Lots & Land Agent Full Detail Report

Schedule a Showing

Class LOTS AND LAND
Property Type Agricultural Land **Status** Active **CDOM** 22 **DOM** 22 **Auction** No

MLS # 202630460 **9263 Troy Drive** **Rochester** **IN** **46975** **LP** **$64,900**

Area Fulton County **Parcel ID** 25-01-16-231-001.010-001 **Waterfront** No
Sub None **Cross Street** **Lot #**
Township AUBB **REO** No **Short Sale** No
School District Rochester Community School Corp. **Elem** Columbia / Riddle
Intermediate **JrH** Rochester Community **SrH** Rochester Community
Legal Description Lots 36-46 Unit 4 Blk 24 Tippecanoe Shores
Directions to Property From Olson Rd., Go N onto Washington Street, then West, follow to Troy Drive, Turn back right (East) and then the property will be on the South side of the road.

Inside City Limits **City Zoning** **County Zoning** **Zoning Description**

Remarks This almost 3+/- acre wooded property gives you a recreational playground, campsite, or a secluded getaway! Secluded Property just South of the Tippecanoe River, NW of Rochester & just South of St. Rd. 110.

Agent Remarks There is a known encroachment, survey is in docs. This property is in Culver School District - MLS is not allowing it to be changed.

Sec **Lot** 0 **Lot Ac/SF/Dim** 2.9600 / 128,938 / 665x225
Lot Desc Irregular, Partially Wooded, Undeveloped, Flood Plain, 0-2.9999 **Platted Development** No **Platted** Yes
Date Lots Available **Price per Acre** $21,925.68
Type Mobile Home, Camp/RV **Road** County **Road** Tar and **Road** County

Water Type Well **Well Type** **Easements** Yes
SEWER TYPE Septic, Other **Water**
Type Fuel None **Assn Dues** Not Applicable
Electricity None **Other Fees**

Features **DOCUMENTS AVAILABLE** Aerial Photo

Strctr/Bldg Imprv No
Can Property Be No
Water Access
Water Name **Lake Type**
Water
Water **Channel** **Water**
Auctio No **Auctioneer Name** **Auctioneer License #**
Auction Location **Auction Start Date**
Financin **Existing** **Propos** **Excluded** None
Annual $235.9 **Exemption** No Exemptions **Year Taxes** 2026 **Assessed**
Is Owner/Seller a Real Estate Licensee No **Possessio** CLOSING
List Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent ID RB14045939 **Agent** chad@metzgerauction.com
Co-List **Co-List Agent**
Showing Instr Vacant Lot, Go & Show
List Date 7/28/202 **Exp Date** 12/31/20
Contract Exclusive Right to Sell **Special Listing** None
Seller Concessions Offer No **Seller Concession**
Virtual Unbranded Virtual Tour **Type of Sale**
Pending **Closing** **Selling** **How** **CDO** 22
Total Concessions **Sold/Concession**
Sell **Sell** **Sell**
Co-Sell **Co-Sell**
Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.

AERIAL

9263 Troy Drive, Rochester, IN 46975

National Flood Hazard Layer FIRMette

FEMA

86°25'25"W 41°8'41"N

86°24'47"W 41°8'14"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS

- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

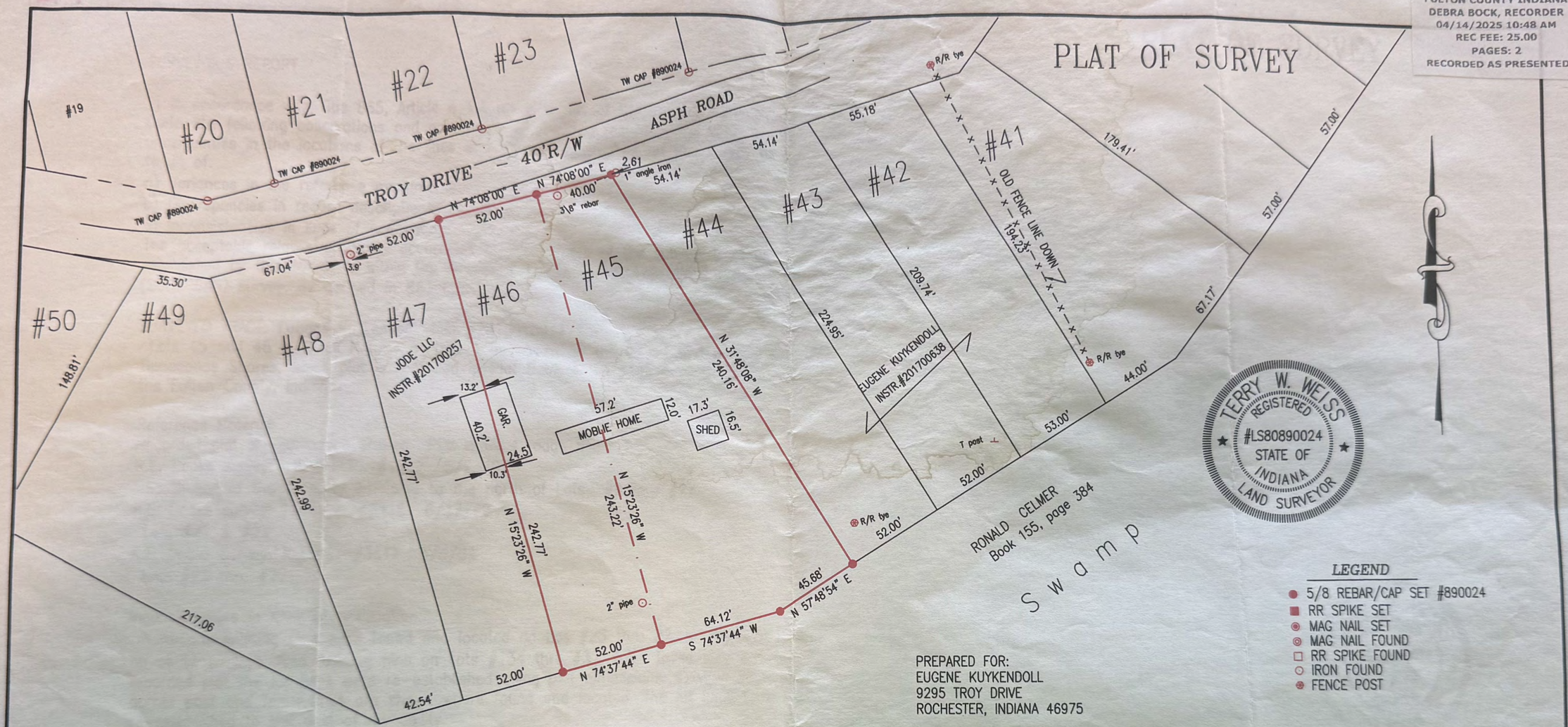
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 7/28/2026 at 5:27 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

202500821
FILED FOR RECORD IN
FULTON COUNTY INDIANA
DEBRA BOCK, RECORDER
04/14/2025 10:48 AM
REC FEE: 25.00
PAGES: 2
RECORDED AS PRESENTED

PLAT OF SURVEY



LEGEND

- 5/8 REBAR/CAP SET #890024
- RR SPIKE SET
- MAG NAIL SET
- MAG NAIL FOUND
- RR SPIKE FOUND
- IRON FOUND
- FENCE POST

PREPARED FOR:
EUGENE KUYKENDOLL
9295 TROY DRIVE
ROCHESTER, INDIANA 46975

PROPERTY OWNERS: EUGENE KUYKENDOLL
DEED RECORD: INSTRUMENT #201001001471

0' 50' 100' 150'

I, HEREBY CERTIFY THAT I AM A LAND SURVEYOR LICENSED IN THE STATE OF INDIANA; THAT THIS PLAT OR MAP AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY SUPERVISION AND THAT THE INFORMATION CONTAINED CONFORMS WITH 865, ARTICLE 1, CHAPTER 12, OF THE INDIANA ADMINISTRATIVE CODE. ***THIS SURVEY WAS PREPARED WITHOUT A COPY OF THE TITLE INSURANCE POLICY*** AND MAY BE SUBJECT TO OTHER RESTRICTIONS CONTAINED THEREON.
I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

Terry W. Weiss
TERRY W. WEISS
REGISTERED LAND SURVEYOR NO.890024
STATE OF INDIANA

FIELD WORK COMPLETED: 7/8/17
CERTIFICATION DATE July 10, 2017

R. E. Daake & Associates
Land Surveying and Planning
P.O. Box 818 Rochester, Indiana 46975
phone: (574) 223-3411 fax: (574) 223-5001
e-mail: daakeassoc@rtcol.com

Revision:

Job Name:	Scale	Date	Drawn by	Drawing no.
EugeneKuykendoll.DWG	1" = 50'	7/2/2017	BWW	6430

Fulton County Recorder
Fax 574-722-2659 '25APR14 10:44AM

PLAT OF SURVEY

SURVEYOR'S REPORT

1) In accordance with Title 865, Article e 1.1, Chapter 12, of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the lines and corners established on this survey as a result of:

a) Variances in the reference monuments:
b) Discrepancies in record descriptions and plats:
c) Inconsistencies in lines of occupation:

The acceptable relative positional accuracies of the corners of the subject tract as established by this survey is within the specifications for the classification of a (SUBURBAN) survey, as defined in 865 IAC 1-12-7.

SURVEYED TRACT: Eugene Kuykendoll Inst #201001001471
Lots 45 and 46 in Block No. 24 of Unit 4 as shown on the survey and original plat of Tippecanoe Shores, which plat is recorded in Plat Book 4, as page 6 of the records of the Fulton County, Indiana.

Reference Material:
Recorded plat of Tippecanoe Shores Plat Book 4, page 6
R.E. Daake survey: WHEELER #1282 5/23/97
South line of the property adjoining to the north of Lots #9 thru #27
R.E. Daake survey: FOWLER #2418 6/17/99
Lots #21 & #22
R.E. Daake survey: RLEWIS #3617 5/6/02
Lots #23 thru #27

Inconsistencies in lines of occupation:
Numerous existing pins were found and located on Los #23 thru 27, set by R.E. Daake on above surveys. Also existing pins on Lots # 34 thru #37, from these pins and the recorded plat the lot lines were re-established using plat dimensions. Existing pins, pipes, corner post and fence lines are shown where found and located. The lot lines have been re-established to the best of my ability.

TERRY W. WEISS
REGISTERED
#LS80890024
STATE OF
INDIANA
LAND SURVEYOR

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Terry W. Weiss
TERRY W. WEISS
REGISTERED LAND SURVEYOR NO.890024
STATE OF INDIANA

FIELD WORK COMPLETED: 7/8/17

CERTIFICATION DATE July 10, 2017

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Revision:

Job Name:	Scale	Date	Drawn by	Drawing no.
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Property Taxes

25-01-16-231-004.000-001 Property Address Troy Dr Rochester, IN 46975	**Brown Jason E & Brown Sabrina N** Mailing Address 9295 Troy Dr Rochester, IN 46975	**Spring Due: $49.86** Spring Due by 05/11/2026 **Fall Due: $54.85** Fall Due by 11/10/2026 **$104.71** Total Due ⓘ **Duplicate#** 1307	$ Pay Tax Bill Property Details
25-01-16-231-002.000-001 Property Address 9243 Troy Dr Rochester, IN 46975	**Brown Jason E & Sabrina N** Mailing Address 9295 Troy Dr Rochester, IN 46975	**Spring Due: $39.65** Spring Due by 05/11/2026 **Fall Due: $43.61** Fall Due by 11/10/2026 **$83.26** Total Due ⓘ **Duplicate#** 634	$ Pay Tax Bill Property Details
25-01-16-231-001.010-001 Property Address 9263 Troy Dr Rochester, IN 46975	**Brown Jason E & Sabrina N** Mailing Address 9295 Troy Dr Rochester, IN 46975	**Spring Due: $112.34** Spring Due by 05/11/2026 **Fall Due: $123.57** Fall Due by 11/10/2026 **$235.91** Total Due ⓘ **Duplicate#** 5267222	$ Pay Tax Bill Property Details
25-01-16-231-003.000-001 Property Address Troy Dr Rochester, IN 46975	**Brown Jason E & Sabrina N** Mailing Address 9295 Troy Dr Rochester, IN 46975	**Spring Due: $36.05** Spring Due by 05/11/2026 **Fall Due: $39.65** Fall Due by 11/10/2026 **$75.70** Total Due ⓘ **Duplicate#** 1034	$ Pay Tax Bill Property Details

25-01-16-231-001.010-001 | **Brown Jason E & Sabrina N** | **9263 Troy Dr** | **540, Mobile or Manufactured Home - Pla** | **Tippecanoe Shores / Trout**

General Information

Parcel Number
25-01-16-231-001.010-001

Local Parcel Number
00111611700

Tax ID:

Routing Number
01-16-200-039

Property Class 540
Mobile or Manufactured Home - Plat

Year: 2025

Location Information

County
Fulton

Township
AUBBEENAUBBEE TOWNSHIP

District 001 (Local 001)
AUBBEENAUBBEE TOWNSHIP

School Corp 5455
CULVER COMMUNITY

Neighborhood 1501091-001
Tippecanoe Shores / Troutmans

Section/Plat

Location Address (1)
9263 Troy Dr
ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model
1501091

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Electricity	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Static

Printed Wednesday, August 27, 2025

Review Group 3

Ownership

Brown Jason E & Sabrina N
850 Maplewood Ln
Rochester, IN 46975

Legal

LOTS 45 & 46 TIPPY SHORES UNIT 4 BLK 24

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/30/2023	Brown Jason E & Sabri	202301632	QC	/	$10,000	I
06/17/2010	KUYKENDOLL EUGE	01001471	QC	/	$17,000	I
09/07/2005	LEWIS DONALD L		QCC	/		I
06/21/2005	LEWIS RAYMOND D		WD	/		I
10/22/1990	RAYMOND P. SAUND		WD	/		I
04/21/1986	ODELL & MINNIE PHI		WD	/		I

Notes

7/17/2024 24RS: Added utilshed, removed old utilshed . Land adjustment jm/CSL

1/8/2024 24GI: PB removed- kah

10/30/2023 24SV: SWMH cond P to VP kah

7/30/2020 21RS: Per cyc/rev moved MH from 001-116017-01 to this parcel; added 1980 PB sv @ $100; Mh crawl changed to slab removed 70% OBS-aw/kah

Res

Valuation Records (Work In Progress values are not certified values and are subject to change)

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
05/15/2025	As Of Date	05/15/2025	04/05/2024	03/29/2023	03/08/2022	03/12/2021
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☐	☐	☐	☐
$15,000	**Land**	**$15,000**	**$6,600**	**$5,500**	**$5,500**	**$5,500**
$15,000	Land Res (1)	$15,000	$6,600	$5,500	$5,500	$5,500
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$3,700	**Improvement**	**$3,700**	**$1,800**	**$10,100**	**$9,400**	**$6,700**
$3,700	Imp Res (1)	$3,700	$1,800	$9,400	$8,700	$6,100
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$700	$700	$600
$18,700	**Total**	**$18,700**	**$8,400**	**$15,600**	**$14,900**	**$12,200**
$18,700	Total Res (1)	$18,700	$8,400	$14,900	$14,200	$11,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$700	$700	$600

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 60' X 167', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		92	117x243	1.05	$130	$137	$16,029	-25%	1.2500	100.00	0.00	0.00	$15,030

Land Computations

Calculated Acreage	0.65
Actual Frontage	92
Developer Discount	☐
Parcel Acreage	0.65
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.65
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$15,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$15,000**

Data Source External Only **Collector** 07/29/2020 PM **Appraiser** AVS

General Information

Occupancy	Single-Family
Description	SWMH
Story Height	1
Style	Mobile Home
Finished Area	792 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [ ] Slab
- [x] Carpet
- [ ] Sub & Joist
- [ ] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [ ] Plaster/Drywall
- [ ] Unfinished
- [x] Paneling
- [ ] Other
- [ ] Fiberboard

Roofing

- [x] Built-Up
- [ ] Metal
- [ ] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Plumbing

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

Accommodations

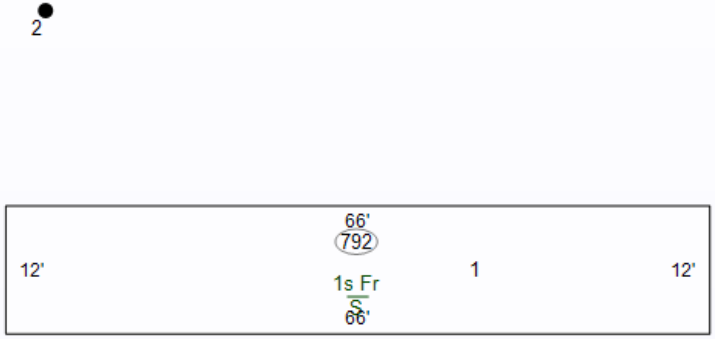
Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Other

Exterior Features

Description	Area	Value



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	792	792	$88,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		792	0	$0	
				Total Base	$88,500
Adjustments				**1 Row Type Adj. x 1.00**	$88,500
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$88,500
				Sub-Total, 1 Units	
Exterior Features (+)				$0	$88,500
Garages (+) 0 sqft				$0	$88,500
				Quality and Design Factor (Grade)	0.50
				Location Multiplier	0.92
				Replacement Cost	$40,710

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: SWMH	1	Wood Fr	E+1	1978	1978	47	VP		0.92		792 sqft	$40,710	95%	$2,040	0%	100%	1.000	1.530	100.00	0.00	0.00	$3,100
2: Utility Shed	1		E	1980	1980	45	F	$19.35	0.92		16'x16'	$1,823	70%	$550	0%	100%	1.000	1.000	100.00	0.00	0.00	$600

Total all pages $3,700 **Total this page** $3,700