

## OWNER ORDERED REAL ESTATE AUCTION

Thursday, August 9 @ 1:30 PM, On-Site and On-Line @  
[ohiorealestateauctions.com](http://ohiorealestateauctions.com)

**Address:** 410 W. Pike St., Goshen, IN 46526

**Annual Property Taxes:** \$ 5,796.62

**Description:** This .499 acre property was formerly used as a tire store. The site currently has a 6,100 square foot building, fully heated that features 5 roll up overhead doors, 1,500 square feet of retail/office space and ample parking. Great traffic counts. New street scape and sidewalks have recently been completed. The property is currently zoned for commercial use.

**Basic Terms:** Property sells to the highest bidder on auction day, subject to seller confirmation. Property sells as-is with no buyer contingencies for financing, inspections or otherwise. Clean deed at closing with no liens or delinquent taxes. A 10% buyer's premium will be added to the high bid to obtain the final contract selling price. Seller will pay the November 13, 2018 tax installment at closing. The buyer will assume taxes payable in May 2019 and after. Buyer pays all closing costs including title search, recording fees, wire fees, title insurance and deed preparation.

**Deposit and Closing:** In order to register to bid you must bring a valid state issued ID. The winning bidder will be required to place a deposit in the amount of 10% of the contract sale price at the conclusion of the auction. This will become your non-refundable deposit. Transaction must close on or before September 9, 2018 with Elko Title Corp. Contact Cara Crume [ccurme@yaub.com](mailto:ccurme@yaub.com) (574)533-3530

**Disclaimer:** Information contained herein and in the Property Information Packet was obtained from sources deemed reliable. However, neither Ron Denney Auctioneers nor their agents will be responsible for any errors or omissions regarding information provided by same. Announcements made at the auction will take precedence over written material or any other statements made prior to the auction. Buyers should carefully verify all information and make their own decision as to the accuracy thereof before relying on same.

**Auctioneer:** Ron Denney, Auctioneer  
Indiana License # AU 11800024  
(937) 572-4468  
[ron@rondenney.com](mailto:ron@rondenney.com)

### Parcel Information

Owner Name	Arnovitz Family Ltd
Owner Address	1440 Passport Lane Dayton, Oh 45414
Parcel Number	20-11-09-185-002.000-015
Alt Parcel Number	11-09-185-002-015
Property Address	410 W Pike, Goshen, In 46526
Property Class Code	454
Property Class	Auto Sales & Service
Neighborhood	1546019-Commercial-Acre-CBD-Good Rates (015), 1546019-015
Legal Description	Hoods Add E 110FT Lots 278; 279 & Lot 280 Ex Ne Cor Row; (Tif 97)

### Taxing District

Township	Elkhart Township
Corporation	Goshen Community Schools

### Land Description

Land Type	Acreage	Dimensions
Primary Com & Ind	0.499	

### Transfer of Ownership

Date	Name	Buyer	Document	Deed Type	Sale Price
2006-04-28	Te Be Realty Llc				
2006-08-22	Te Be Realty Llc				
2006-10-13	Te Be Realty Llc				
2006-10-17	Te Be Realty Llc				
2016-01-19	Arnovitz Family Ltd				

### Valuation Record

Assessment Date	Reason for Change	Land	Improvements	Total Valuation
2017-05-31	Annual Adjustment	\$104,200.00	\$84,000.00	\$188,200.00
2016-03-01	Annual Adjustment	\$104,900.00	\$84,000.00	\$188,900.00
2015-03-01	Annual Adjustment	\$105,000.00	\$82,200.00	\$187,200.00
2014-03-01	Annual Adjustment	\$105,000.00	\$79,200.00	\$184,200.00
2013-03-01	Annual Adjustment	\$105,000.00	\$77,100.00	\$182,100.00
2012-03-01	Annual Adjustment	\$105,000.00	\$72,700.00	\$177,700.00

## Sales

Sale Date	Sale Price	Buyer Name	Seller Name
Public Utilities			

Water	Y
Sewer	Y
Gas	Y
Electricity	Y
All	Y

## Exterior Features

Exterior Feature	Size/Area
Special Features	

## Special Features

Description	Size/Area
Canopies, Commercial Type	372

## Summary of Improvements

Buildings	Grade	Condition	Construction Year	Effective Year	Area
Paving	C	P	1965	1965	9,400
Mixed Use Commercial	D+2	A	1965	1965	6,100

## Mixed Use Commercial

## Wall Types

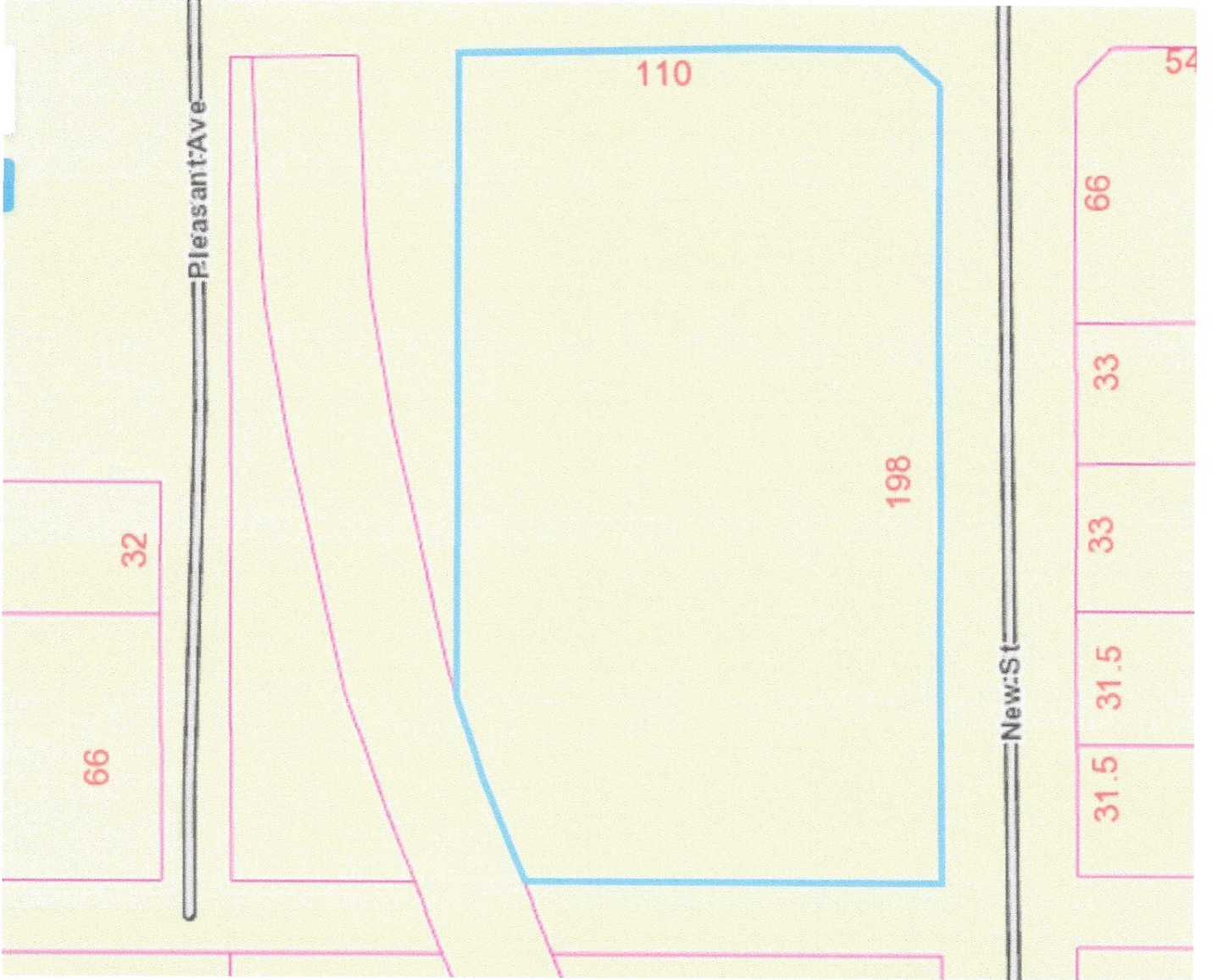
Floor	Wall Type 0	Wall Type 1	Wall Type 2	Wall Type 3	Wall Type 4
1		344			

## Floor Uses

Floor	Description	Area In Use	Area Not In Use	Area AC	Area Heat	Area Sprir
1	Auto Service	6,100		1,500	6,100	

## Plumbing

Comm Fixtures	4
Comm ExtraFixtures	4
WaterCoolerRefrig	



## SPECIAL MESSAGE TO PROPERTY OWNER

**Property taxes are constitutionally capped at 1% of property values for homesteads (owner-occupied), 2% for other residential property and farmland, and 3% for all other property.**

### TAXPAYER AND PROPERTY INFORMATION

<u>Taxpayer Name and Mailing Address</u>	<u>Date of Notice</u>	<u>Due Dates</u>	<u>Parcel Number</u>	<u>Taxing District</u>
ARNOVITZ FAMILY LTD 1440 PASSPORT LANE DAYTON, OH 45414	August 7, 2018	May 10, 2018 November 13, 2018	11-09-185-002-015 20-11-09-185-002.000-015	015/015 GOSHEN
<b>Elkhart County</b>				
<u>Property Address:</u>		410 W PIKE		
<u>Legal Description:</u>		HOODS ADD E 110FT LOTS 278 279 & LOT 280 EX NE COR ROW (TIF 97)		

Spring installment due on or before May 10, 2018 and Fall installment due on or before November 13, 2018.

### TABLE 1: SUMMARY OF YOUR TAXES

1. ASSESSED VALUE AND TAX SUMMARY	2017	2018
1a. Gross assessed value of homestead property (Cap 1)	\$0	\$0
1b. Gross assessed value of other residential property and farmland (Cap 2)	\$0	\$0
1c. Gross assessed value of all other property, including personal property (Cap 3)	\$188,900	\$188,200
<b>2. Equals total gross assessed value of property</b>	<b>\$188,900</b>	<b>\$188,200</b>
2a. Minus deductions (see Table 5 below)	\$0	\$0
<b>3. Equals subtotal of net assessed value of property</b>	<b>\$188,900</b>	<b>\$188,200</b>
3a. Multiplied by your local tax rate	3.658900	3.655000
<b>4. Equals gross tax liability (see Table 3 below)</b>	<b>\$6,911.66</b>	<b>\$6,878.72</b>
4a. Minus local property tax credits	\$318.92	\$360.42
4b. Minus savings due to property tax cap(s) (see Table 2 and footnotes below)	\$745.54	\$811.68
4c. Minus savings due to 65 years & older cap	\$0.00	\$0.00
<b>5. Total net property tax liability due (See remittance coupon for total amount due)</b>	<b>\$5,847.20</b>	<b>\$5,706.62</b>

Please see Table 4 for a summary of other charges to this property.

### TABLE 2: PROPERTY TAX CAP INFORMATION

Property tax cap (equal to 1%, 2%, or 3%, depending upon combination of property types) <sup>1</sup>	\$5,667.00	\$5,646.00
Adjustment to the cap due to voter-approved projects and charges <sup>2</sup>	\$180.21	\$60.60
<b>Maximum tax that may be imposed under cap</b>	<b>\$5,847.21</b>	<b>\$5,706.60</b>

### TABLE 3: GROSS PROPERTY TAX DISTRIBUTION AMOUNTS APPLICABLE TO THIS PROPERTY

TAXING AUTHORITY	TAX RATE 2017	TAX RATE 2018	TAX AMOUNT 2017	TAX AMOUNT 2018	DIFFERENCE 2017-2018	PERCENT DIFFERENCE
STATE	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
COUNTY	0.4652	0.4685	\$878.76	\$881.72	\$2.96	0.34 %
TOWNSHIP	0.0162	0.0166	\$30.60	\$31.24	\$0.64	2.09 %
SCHOOL	1.4999	1.4720	\$2,833.31	\$2,770.31	(\$63.00)	(2.22) %
LIBRARY	0.1319	0.1294	\$249.16	\$243.53	(\$5.63)	(2.26) %
CITY	1.5457	1.5685	\$2,919.83	\$2,951.92	\$32.09	1.10 %
TIR	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
STATETAXCREDIT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
PENALTY	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
LIEN	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
SPECIAL ASSESSMENT	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
OTHER	0.0000	0.0000	\$0.00	\$0.00	\$0.00	0.00 %
<b>TOTAL</b>	<b>3.6589</b>	<b>3.6550</b>	<b>\$6,911.66</b>	<b>\$6,878.72</b>	<b>(\$32.94)</b>	<b>(0.48) %</b>

#### TABLE 4: OTHER CHARGES TO THIS PROPERTY

LEVYING AUTHORITY	2017	2018	% Change
Storm Water	\$90.00	\$90.00	0.00 %
<b>TOTAL ADJUSTMENTS</b>	<b>\$90.00</b>	<b>\$90.00</b>	<b>0.00 %</b>

#### TABLE 5: DEDUCTIONS APPLICABLE TO THIS PROPERTY <sup>3</sup>

TYPE OF DEDUCTION	2017	2018
<b>TOTAL DEDUCTIONS</b>		

- The property tax cap is calculated separately for each class of property owned by the taxpayer. It is possible, therefore, that you may receive credit for the tax cap on line 4b even if your net property tax bill is lower than this amount.
- Charges not subject to the property tax caps include property tax levies approved by voters through a referendum. In Lake County and St. Joseph County, this line also reflects debt obligations incurred prior to the creation of the property tax caps. When added to the base property tax cap amount for your property, this creates the effective tax cap rate. For more information, see the back of this document.
- If any circumstances have changed that would make you ineligible for a deduction that you have been allowed in Table 5 on this tax bill, you must notify the county auditor. If such a change in circumstances has occurred and you have not notified the county auditor, the deduction will be disallowed and you will be liable for taxes and penalties on the amount deducted.

**Certificate of Purchase**

RON DENNEY, AUCTIONEER hereby certifies that on Thursday, August 9, 2018

pursuant to notice given, they exposed for sale at public auction certain real estate described as: 410 W. Pike St., Goshen, IN 46526, County Parcel Number 11-09-185-002-015, and at that sale, \_\_\_\_\_ (Purchaser) bid for said real estate \$\_\_\_\_\_ plus a 10% Buyer's Premium of \$\_\_\_\_\_ for a total purchase sales price of \$\_\_\_\_\_, that being the highest and best bid and with seller confirmation, the real estate was declared sold to said Purchaser.

The Purchaser complied with the terms of sale by paying 10% of such purchase price, as a non-refundable deposit, to the Trust of Ron Denney Auctioneer, in the amount of \$\_\_\_\_\_ on the day of sale and stand ready, willing and able to pay the balance thereof upon delivery to them of Warranty Deed for the property accompanied by an abstract of title therefore showing a good and merchantable title in and to said real estate in the seller's name free and clear of all liens and encumbrances.

Purchaser assumes and agree to pay the taxes on above real estate commencing with the installment due in May 2019 and thereafter. The buyer is responsible for all costs associated with closing, including deed preparation, title search, recording fee, wire fees and title insurance. Purchaser and seller will close with Elko Title Corporation, 130 N. Main St., Goshen, IN 46526. Contact Cara Cruse, (574) 533-3530 or [ccrume@yaub.com](mailto:ccrume@yaub.com)

Date: \_\_\_\_\_ Seller \_\_\_\_\_

Make Deed to: Seller \_\_\_\_\_

\_\_\_\_\_ Buyer \_\_\_\_\_

\_\_\_\_\_ Buyer \_\_\_\_\_

Ron Denney, Auctioneer is a selling agent only. Property is selling "as is" and "where is" with the balance due within 30 days of contracted date.

Ron Denney, Auctioneer, Indiana License # AU 11800024  
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