



**TYPE/STYLE** Site-Built Home / One Story  
**ROOMS** 5 **AREA** Allen County  
**BEDROOMS** 2 **SUBDIVISION** None  
**FULL BATHS** 1 **TOWNSHIP** Wayne  
**HALF BATHS** 0 **ELEMENTARY** Forest Park  
**APX YEAR BUILT** 1935 **MIDDLE** Lakeside  
**APX ABOVE GRADE FIN SQFT** 771 **HIGH** North Side  
**APX BELOW GRADE FIN SQFT** 0 **PARCEL #** 02-08-31-159-011.000-074  
**APX BELOW GRADE UNFIN SQFT** 771 **ASSESSED VALUE**  
**APX TOTAL FINISHED SQFT** 771 **ANNUAL TAXES** \$501.00  
**SELLING PRICE**  
**CLOSING DATE**

**LEGAL DESCRIPTION**

**Property Features**

<b>ASSOCIATION DUES \$</b>		<b>APX LOT DIMENSIONS</b> 44x126x44x126	<b>Garage/# of Cars</b> 2.0
<b>ASSOCIATION DUES FREQ.</b> Not Applicable		<b># ACRES</b> 0.1283	<b>Garage Dim.</b> 20 x 20
<b>OCCUPANCY</b> vacant		<b>FLOOD PLAIN</b> No	<b>Garage Type</b> Detached
<b>EXTERIOR</b> Vinyl		<b>WATER FRONTAGE</b>	<b># Full Baths Upper</b> 0
<b>ROOF</b> Asphalt		<b>WATERFRONT</b> No	<b># Half Baths Upper</b> 0
<b>FLOORING</b> Carpet		<b>LAKE TYPE</b>	<b># Full Baths Main</b> 1
<b>BASEMENT</b> Yes		<b>SEWER</b> City	<b># Half Baths Main</b> 0
			<b># Full Baths BG</b> 0
			<b># Half Baths BG</b> 0

**Room Grid**

	<b>LEVEL</b>	<b>DIMENSIONS</b>		<b>LEVEL</b>	<b>DIMENSIONS</b>
Living/Great Rm	Main	19 x 11	1st Bdrm	Main	12 x 11
Dining Rm	Main	10 x 9	2nd Bdrm	Main	10 x 9
Kitchen	Main	8 x 7	3rd Bdrm		x
Family Rm		x	4th Bdrm		x
		x	5th Bdrm		x
		x	Den		10 x 9
		x	Loft		x
		x	Laundry	Lower	8 x 6

**HEATING/FUEL** Gas, Forced Air  
**COOLING** Central Air  
**LOT DESCRIPTION** Level  
**PROPOSED FINANCING** Cash  
**EXEMPTIONS** Homestead, Mortgage, Supplemental  
**AMENITIES** Ceiling Fan(s), Porch Covered, Washer Hook-Up  
**FENCE** Wood  
**LOCATION** City/Town/Suburb

**Remarks and Directions**

**Remarks** \*\*\*All offers must be submitted via www.NessBros.com and high offer amount will be available to public (no secret/sealed bids, everything is transparent and visible, all buyers have equal/fair playing field). Two highest offers will be reviewed Tuesday, September 28 @ 3:00 pm. There will be two viewing dates held on Sunday, Sept. 19 from (1-2) and Sunday, Sept. 26 from (1-2). \*\* DISCLAIMER: New buyer will be responsible for doing repairs to meet the neighborhood code violations from the City of Fort Wayne AFTER Closing. (See documents)\*\*\* This 2 Bed home could be a great opportunity for as investor or handyman. Home has a 2 car detached garage and unfinished full basement with laundry. \*\*\*Auctioneer reserves the right to make changes to an auction, to split or combine lots, cancel, suspend, or extend the auction event. This property is may sell at, above, or below listed price depending on the outcome of the auction bidding.\*\*\*

**Directions to Property** Head NorthEast on Columbia Ave., lean left on Delta Blvd., turn right on Lake Ave., turn left on N Anthony Blvd., turn right on E State Blvd., property on left.