1-car detached garage (17x19) with an electric opener and overhead storage. This home is being SOLD AT AUCTION to the highest bidder! Don't wait schedule your showing today and be ready to bid on this Fort Wayne gem. Property Highlights: 2-Story | Vinyl Siding | Covered Front Porch 3 Bedrooms | 1 Full Bath Hardwood Floors Throughout Main Areas Partially Finished Basement 1-Car Detached Garage w/ Overhead Storage Extra Side Lot w/

Agent Remarks Please email Michelle Lake at michelle@schraderfortwayne.com for buyer broker registration form. Fill out the registration form (will be strictly enforced, read thoroughly) in it's entirety and send to Michelle no later than 24 hours prior to the auction closing. Agents cannot represent themselves or any partners of the agent associated with a corporation or LLC. All purchase documents are attached for review prior to the auction closing. Agent/buyer to confirm schools/SF.

Sec	Lot	Lot Ac/SF/Dim	0.2200 / 9,583 / 87x110	Lot Desc	Level	Ttl Below Gd SqFt	728	Ttl Fin SqFt	1,760	Year Built	1936
Above Gd Fin SqFt	1,760	Above Gd Unfin SqFt	344	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	728	Ttl Fin SqFt	1,760	Year Built	1936
Age	90	New Const	No	Date Complete	Ext Vinyl	Bsm	Partially Finished	# Rooms	6		
Room Dimensions		Baths	Full	Half	Water	City	Dryer Hookup Gas	No	Fireplace	No	
	RM DIM	LVL	B-Main	1	0	Well Ty	Dryer Hookup Elec	No	Guest Qtrs	No	
LR	17 x 19	M	B-Upper	0	0	Sewer	Dryer Hookup G/E	No	Split Flrpln	No	
DR	11 x 13	M	B-Blw G	0	0	Fuel /	Disposal	No	Ceiling Fan	No	
FR	x		Laundry Rm	Basem		Heating	Water Soft-Owned	No	Skylight	No	
KT	11 x 8	M	Laundry L/W	x		Cooling	Water Soft-Rented	No	ADA Features	No	
BK	x						Alarm Sys-Sec	No	Fence		
DN	x						Alarm Sys-Rent	No	Golf Course	No	
1B	14 x 13	U					Garden Tub	No	Nr Wlkg Trails	No	
2B	13 x 10	U					Jet Tub	No	Garage Y/N	Yes	
3B	8 x 13	U	Garage	1.0	/ Detached	/ 17 x 19 / 323.00	Pool	No	Off Street Pk		
4B	x		Outbuilding 1	None		x	Pool Type				
5B	x		Outbuilding 2			x					
RR	x		Assn Dues		Frequency	Not Applicable					
LF	x		Other Fees								
EX	x		Restrictions								
Water Access:		Wtr Name		Water Frontage		Channel Frontage		Lake Type		Location	
Water Features:		Water Type		Water Type		Water Type		Water Type		Water Type	
Auctioneer Name		Jerry Ehle		Lic #		Au19300123		Auction Date		9/8/2026	
Financing:		Existing		Proposed		Time		6:00		Excluded Party	
Annual Tax		\$4,167.00		Exemptions		Year Taxes Payable		2025/2026		Assessed Value	
Possession		at closing		List Office		Schrader RE and Auction/Fort W - Off: 260-749-0445		List Agent		Jerry Ehle - Off: 260-749-0445	
Agent E-mai		jwehle1@aol.com		List Agent - User Code		UP388010700		List Team			
Co-List Office				Co-List Agent							
Showing Ins											
List Date		8/17/2026		Start Showing Date		Exp Date		10/30/2026		Owner/Seller a Real Estate License	
Seller Concessions Offer Y/N										Agent/Owner Related	
Contract Type		Exclusive Right to Sell		Seller Concession Amount \$							
Virtual Tours				Lockbox Type		Mechanical/Combo		Lockbox Location		front door	
Pending Date				Closing Date				Selling Price			
Ttl Concessions Paid				Sold/Concession Remark:						Special List Cond.	
Sell Office				Sell Agent						None	
Co-Sell Office				Co-Sell Agent						Type of Sale	
Presented by:		Michelle Lake - Cell: 260-410-6341								How Sold	
										Conc Paid By	
										Sell Team	

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. © 2026 IPMLS. All Rights Reserved.

Routing Number

Year: 2026		Location Information					
		County					
		Township					
		WAYNE TOWNSHIP					
2026	2026	Assessment Year	2026	2025	2024	2023	2022
WIP	AA	Reason For Change	AA	AA	AA	AA	AA
02/13/2026	03/27/2026	As Of Date	03/26/2025	03/22/2024	04/07/2023	03/21/2022	
Income Approach	Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	
1.0000	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	
		Notice Required	☒	☐	☐	☒	☒

[illegible]

Category	Count	Percentage
84 Solar Energy Land	84	0.00
9 Homesite	9	0.22

Year	Acres	Value
91/92	Acres	0.00
92/93	Acres	0.00
93/94	Acres	0.00
94/95	Acres	0.00
95/96	Acres	0.00
96/97	Acres	0.00
97/98	Acres	0.00
98/99	Acres	0.00
99/00	Acres	0.00
00/01	Acres	0.00
01/02	Acres	0.00
02/03	Acres	0.00
03/04	Acres	0.00
04/05	Acres	0.00
05/06	Acres	0.00
06/07	Acres	0.00
07/08	Acres	0.00
08/09	Acres	0.00
09/10	Acres	0.00
10/11	Acres	0.00
11/12	Acres	0.00
12/13	Acres	0.00
13/14	Acres	0.00
14/15	Acres	0.00
15/16	Acres	0.00
16/17	Acres	0.00
17/18	Acres	0.00
18/19	Acres	0.00
19/20	Acres	0.00
20/21	Acres	0.00
21/22	Acres	0.00
22/23	Acres	0.00
23/24	Acres	0.00
24/25	Acres	0.00
25/26	Acres	0.00
26/27	Acres	0.00
27/28	Acres	0.00
28/29	Acres	0.00
29/30	Acres	0.00
30/31	Acres	0.00
31/32	Acres	0.00
32/33	Acres	0.00
33/34	Acres	0.00
34/35	Acres	0.00
35/36	Acres	0.00
36/37	Acres	0.00
37/38	Acres	0.00
38/39	Acres	0.00
39/40	Acres	0.00
40/41	Acres	0.00
41/42	Acres	0.00
42/43	Acres	0.00
43/44	Acres	0.00
44/45	Acres	0.00
45/46	Acres	0.00
46/47	Acres	0.00
47/48	Acres	0.00
48/49	Acres	0.00
49/50	Acres	0.00
50/51	Acres	0.00
51/52	Acres	0.00
52/53	Acres	0.00
53/54	Acres	0.00
54/55	Acres	0.00
55/56	Acres	0.00
56/57	Acres	0.00
57/58	Acres	0.00
58/59	Acres	0.00
59/60	Acres	0.00
60/61	Acres	0.00
61/62	Acres	0.00
62/63	Acres	0.00
63/64	Acres	0.00
64/65	Acres	0.00
65/66	Acres	0.00
66/67	Acres	0.00
67/68	Acres	0.00
68/69	Acres	0.00
69/70	Acres	0.00
70/71	Acres	0.00
71/72	Acres	0.00
72/73	Acres	0.00
73/74	Acres	0.00
74/75	Acres	0.00
75/76	Acres	0.00
76/77	Acres	0.00
77/78	Acres	0.00
78/79	Acres	0.00
79/80	Acres	0.00
80/81	Acres	0.00
81/82	Acres	0.00
82/83	Acres	0.00
83/84	Acres	0.00
84/85	Acres	0.00
85/86	Acres	0.00
86/87	Acres	0.00
87/88	Acres	0.00
88/89	Acres	0.00
89/90	Acres	0.00
90/91	Acres	0.00
91/92	Acres	0.00

Market Model		
RES WAY 271101, 103, 106	w/o	
Total Acres Farmland		-0.22
Farmland Value	\$0	\$0

Neighborhood Life Cycle Stage					
Other					
Printed	Saturday, April 11, 2026				
Review Group	2024	Data Source	Aerial	Collector	05/31/2024 jcklaa
		Appraiser	06/13/2024 eascaa		
CAP 1 Value					\$48,000
CAP 2 Value					\$0
CAP 3 Value					\$0
Total Value					\$48,000

TAX REPORT

PROPERTY 2



LowTaxInfo



1834 Clover Ln

Fort Wayne, IN 46808

TDM Rental Properties LLC

9915 N River Rd
New Haven, IN 46774



Spring Due by 05/11/2026: \$0.00

Fall Due by 11/10/2026: \$2,083.80

\$2,083.80

Total Due ⓘ



Property Information

Tax Year/Day Year

TAX REPORT

PROPERTY 2

Tax Year / Pay Year

2025 / 2026

Parcel Number

02-07-34-376-018.000-074

Duplicate Number

1849059

Property Type

Real

Tax Unit / Description

74 - FW Wayne

Property Class

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT

Mortgage Company

None

TIF

None

Homestead Credit Filed?

No

Over 65 Circuit Breaker?

No

Legal Description

Note: Not to be used on legal documents

Lots 48 & 49 Block 3 North Highlands Plat A

Section-Township-Range

No Info

Parcel Acres

No Info

Lot Number

No Info

Block/Subdivision

No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$2,083.80	\$0.00	\$2,083.80

TAX REPORT

PROPERTY 2

Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$2,083.80	\$0.00	\$2,083.80
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$287.24	\$0.00	\$287.24
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$589.36	\$0.00	\$589.36
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$4,167.60
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$4,167.60
Receipts:			\$2,083.80

TAX REPORT

PROPERTY 2

Total Due:			\$2,083.80
Surplus Transfer:			\$0.00
Account Balance:			\$2,083.80

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2026	05/14/2026	S	\$2,083.80	Lock Box Payment Check Nbr 118	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2026	\$2,083.80	\$2,083.80	\$0.00	\$4,167.60	\$2,083.80
2025	\$1,218.55	\$1,218.55	\$0.00	\$2,437.10	\$2,437.10
2024	\$1,285.99	\$1,285.99	\$0.00	\$2,571.98	\$2,571.98
2023	\$899.00	\$899.00	\$799.58	\$2,597.58	\$2,597.58
2022	\$761.50	\$761.50	\$0.00	\$1,523.00	\$761.50
2021	\$827.14	\$827.14	\$0.00	\$1,654.28	\$1,654.28
2020	\$768.70	\$768.70	\$0.00	\$1,537.40	\$1,537.40
2019	\$794.60	\$794.60	\$0.00	\$1,589.20	\$1,589.20
2018	\$461.22	\$461.22	\$0.00	\$922.44	\$922.44
2017	\$452.16	\$452.16	\$0.00	\$904.32	\$904.32
2016	\$436.56	\$436.56	\$0.00	\$873.12	\$873.12
2015	\$354.35	\$354.35	\$0.00	\$708.70	\$708.70
2014	\$422.44	\$422.44	\$0.00	\$844.88	\$844.88
2013	\$430.32	\$430.32	\$0.00	\$860.64	\$860.64
2012	\$436.00	\$436.00	\$0.00	\$872.00	\$872.00
2011	\$434.00	\$434.00	\$0.00	\$868.00	\$868.00

Tax Overview

TAX REPORT

PROPERTY 2

Current Tax Summary

Tax Summary Item	2025	2026
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$106,600	\$185,200
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$106,600	\$185,200
2a. Minus deductions	\$0	(\$11,112)
3. Equals subtotal of net assessed value of property	\$106,600	\$174,088
3a. Multiplied by your local tax rate	2.8141	2.8975
4. Equals gross tax liability	\$2,999.84	\$5,044.20
4a. Minus local property tax credits	(\$186.90)	(\$287.24)
4b. Minus savings due to property tax cap	(\$375.84)	(\$589.36)
4c. Minus savings due to Over 65 Credit	\$0.00	\$0.00
4d. Minus savings due to Blind/Disabled Credit	\$0.00	\$0.00
4e. Minus savings due to Supplemental Homestead Credit	\$0.00	\$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit	\$0.00	\$0.00
5. Total property tax liability	\$2,437.10	\$4,167.60

Assessed Values as of 03/26/2025

Land Value	\$47,300
Improvements	\$137,900

Exemptions / Deductions

Description	Amount
2% Deduction	\$11,112.00
Count: 1	\$11,112.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

TAX REPORT

PROPERTY 2

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
Combined (Kept)	05/21/2014	05/16/2014	2016	02-07-34-376-017.000-074	No Info	No Info	No Info

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Meyer Thomas A & Debra A	09/09/2024		2024044785		
Morris Gary M & Mia M	06/20/2007	207034697			
Doehring Lawrence A & Mary M	08/03/1989	0x5758			
Prior To Tax System	01/01/1801				

RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 2



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)

1834 CLOVER LAKE, F.W., IND

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

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is not required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

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 broker, 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 <i>Theresa Meyer</i>	Date (mm / dd / yyyy) 8-3-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 2

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

1834 CLOVER LANE, F.W., IND.

1. The following are in the conditions indicated:				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)			✓	
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓		✓	
Ceiling Fan(s)			✓	
Garage Door Opener / Controls				✓
Inside Telephone Wiring and Blocks / Jacks				✓
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☒ 100 ☐ 200 Amp Service				
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern				✓
Septic Field / Bed	✓			
Septic & Holding Tank / Septic Mound	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump			✓	
Irrigation Systems	✓			
Water Heater / Electric	✓			
Water Heater / Gas			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)				✓
Swimming Pool & Pool Equipment	✓			

	Yes	No	Unknown
Are the structures connected to a public water system?	✓		
Are the structures connected to a public sewer system?	✓		
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		✓	
Are the structure(s) connected to a private / community sewer system?		✓	

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 broker, 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 <i>Thomas Meyer</i>	Date (mm / dd / yyyy) 8-3-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 2

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

1834 CLOVER LANE, F.W., TX

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump	✓			
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace				✓
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier			✓	✓
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: <u>6</u> Years. <u>2020</u>		✓	

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years. <u>2008 - 2009</u>			

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years. <u>2008 - 2009</u>			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?		✓	✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

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 broker, 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 <i>Chorae Meyer</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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.

RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 2

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

1834 CLOVER LANE, F.W., IND.

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?			✓
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			✓
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?			✓
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓	✓	
Is the access to your property via an easement?		✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?			✓
Is there any damage due to wind, flood, termites or rodents?			✓
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller Thomas Meyer	Date (mm / dd / yyyy) 8-3-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

LEAD BASED PAINT DISCLOSURE

PROPERTY 2



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

1 PROPERTY ADDRESS: 1834 CLOVER LANE, F.W., IND.

2 LEAD WARNING STATEMENT

3 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that
4 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead
5 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,
6 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to
7 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information
8 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any
9 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended
10 prior to purchase.
11

12 SELLER'S DISCLOSURE

13 (a.) Presence of lead-based paint and/or lead-based paint hazards: *(check (i) or (ii) below)*

14 (i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): _____
15
16

17 (ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
18
19

20 (b.) Records and reports available to the seller: *(check (i) or (ii) below)*

21 (i) ☐ Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*
22 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and
23 attach documents below): _____
24
25

26 (ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
27
28

29 BUYER'S ACKNOWLEDGEMENT *(initial)*

30 (c.) _____ Buyer has received copies of all information listed above.

31 (d.) _____ Buyer has received the pamphlet *Protect Your Family From Lead In Your Home*.

32 (e.) _____ Buyer has *(check (i) or (ii) below)*:

33 (i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for
34 the presence of lead-based paint and/or lead-based paint hazards:
35

OR

36 (ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or
37 lead-based paint hazards.
38
39

40 BROKER'S ACKNOWLEDGMENT *(initial)*

41 (i) AW Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word
43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)
44
45

(Property Address)

LEAD BASED PAINT DISCLOSURE

PROPERTY 2

39

CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

BUYER'S SIGNATURE

DATE

PRINTED

BUYER'S SIGNATURE

DATE

PRINTED

SELLING BROKER*

DATE

SELLER'S SIGNATURE

DATE

PRINTED

SELLER'S SIGNATURE

DATE

PRINTED

LISTING BROKER

DATE

*Only required if the Buyer's Broker receives compensation from the Seller.



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Form #37. Copyright IAR 2026



(Property Address)

INFORMATION - PROPERTY 3

DETAIL REPORT

PROPERTY 3

Residential Agent Full Detail Report

Class RESIDENTIAL
 Property Type Site-Built Home Status Active CDOM 7 DOM 7 Auction Yes

MLS # 202633490 1837 IDA Avenue Fort Wayne IN 46808 LP \$0



Area Allen County Parcel ID 02-07-34-332-002.000-074 Type Site-Built Home Waterfront No
 Sub North Highlands Cross Street Bedrms 3 F Baths 1 H Baths 0
 Township Wayne Style One Story REO No Short Sale No
 School District Fort Wayne Community Elem Price
 Intermediate JrH Northwood SrH North Side
 Legal Description LOT 175 BLK 10 NORTH HIGHLANDS SEC J
 Directions to Property From state turn N on Tyler and Right on IDA ave.

Inside City Limits City Zoning County Zoning Zoning Description

Remarks AUCTION: TUESDAY, SEPTEMBER 8th @ 6:00 PM 1837 Ida Avenue — Solid 2-Story with Updates, Selling at Auction! This well-maintained 2-story home offers three bedrooms, a full bath, and hardwood floors throughout most of the home — including original hardwood hiding under the carpet in the front living room. The kitchen features a gas stove, refrigerator, laminate flooring, and a ceiling fan. Two main-floor bedrooms and a full bath round out the first level, with a third bedroom and a hardwood-floored landing upstairs (each with window AC for added comfort). The finished basement adds valuable living space with tile flooring, a washer and gas dryer, dehumidifier, gas water heater, and 100 amp service — plus a 1993 furnace still doing the job. Central air was updated in 2017, and the seller has added a new concrete sidewalk and driveway leading to the garage. Outside, the fenced backyard with a firepit is ready for entertaining, and the 1-car detached garage (22x16) offers a workbench and electric opener for the hobbyist or handyman. This home is being SOLD AT AUCTION to the highest bidder! Don't wait — schedule your showing today and be ready to bid on this Fort Wayne home. Property Highlights: 2-Story | Vinyl Siding | Central Air (New 2017) 3 Bedrooms | 1 Full Bath Hardwood Floors Throughout Finished Basement w/ Washer & Gas Dryer 1-Car Detached Garage w/ Work Bench Fenced Backyard w/ Firepit

Agent Remarks Please email Michelle Lake at michelle@schraderfortwayne.com for buyer broker registration form. Fill out the registration form (will be strictly enforced, read thoroughly) in its entirety and send to Michelle no later than 24 hours prior to the auction closing. Agents cannot represent themselves or any partners of the agent associated with a corporation or LLC. All purchase documents are attached for review prior to the auction closing. Agent/buyer to confirm schools/SF.

Sec	Lot		Lot Ac/SF/Dim		0.3200 / 13,939 / 50x140		Lot Desc		Level		Ttl Below Gd SqFt 720		Ttl Fin SqFt 1,872		Year Built 1967	
Above Gd	Fin	SqFt	1,152	Above Gd	Unfin	SqFt 0	Below Gd	Fin	SqFt	720	Ttl Fin	SqFt	1,872	Year	Built	1967
Age 59	New Const		No	Date Complete			Ext	Vinyl			Bsm	Partially Finished			# Rooms 6	
Room Dimensions			Baths	Full	Hall	Water	City		Dryer Hookup Gas	No	Fireplace			No		
RM DIM		LVL	B-Main	1	0	Well Typ			Dryer Hookup Elec	No	Guest Qtrs			No		
LR	11 x 17	M	B-Upper	0	0	Sewer	City		Dryer Hookup G/E	No	Split Flrpln			No		
DR	x		B-Blw G	0	0	Fuel /	Forced Air		Disposal	No	Ceiling Fan			No		
FR	x		Laundry Rm	Lower		Heating			Water Soft-Owned	No	Skylight			No		
KT	8 x 15	M	Laundry L/W	x		Cooling	Central Air, Window		Water Soft-Rented	No	ADA Features			No		
BK	x								Alarm Sys-Sec	No	Fence					
DN	x								Alarm Sys-Rent	No	Golf Course			No		
1B	9 x 8	M							Garden Tub	No	Nr Wlkg Trails			No		
2B	12 x 11	U							Jet Tub	No	Garage Y/N			Yes		
3B	13 x 14	U	Garage	1.0	/ Detacher	/ 22 x 16	/ 352.00		Pool	No	Off Street Pk					
4B	x		Outbuilding 1	None		x			Pool Type							
5B	x		Outbuilding 2			x										
RR	x		Assn Dues			Frequency	Not Applicable									
LF	x		Other Fees													
EX	x		Restrictions													

Water Access: Wtr Name
Water Features: Water Frontage
Auctioneer Name: Jerry Ehle **Lic #:** AU19300123 **Auction Date:** 9/8/2026 **Time:** 6:00 **Channel Frontage:**
Financing: Existing **Proposed** **Location:** 2109 Chochtimar Trail, Fort V
Annual Tax: \$2,425.00 **Exemptions:** **Year Taxes Payable:** 2025/2026 **Assessed Value:**
Possession: at closing
List Office: Schrader RE and Auction/Fort W - Off: 260-749-0445 **List Agent:** Jerry Ehle - Off: 260-749-0445
Agent E-mail: jwehle1@aol.com **List Agent - User Code:** UP388010700 **List Team:**
Co-List Office: **Co-List Agent:**

Showing Ins:
List Date: 8/17/2026 **Start Showing Date:** **Exp Date:** 10/30/2026 **Owner/Seller a Real Estate License:** 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 Remark:** **Conc Paid By:**
Sell Office: **Sell Agent:**
Co-Sell Office: **Co-Sell Agent:** **Sell Team:**

Presented by: Michelle Lake - Cell: 260-410-6341 / Schrader RE and Auction/Fort W - Off: 260-749-0445

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. © 2026 IPML S. All Rights Reserved.

1/2

General Information	
Parcel Number	02-07-34-332-002.000-074
Local Parcel Number	92-3513-0175
Tax ID:	
Routing Number	
Property Class 510	RENTAL
1 Family Dwell - Platted Lot	
Year: 2026	
Location Information	
County	Allen
Township	WAYNE TOWNSHIP
District 074 (Local 091)	074 FT WAYNE WAYNE (91-95)
School Corp 0235	FORT WAYNE COMMUNITY
Neighborhood 271106-074	NORTH HIGHLANDS ADDITION PL
Section/Plat	0034
Location Address (1)	1837 IDA AV FORT WAYNE, IN 46808
Zoning	
Subdivision	
Lot	
Market Model	RES WAY 271101, 103, 106 w/o
Characteristics	
Topography	Flood Hazard
Level	☐
Public Utilities	ERA
All	☐
Streets or Roads	TIF
Paved, Sidewalk	☐
Neighborhood Life Cycle Stage	
Other	
Printed	Saturday, April 11, 2026
Review Group	2024

Ownership					
TDM Rental Properties LLC 9915 N River Rd New Haven, IN 46774					
Legal					
LOT 175 BLK 10 NORTH HIGHLANDS SEC J					
Valuation Records (Worksheet)					
2026	Assessment Year				
WIP	Reason For Change				
02/13/2026	As Of Date				
Income Approach	Valuation Method				
1,0000	Equalization Factor				
	Notice Required				
\$28,600	Land				
\$28,600	Land Res (1)				
\$0	Land Non Res (2)				
\$0	Land Non Res (3)				
\$92,900	Improvement				
\$92,900	Imp Res (1)				
\$0	Imp Non Res (2)				
\$0	Imp Non Res (3)				
\$121,500	Total				
\$121,500	Total Res (1)				
\$0	Total Non Res (2)				
\$0	Total Non Res (3)				
Land Data (Standard Form)					
Pricing Method	Soil ID	Act Front.	Size	Ft	Collected
9 S	S	50	7000.0000	00	

Transfer of Ownership									
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	Val			
09/09/2024	TDM Rental Properties	2024044785	QC	/					
06/16/2003	Meyer Thomas A & De	WD	03/5696		\$73,000				
07/13/2001	VAN SCODER ROBE	WD	01/7033		\$69,900				
01/01/1900	DOWNING WESLEY	WD	/						
Res									
In Progress values are not certified values and are subject to change)									
2026	2025	2024	2023	2022					
AA	AA	AA	AA	AA					
03/27/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022					
Income Approach	Income Approach	Income Approach	Income Approach	Income Approach					
1.0000	1.0000	1.0000	1.0000	1.0000					
☒	☐	☐	☒	☒					
\$28,600	\$29,600	\$19,900	\$20,400	\$18,100					
\$28,600	\$29,600	\$19,900	\$20,400	\$18,100					
\$0	\$0	\$0	\$0	\$0					
\$0	\$0	\$0	\$0	\$0					
\$92,900	\$78,200	\$86,700	\$75,900	\$61,900					
\$92,900	\$78,200	\$86,700	\$75,900	\$61,900					
\$0	\$0	\$0	\$0	\$0					
\$0	\$0	\$0	\$0	\$0					
\$121,500	\$107,800	\$106,600	\$96,300	\$80,000					
\$121,500	\$107,800	\$106,600	\$96,300	\$80,000					
\$0	\$0	\$0	\$0	\$0					
\$0	\$0	\$0	\$0	\$0					
Depth: Res 120', Cl 120' Base Lot: Res 47' X 120', Cl 47' X 120')									
Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
.32	\$2.37	\$5.5	\$38,500	0%	1.0000	100.00	0.00	0.00	\$38,500
tor 05/29/2024 dcaab Appraiser 06/13/2024 bdjoaa									

Land Computations		
Calculated Acreage	0.16	
Actual Frontage	50	
Developer Discount	☐	
Parcel Acreage	0.00	
81 Legal Drain NV	0.00	
82 Public Roads NV	0.00	
83 UT Towers NV	0.00	
84 Solar Energy Land	0.00	
9 Homesite	0.16	
91/92 Acres	0.00	
Total Acres Farmland	-0.16	
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	\$38,500	
91/92 Value	\$0	
Supp. Page Land Value		
CAP 1 Value	\$38,500	
CAP 2 Value	\$0	
CAP 3 Value	\$0	
Total Value	\$38,500	

TAX REPORT

PROPERTY 3



LowTaxInfo

Allen
County



1837 Ida Av

Fort Wayne, IN 46808

TDM Rental Properties LLC

9915 N River Rd
New Haven, IN 46774



Spring Due by 05/11/2026: \$0.00

Fall Due by 11/10/2026: \$1,212.92

\$1,212.92

Total Due ⓘ



Property Information

Tax Year/Day Year

TAX REPORT

PROPERTY 3

Tax Year / Pay Year

2025 / 2026

Parcel Number

02-07-34-332-002.000-074

Duplicate Number

1848838

Property Type

Real

Tax Unit / Description

74 - FW Wayne

Property Class

RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT

Mortgage Company

None

TIF

None

Homestead Credit Filed?

No

Over 65 Circuit Breaker?

No

Legal Description

Note: Not to be used on legal documents

Lot 175 Blk 10 North Highlands Sec J

Section-Township-Range

No Info

Parcel Acres

No Info

Lot Number

No Info

Block/Subdivision

No info

Billing

Detail

	Tax Bill	Adjustments	Balance
Spring Tax:	\$1,212.92	\$0.00	\$1,212.92

TAX REPORT

PROPERTY 3

Spring Penalty:	\$0.00	\$0.00	\$0.00
Spring Annual:	\$0.00	\$0.00	\$0.00
Fall Tax:	\$1,212.92	\$0.00	\$1,212.92
Fall Penalty:	\$0.00	\$0.00	\$0.00
Fall Annual:	\$0.00	\$0.00	\$0.00
Delq NTS Tax:	\$0.00	\$0.00	\$0.00
Delq NTS Pen:	\$0.00	\$0.00	\$0.00
Delq TS Tax:	\$0.00	\$0.00	\$0.00
Delq TS Pen:	\$0.00	\$0.00	\$0.00
Other Assess:	\$0.00	\$0.00	\$0.00
Late Fine:	\$0.00	\$0.00	\$0.00
Late Penalty:	\$0.00	\$0.00	\$0.00
Demand Fee:	\$0.00	\$0.00	\$0.00
Jdg Tax/Pen/Int:	\$0.00	\$0.00	\$0.00
Judgement Fee:	\$0.00	\$0.00	\$0.00
Advert Fee:	\$0.00	\$0.00	\$0.00
Tax Sale Fee:	\$0.00	\$0.00	\$0.00
NSF Fee:	\$0.00	\$0.00	\$0.00
Certified to Court:	\$0.00	\$0.00	\$0.00
LIT Credits:	\$167.19	\$0.00	\$167.19
PTRC:	\$0.00	\$0.00	\$0.00
HMST Credit:	\$0.00	\$0.00	\$0.00
Circuit Breaker Credit:	\$343.05	\$0.00	\$343.05
Over 65 CB Credit:	\$0.00	\$0.00	\$0.00
Tax and Penalty:			\$2,425.84
Other Assess (+):			\$0.00
Fees (+):			\$0.00
Cert to Court (-):			\$0.00
Subtotal:			\$2,425.84
Receipts:			\$1,212.92

TAX REPORT

PROPERTY 3

Total Due:			\$1,212.92
Surplus Transfer:			\$0.00
Account Balance:			\$1,212.92

Payments

Payable Year	Entry Date	Payable Period	Amount Paid	Notes	Property Project
2026	05/14/2026	S	\$1,212.92	Lock Box Payment Check Nbr 118	N

Tax History

Pay Year	Spring	Fall	Delinquencies	Total Tax	Payments
2026	\$1,212.92	\$1,212.92	\$0.00	\$2,425.84	\$1,212.92
2025	\$1,218.55	\$1,218.55	\$0.00	\$2,437.10	\$2,437.10
2024	\$1,100.81	\$1,100.81	\$0.00	\$2,201.62	\$2,201.62
2023	\$895.29	\$895.29	\$909.86	\$2,700.44	\$2,700.44
2022	\$866.53	\$866.53	\$0.00	\$1,733.06	\$866.53
2021	\$714.90	\$714.90	\$0.00	\$1,429.80	\$1,429.80
2020	\$608.15	\$608.15	\$0.00	\$1,216.30	\$1,216.30
2019	\$803.77	\$803.77	\$0.00	\$1,607.54	\$1,607.54
2018	\$458.04	\$458.04	\$0.00	\$916.08	\$916.08
2017	\$449.48	\$449.48	\$0.00	\$898.96	\$898.96
2016	\$435.15	\$435.15	\$0.00	\$870.30	\$870.30
2015	\$310.57	\$310.57	\$0.00	\$621.14	\$621.14
2014	\$336.19	\$336.19	\$0.00	\$672.38	\$672.38
2013	\$393.95	\$393.95	\$39.40	\$827.30	\$827.30
2012	\$374.00	\$374.00	\$0.00	\$748.00	\$748.00
2011	\$372.00	\$372.00	\$0.00	\$744.00	\$744.00

Tax Overview

TAX REPORT

PROPERTY 3

Current Tax Summary

Tax Summary Item	2025	2026
1. Gross assessed value of property		
1a. Gross assessed value of land and improvements	\$0	\$0
1b. Gross assessed value of all other residential property	\$106,600	\$107,800
1c. Gross assessed value of all other property	\$0	\$0
2. Equals total gross assessed value of property	\$106,600	\$107,800
2a. Minus deductions	\$0	(\$6,468)
3. Equals subtotal of net assessed value of property	\$106,600	\$101,332
3a. Multiplied by your local tax rate	2.8141	2.8975
4. Equals gross tax liability	\$2,999.84	\$2,936.08
4a. Minus local property tax credits	(\$186.90)	(\$167.19)
4b. Minus savings due to property tax cap	(\$375.84)	(\$343.05)
4c. Minus savings due to Over 65 Credit	\$0.00	\$0.00
4d. Minus savings due to Blind/Disabled Credit	\$0.00	\$0.00
4e. Minus savings due to Supplemental Homestead Credit	\$0.00	\$0.00
4f. Minus savings due to Over 65 or County Option Circuit Breaker Credit	\$0.00	\$0.00
4g. Minus savings due to County Option Homestead Relief Credit	\$0.00	\$0.00
5. Total property tax liability	\$2,437.10	\$2,425.84

Assessed Values as of 03/26/2025

Land Value	\$29,600
Improvements	\$78,200

Exemptions / Deductions

Description	Amount
2% Deduction	\$6,468.00
Count: 1	\$6,468.00

Other Assessments

Assessment Name	Billing	Adjustments	Balance
No data			

TAX REPORT

PROPERTY 3

History

Property

Event	Date	Effective Date	Create Year	Related Parcel Number	Book	Page	Doc Nbr
No data							

Transfer

Transferred From	Transfer Date	Reference Number	Document Number	Book	Page
Meyer Thomas A & Debra A	09/09/2024		2024044785		
Vanscoder Robert J & Tracey L	06/16/2003	0003-5696			
Downing Wesley W & Danina A	07/19/2001	01-7033			
Maupin Thomas C &	01/08/1991	Y10476			
Meeks Ralph J & Sharon L	12/11/1987	V11838			
Winans Marlin D & Sharon E	07/12/1967	0a3324			
Prior To Tax System	01/01/1801				

RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 3



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE

State Form 46234 (R8 / 8-25)

Date (month, day, year)

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

1837 IDA AVENUE E.W., IND

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is not required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
 - A. in the administration of an estate;
 - B. by foreclosure sale;
 - C. by a trustee in bankruptcy;
 - D. by eminent domain;
 - E. from a decree of specific performance;
 - F. from a decree of divorce; or
 - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

Purpose of Disclosure Form: Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

Instructions to the Seller(s): (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

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 broker, 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 <i>Thomas Meyn</i>	Date (mm / dd / yyyy) 8-3-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
----------------------------------	-----------------------	----------------------------------	-----------------------

RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 3

51

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

1837 IDA AVENUE, F.W., IND.

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer			✓	
Clothes Washer			✓	
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood	✓			
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator			✓	
Room Air Conditioner(s)				
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)			✓	
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks	✓			
Light Fixtures			✓	
Sauna	✓			
Smoke / Fire Alarms			✓	
Carbon Monoxide Detectors			✓	
Switches and Outlets			✓	
Vent Fan(s)			✓	
☐ 60 ☒ 100 ☐ 200 Amp Service			✓	
Generator	✓			

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Cistern	✓			
Septic Field / Bed	✓			
Septic & Holding Tank / Septic Mound	✓			
Hot Tub	✓			
Plumbing			✓	
Aerator System	✓			
Sump Pump			✓	
Irrigation Systems	✓			
Water Heater / Electric	✓		✓	
Water Heater (Gas)			✓	
Water Heater / Solar	✓			
Water Purifier	✓			
Water Softener	✓			
Well	✓			
Geothermal and Heat Pump	✓			
Other Sewer System (Explain)	✓			
Swimming Pool & Pool Equipment	✓			

	Yes	No	Unknown
Are the structures connected to a public water system?	✓		
Are the structures connected to a public sewer system?	✓		
Are there any additions that may require improvements to the sewage disposal system?		✓	
If yes, have the improvements been completed on the sewage disposal system?			
Are the structure(s) connected to a private / community water system?		✓	
Are the structure(s) connected to a private / community sewer system?		✓	

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 broker, 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 ✓ Thomas Meyer	Date (mm / dd / yyyy) 8-3-26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 3

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

1837 IDA AVENUE, F.W., IND

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump	✓			
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier				✓
Propane Tank	✓			
Other Heating Source	✓			

2. ROOF	Yes	No	Unknown
Age, if known: _____ Years.			✓
Does the roof leak?		✓	
Is there present damage to the roof?		✓	
Is there more than one layer of shingles on the house?			✓
If yes, how many layers? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: _____ Years.			

4. FURNACE	Yes	No	Unknown
Age, if known: _____ Years.			

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: _____ Years.			

6. HAZARDOUS CONDITIONS	Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?		✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		✓	
Explain:			

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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RESIDENTIAL REAL ESTATE SALES DISCLOSURE

PROPERTY 3

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

1837 IDA AVENUE, F.W., IND.

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?			✓
Are there any foundation problems with the structures?			✓
Are there any encroachments?			✓
Are there any violations of zoning, building codes, or restrictive covenants?			✓
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?			✓
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?			✓
Is the present use a non-conforming use? Explain:			
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?			
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?			✓
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?			✓
Have any structures been treated for wood destroying insects?		✓	
Is the property or a portion of the property located within a community's flood plain boundaries, as indicated in a Federal Emergency Management Agency Flood Insurance Rate Map? See https://msc.fema.gov/portal/home .		✓	
Do you currently pay flood insurance?		✓	
Is the property located near a military installation, within a state area of interest ((as defined in IC 36-7-30.2-6) and may be impacted to some degree by the effects of the installation's military operations? If yes, local laws may restrict use and development of the property to promote compatibility with military installation operation.			✓
Does the property contain underground storage tank(s)?			✓
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?			✓

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:

(Use additional pages and attach, if necessary)

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Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

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 / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)
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LEAD BASED PAINT DISCLOSURE

PROPERTY 3



LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards
(SALES)

For use only by members of the Indiana Association of REALTORS®

PROPERTY ADDRESS:

1837 IDA AVENUE, F.W., IND

LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

SELLER'S DISCLOSURE

(a.) Presence of lead-based paint and/or lead-based paint hazards: (check (i) or (ii) below)

(i) ☐ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain):

(ii) ☒ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

(b.) Records and reports available to the seller: (check (i) or (ii) below)

(i) ☐ Seller has provided the buyer with all available records and reports including Seller's Residential Real Estate Sales Disclosure form, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and attach documents below):

(ii) ☒ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

BUYER'S ACKNOWLEDGEMENT (initial)

(c.) Buyer has received copies of all information listed above.

(d.) Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

(e.) Buyer has (check (i) or (ii) below):

(i) ☐ received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards;

OR

(ii) ☐ waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

BROKER'S ACKNOWLEDGMENT (initial)

(f.) gwe Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)

(Property Address)

LEAD BASED PAINT DISCLOSURE

PROPERTY 3

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CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

This *Certification and Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this *Certification and Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original document shall be promptly delivered, if requested.

BUYER'S SIGNATURE

DATE

SELLER'S SIGNATURE

DATE

PRINTED

PRINTED

BUYER'S SIGNATURE

DATE

SELLER'S SIGNATURE

DATE

PRINTED

PRINTED

SELLING BROKER*

DATE

LISTING BROKER

DATE

*Only required if the Buyer's Broker receives compensation from the Seller.



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(Property Address)

Auction Manager

Jerry Ehle • 260.410.1996

Jerry W. Ehle • #AU19300123, #RB14044208



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