Expanding your Horizon...



Metzger
Property Services, LLC

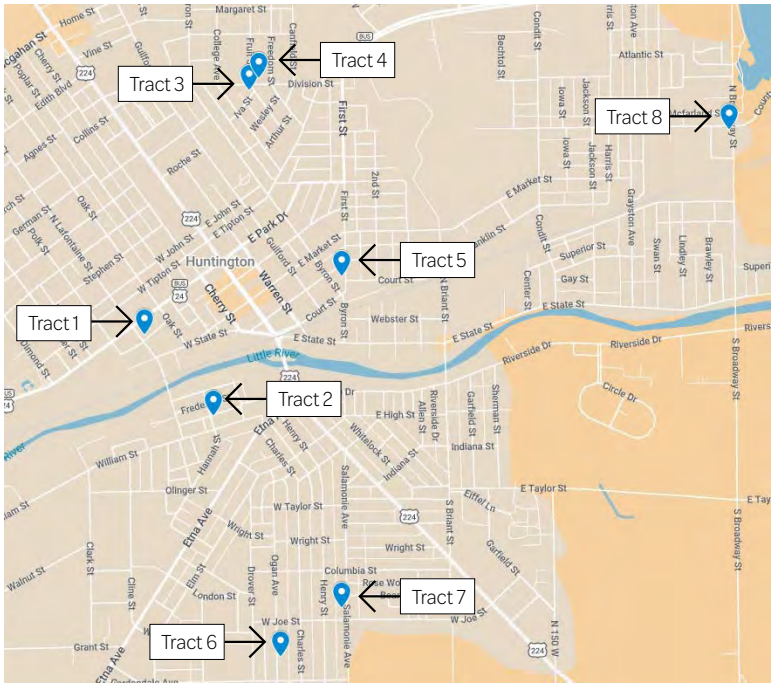
Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Auction Details

Terms & Conditions



Handyman Specials –

Attention investors & flippers

Great opportunity with this estate property to flip or finish how you would like!

Metzger
Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Huntington County

Tracts 1- 8

Tract 1: 305 N Lafontaine St.
Tract 2: 335 Hannah St.
Tract 3: 558 Iva St.
Tract 4: 718 Division St.
Tract 5: 444 First St.
Tract 6: 1315 Ogan Ave.
Tract 7: 1234 Salamonie Ave.
Tract 8: 2145 Sabine St.

Huntington **Township** • Huntington, IN

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Metzger Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

ONLINE AUCTION TERMS

INVESTMENT PROPERTIES OFFERED IN 8 TRACTS!

This property will be offered at Online Auction on Wed., October 21, 2026 - Bidding begins closing out at 6 pm! Your bid constitutes a legal offer to purchase, and the final bid shall constitute a binding contract between the Buyer and Sellers. The seller has the right to accept or reject any bids at the auction & the auctioneer will settle any disputes as to bids and their decision will be final. The acreages and square footage amounts listed in this brochure and all marketing material are estimates taken from county records, FSA records and/or aerial photos. The sellers reserve the right to determine the need for, and type of survey provided. If completed, the cost of the survey will be shared 50/50 by the Seller & Buyer.

A 5% buyer's premium will be added to the winning invoice. An earnest money deposit of $5,000 per house/tract will be due within 24 hours of the auction with the balance due at closing. Said funds will be held in our Escrow account and will come off your balance due at closing. YOUR BIDDING IS NOT CONTINGENT UPON FINANCING. Buyers agree to sign the purchase agreement within 24 hours of the auction ending and submit their earnest money to Metzger Property Services within the 24-hour time period via cash, check or wire transfer. Buyer(s) agrees to pay an additional $25 wire transfer fee if wiring said funds. Buyers who fail to do so will be in breach of contract and are subject to damages &/or specific performance.

The Sellers will provide a Personal Representative's Deed & an Owner's Title Insurance Policy at closing. The closing(s) shall be on or before November 27, 2026. Possession will be at closing. Taxes will be prorated to the day of closing. Real estate taxes for all 8 properties in '25 due in '26 were approximately $13,315.00. Metzger Property Services LLC, Chad Metzger, and their representatives, are exclusive agents of the Sellers. The auction company reserves the right to bid on behalf of the seller for the seller's reserve/minimum bid requirement. All statements made on auction day take precedence over printed materials. The property is being sold "AS IS, WHERE IS" with no warranties expressed or otherwise implied. All decisions made by the auctioneer are final. Real Estate Brokers must register clients 24 hours in advance of the auction and be present at any showings your client attends. The Client Registration form is available on the bidding website.

Online Auction: Wednesday, October 21st • Bidding begins closing out at 6pm

Open House: Sunday, October 18th from 2-4pm. All Houses will be open during this time. Agent will be located at 1234 Salamonie Ave, Huntington, IN 46750

Auction Manager: Neal Snyder, call/text: 260.358.7923

www.BidMetzger.com

TRACT 1

0.1+/- Acres

3-Bedroom, 1.5 Bath

305 N Lafontaine St., Huntington, IN 46750

Huntington Township • Huntington County

Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641179 **305 N LaFontaine Street** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-15-300-221.000-00 **Typ** Site-Built Home **Waterfront** No
Sub LaFontaines **Cross Street** **Bedrm** 3 **F Baths** 1 **H Baths** 1
Township Huntington **Style** One and Half Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Flint Springs
Intermediate **JrH** Crestview **SrH** Huntington North
Legal Description 014-02210-00 LAFONTAINES ADD S PT LOT 57
Directions to Property State Rd. 5 South to Macgahan St., head West to N. Lafontaine St., turn South, property is on the Northeast corner of N. Lafontaine St. and Crescent Ave.

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm. Great opportunity with this estate property to flip or finish how you would like! This home has 3 bedroom, 1.5 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18 from 2 -4 pm.

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Online Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.1000 / 4,356 / 88x50 **Lot Desc** Corner, Level, 0-2.9999
Above Gd Fin SqFt 1,696 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 294 **Ttl Fin SqFt** 1,696 **Year Built** 1888
Age 138 **New Const** No **Date Complete** **Ext** Block, Vinyl **Bsmt** Crawl, Walk-Out Basement, Partially Finished **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
L	21	x	13	M
D	13	x	12	M
F		x		
K	19	x	11	M
B		x		
D		x		
1B	11	x	14	M
2B	10	x	11	U
3B	16	x	14	U
4B		x		
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 1
B-Blw G 0 0
Laundry Rm Main
Laundry L/W x
AMENITIES Porch Open

Water Public
Well
Sewer Public
Fuel / Forced Air
Heating
Cooling None

Dryer Hookup Gas No **Fireplace** No
Dryer Hookup Elec No **Guest Qtrs** No
Dryer Hookup G/E No **Split Flrpln** No
Disposal No **Ceiling Fan** No
Water Soft-Owned No **Skylight** No
Water Soft-Rented No **ADA Features** No
Alarm Sys-Sec No **Fence** None
Alarm Sys-Rent No **Golf Course** No
Garden Tub No **Nr Wlkg Trails** No
Jet Tub No **Garage Y/N** No
Pool No **Off Street Pk** Yes
Pool Type
FIREPLACE None

Garage / / x /
Outbuilding Shed 7 x 13
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

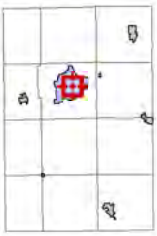
Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,495.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-15-300-221.000-005	**Alternate ID**	n/a	**Owner Address**	Meyers, Kenneth L & Melanie R
Sec/Twp/Rng	n/a	**Class**	1 Family Dwell - Platted Lot		10855 N 200 W
Property Address	305 N Lafontaine St Huntington	**Acreage**	n/a		Huntington, IN 46750-9762

District HUNTINGTON CITY

Brief Tax Description 014-02210-00 LAFONTAINES ADD S PT LOT 57
(Note: Not to be used on legal documents)

Date created: 8/31/2026
Last Data Uploaded: 8/28/2026 7:10:42 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-15-300-221.000-005

Local Parcel Number

Tax ID:

Routing Number
80-38

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505537-005
LAFONTAINE ADDITION

Section/Plat
15

Location Address (1)
305 N LAFONTAINE St
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level, High	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026
Review Group 2024

Ownership

Kenneth L & Melanie R Meyers
10855 N 200 W
Huntington, IN 46750

Legal

014-02210-00 LAFONTAINES ADD S PT LOT 57

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/16/2001	Kenneth L & Melanie R		WD	/	$51,000	I
02/02/2001	FEDERAL NATIONAL		WD	/		I
02/02/2001	SHERIFF RODNEY JA		WD	/		I
10/17/1996	WELLS FARGO HOM		WD	/		I
08/26/1985	DAVID L & PATRICIA		WD	/		I
01/01/1900	DAVID L FLORA		WD	/		I

Notes

10/29/2024 CY25: NO CHG

1/1/1900 CY16: CYCLICAL REASSESSMENT 2016 1-1-16 CHANGED COND OF DWELLING; REMOVED RFX 3 X 16

1/1/1900 CY21: CYCLICAL REASSESSMENT 2021

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	GenReval	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/02/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$8,100**	**$8,100**	**$8,100**	**$8,100**	**$8,100**
Land Res (1)	$8,100	$8,100	$8,100	$8,100	$8,100
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$67,900**	**$66,500**	**$57,800**	**$52,700**	**$48,000**
Imp Res (1)	$67,500	$66,200	$57,500	$52,400	$47,700
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$400	$300	$300	$300	$300
Total	**$76,000**	**$74,600**	**$65,900**	**$60,800**	**$56,100**
Total Res (1)	$75,600	$74,300	$65,600	$60,500	$55,800
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$400	$300	$300	$300	$300

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		52	48x88	0.84	$200	$168	$8,064	0%	1.0000	100.00	0.00	0.00	$8,060

Data Source N/A **Collector** 11/16/1993 MH **Appraiser** 03/01/1995

Land Computations

Calculated Acreage	0.10
Actual Frontage	52
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$8,100
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$8,100**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1696 sqft
Make	

Floor Finish

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

Wall Finish

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

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	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

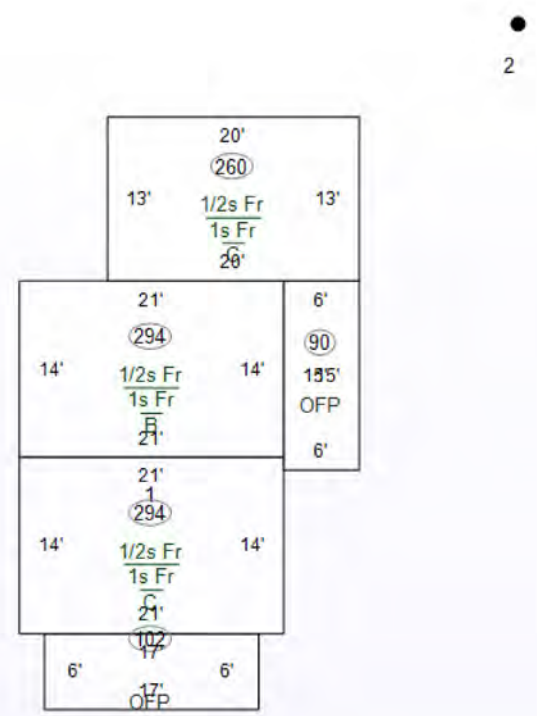
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Frame	102	$5,600
Porch, Open Frame	90	$5,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	848	848	$113,900	
2					
3					
4					
1/4					
1/2	1Fr	848	848	$59,000	
3/4					
Attic					
Bsmt		294	0	$29,000	
Crawl		554	0	$5,400	
Slab					
			Total Base		$207,300
Adjustments			**1 Row Type Adj. x 1.00**		$207,300
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		$207,300
			Sub-Total, 1 Units		
Exterior Features (+)				$11,200	$218,500
Garages (+) 0 sqft				$0	$218,500
			Quality and Design Factor (Grade)		0.80
			Location Multiplier		0.96
			Replacement Cost		$167,808

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: Single-Family R 01	1 1/2	Wood Fr	D	1888	1945	81	F		0.96		1,990 sqft	$167,808	65%	$58,730	0%	100%	1.150	1.000	100.00	0.00	0.00	$67,500
2: Utility Shed R 01	1		D	1984	1984	42	A	$35.10	0.96	$26.96	6'x14'	$2,264	65%	$790	50%	100%	1.000	1.000	0.00	0.00	100.00	$400

TRACT 2

0.1+/- Acres

2-Bedroom, 1 Bath

335 Hannah St., Huntington, IN 46750

Huntington Township • Huntington County

Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641185 **335 Hannah Street** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-15-400-330.300-00 **Typ** Site-Built Home **Waterfront** No
Sub Drover(s) **Cross Street** **Bedrm** 2 **F Baths** 1 **H Baths** 0
Township Huntington **Style** One and Half Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Horace Mann
Intermediate **JrH** Riverview **SrH** Huntington North
Legal Description 014-03303-00 DROVERS 1ST ADD PT LOT 91
Directions to Property State Rd. 5 South to Macgahan St., head West to N Lafontaine St. and go South to William. St, turn East go to Hannah St and head North, property is second on the East side of the road

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm. Great opportunity with this estate property to flip or finish how you would like! This home has 2 bedroom, 1 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18 from 2-4 pm.

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Online Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.1000 / 4,356 / 64x65 **Lot Desc** Corner, Level, 0-2.9999
Above Gd Fin SqFt 1,099 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,099 **Year Built** 1898
Age 128 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl **# Rooms** 5
Basement Material

Room Dimensions					Baths	Full	Half	Water	Public	Dryer Hookup Gas	No	Fireplace	No
RM	DIM			LVL	B-Main	1	0	Well		Dryer Hookup Elec	No	Guest Qtrs	No
L	21	x	21	M	B-Upper	0	0	Sewer	Public	Dryer Hookup G/E	No	Split Flrpln	No
D	11	x	12	M	B-Blw G	0	0	Fuel /	Forced Air	Disposal	No	Ceiling Fan	No
F		x			Laundry Rm	Main		Heating		Water Soft-Owned	No	Skylight	No
K	11	x	13	M	Laundry L/W	x		Cooling	None	Water Soft-Rented	No	ADA Features	No
B		x			AMENITIES	Deck Open, Porch Enclosed				Alarm Sys-Sec	No	Fence	
D		x								Alarm Sys-Rent	No	Golf Course	No
1B	10	x	12	M						Garden Tub	No	Nr Wlkg Trails	No
2B	10	x	18	U						Jet Tub	No	Garage Y/N	Yes
3B		x			Garage	2.0	/ Detached	/ 24	x 12 / 288.	Pool	No	Off Street Pk	Yes
4B		x			Outbuilding	None		x		Pool Type			
5B		x			Outbuilding 2			x					
R		x			Assn Dues			Frequency	Not Applicable				
LF		x			Other Fees								
E		x			Restrictions								

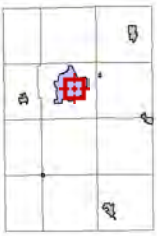
Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,892.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-15-400-330.300-005	**Alternate ID**	n/a	**Owner Address**	MEYERS, KENNETH L & MELANIE R
Sec/Twp/Rng	n/a	**Class**	1 Family Dwell - Platted Lot		10855 N 200 W
Property Address	335 Hannah St Huntington	**Acreage**	n/a		Huntington, IN 46750-9762

District HUNTINGTON CITY

Brief Tax Description 014-03303-00 DROVERS 1ST ADD PT LOT 91
(Note: Not to be used on legal documents)

Date created: 8/31/2026
Last Data Uploaded: 8/28/2026 7:10:42 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-15-400-330.300-005

Local Parcel Number

Tax ID:

Routing Number
129-20

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505551-005
DROVERS ADDITION

Section/Plat
15

Location Address (1)
335 HANNAH ST
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026
Review Group 2024

Ownership

Kenneth L & Melanie R Meyers
10855 N 200 W
Huntington, IN 46750

Legal

014-03303-00 DROVERS 1ST ADD PT LOT 91

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/13/1999	Kenneth L & Melanie R		WD	/		I
07/09/1998	TODD A. SZELIS		WD	/		I
02/13/1998	CITYSCAPE MORTG		WD	/		I
05/21/1996	BARBARA J. FISHER		WD	/		I
04/18/1995	JAMES O. & DOTTY J		WD	/		I
04/12/1993	KEVIN D. SHAFFER		WD	/		I

Notes

9/29/2023 CY24: CYCLICAL REASSESSMENT 2024
NO CHG

8/17/2023 RENTAL: 1-1-24: GRM REMOVED, NO RESPONSE TO RENTAL Q
7-7-23: RENTAL Q SENT

3/3/2016 CY16: CYCLICAL REASSESSMENT 2016
CHANGED COND OF DWELL, GRM

1/1/1900 CY20: CYCLICAL REASSESSMENT 2020

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$6,900**	**$6,900**	**$6,900**	**$100**	**$100**
Land Res (1)	$0	$0	$0	$0	$0
Land Non Res (2)	$6,900	$6,900	$6,900	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$82,500**	**$87,700**	**$73,600**	**$47,300**	**$47,300**
Imp Res (1)	$74,400	$81,000	$0	$0	$0
Imp Non Res (2)	$8,100	$6,700	$73,600	$47,300	$47,300
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$89,400**	**$94,600**	**$80,500**	**$47,400**	**$47,400**
Total Res (1)	$74,400	$81,000	$0	$0	$0
Total Non Res (2)	$15,000	$13,600	$80,500	$47,300	$47,300
Total Non Res (3)	$0	$0	$0	$0	$0

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		64	64x66	0.72	$150	$108	$6,912	0%	1.0000	0.00	100.00	0.00	$6,910

Data Source N/A **Collector** 03/07/2001 SB **Appraiser** 04/10/2001 KS

Land Computations

Calculated Acreage	0.10
Actual Frontage	64
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$0
CAP 2 Value	$6,900
CAP 3 Value	$0
Total Value	**$6,900**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1099 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☑ Carpet
- ☑ Sub & Joist
- ☐ Unfinished
- ☑ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☐ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

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	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

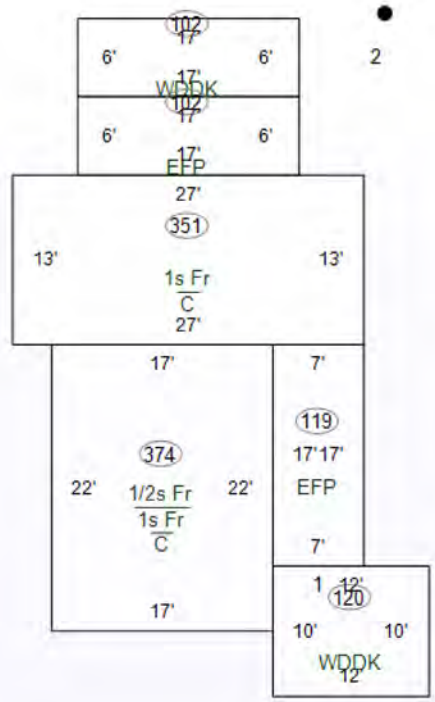
Central Warm Air

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	119	$11,400
Wood Deck	102	$2,300
Wood Deck	120	$2,700
Porch, Enclosed Frame	102	$10,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	725	725	$101,200	
2					
3					
4					
1/4					
1/2	1Fr	374	374	$33,400	
3/4					
Attic					
Bsmt					
Crawl		725	0	$5,900	
Slab					
			Total Base		$140,500
Adjustments			**1 Row Type Adj. x 1.00**		$140,500
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:725 1/2:374	$5,400
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$145,900
				Sub-Total, 1 Units	
Exterior Features (+)				$26,400	$172,300
Garages (+) 0 sqft				$0	$172,300
				Quality and Design Factor (Grade)	0.90
				Location Multiplier	0.96
				Replacement Cost	$148,867

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: Single-Family R 01	1 1/2	Wood Fr	D+2	1898	1929	97	A		0.96		1,099 sqft	$148,867	50%	$74,430	0%	100%	1.000	1.000	100.00	0.00	0.00	$74,400
2: Detached Garage R 01	1	Wood Fr	D	2000	2000	26	F	$69.34	0.96	$53.25	12'x25'	$15,976	32%	$10,860	25%	100%	1.000	1.000	0.00	100.00	0.00	$8,100

TRACT 3

0.2+/- Acres

4-Bedroom, 1Bath +

1-Bedroom, 1 Bath Apartment

558 Iva St., Huntington, IN 46750

Huntington Township • Huntington County

Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Residential Agent Full Detail Report

Class RESIDENTIAL
Property Type Site-Built Home **Status** Partial Listing **CDOM** **DOM** **Auction** Yes

MLS # Temp-685996 **558 Iva Street** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-10-400-609.600-00 **Typ** Site-Built Home **Waterfront** No
Sub Hamer(s) **Cross Street** **Bedrm** 4 **F Baths** 2 **H Baths** 0
Township Huntington **Style** Two Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Flint Springs
Intermediate **JrH** Crestview **SrH** Huntington North
Legal Description 014-06096-00 HAMERS ADD LOTS 10, 11 & 12
Directions to Property State Rd. 5 South to W 500 N, head East to Guilford St., go South to Division St and go East, turn right on Fruit St., turn immediately right on Iva St. and home is the first on the right. Corner of Fruit St and Iva St.

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm. Great opportunity with this estate property to flip or finish how you would like! This home has 4 bedrooms, 2 bath and would be a great investment opportunity to add to your portfolio. Location can be a possible duplex with additional living areas. See for yourself, Open House Sun. Oct. 18 from 2-4 pm.

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4 pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! A 5% buyer's premium will be added to the winning invoice. Full terms available in DOCS. RE BROKERS: must register clients in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.2000 / / 131x66 **Lot Desc** Level, 0-2.9999
Above Gd Fin SqFt 2,028 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 408 **Ttl Fin SqFt** 2,028 **Year Built** 1900
Age 126 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl, Partial Basement **# Rooms** 10
Basement Material

Room Dimensions	RM	DIM		LVL
L	15	x	21	M
D		x		
F		x		
K	15	x	15	M
B		x		
D		x		
1B	10	x	12	M
2B	11	x	12	M
3B	10	x	12	U
4B	15	x	12	U
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 1 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W x
AMENITIES Porch Open

Water Public
Well
Sewer Public
Fuel / Forced Air
Heating
Cooling None

Garage 2.0 / Detached / 12 x 15 /
Outbuilding None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes
Pool Type			

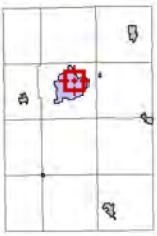
Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,654.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** Yes **Form Exception**
Virtual **Lockbox Type** None **Lockbox Location** **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-10-400-609.600-005	**Alternate ID**	n/a	**Owner Address**	MEYERS, KENNETH L & MELANIE R
Sec/Twp/Rng	n/a	**Class**	2 Family Dwell - Platted Lot		10855 N 200 W
Property Address	558 Iva St Huntington	**Acreage**	n/a		Huntington, IN 46750-9762

District HUNTINGTON CITY

Brief Tax Description 014-06096-00 HAMERS ADD LOTS 10, 11 & 12
(Note: Not to be used on legal documents)

Date created: 8/31/2026
Last Data Uploaded: 8/28/2026 7:10:42 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-10-400-609.600-005

Local Parcel Number

Tax ID:

Routing Number
51-3

Property Class 520
2 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505565-005
GENERAL SLACK

Section/Plat
10

Location Address (1)
558 Iva St
Huntington, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities
All

ERA ☐

Streets or Roads
Paved, Sidewalk

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2024

Ownership

Kenneth L & Melanie R Meyers
10855 N 200 W
Huntington, IN 46750

Legal

014-06096-00 HAMERS ADD LOTS 10, 11 & 12

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/23/1993	Kenneth L & Melanie R		WD	/		I
10/11/1984	ROY JR. & DOROTHY		WD	/		I
01/01/1900	BERNARD F. & DORO		WD	/		I

Notes

10/24/2024 CY25: Removed carshed.

11/18/2020 CY21: CYCLICAL REASSESSMENT 2021
CHANGED COND OF DWELL & OUTBUILDINGS TO POOR

12/20/2016 CY17: CYCLICAL REASSESSMENT 2017
NO CHANGE

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	GenReval	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/02/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$17,000**	**$17,000**	**$17,000**	**$17,000**	**$17,000**
Land Res (1)	$17,000	$17,000	$17,000	$17,000	$17,000
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$67,700**	**$65,700**	**$49,900**	**$49,900**	**$43,200**
Imp Res (1)	$36,100	$34,600	$26,400	$23,500	$22,800
Imp Non Res (2)	$31,600	$31,100	$23,500	$23,500	$20,100
Imp Non Res (3)	$0	$0	$0	$2,900	$300
Total	**$84,700**	**$82,700**	**$66,900**	**$66,900**	**$60,200**
Total Res (1)	$53,100	$51,600	$43,400	$40,500	$39,800
Total Non Res (2)	$31,600	$31,100	$23,500	$23,500	$20,100
Total Non Res (3)	$0	$0	$0	$2,900	$300

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		153	131x66	0.72	$200	$144	$18,864	-10%	1.0000	100.00	0.00	0.00	$16,980

Land Computations

Calculated Acreage	0.20
Actual Frontage	153
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$17,000
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$17,000**

Data Source N/A **Collector** 11/18/1993 MH **Appraiser** 03/01/1995 MKP

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	2028 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	2	2
Water Heaters	2	2
Add Fixtures	0	0
Total	6	10

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	10

Heat Type

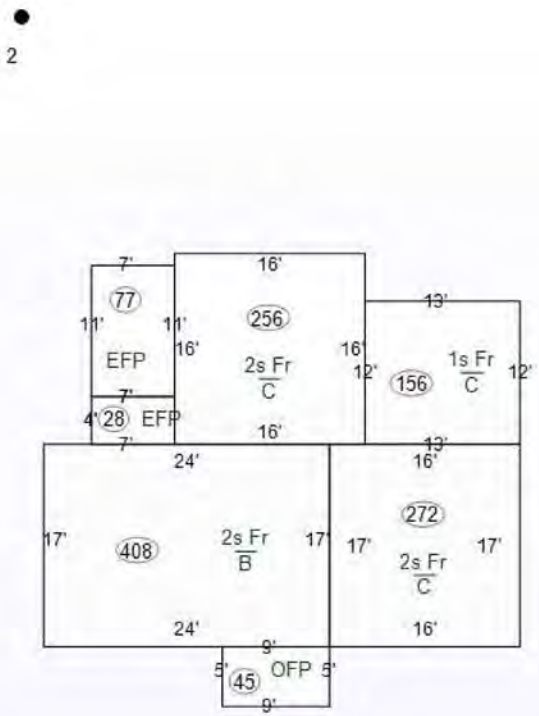
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	28	$4,500
Porch, Open Frame	45	$3,600
Porch, Enclosed Frame	77	$8,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1092	1092	$136,900	
2	1Fr	936	936	$76,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		408	0	$33,100	
Crawl		684	0	$5,800	
Slab					
			Total Base		$252,200
Adjustments			**1 Row Type Adj. x 1.00**		$252,200
Unfin Int (-)					$0
Ex Liv Units (+)				C:1	$13,100
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)				10 – 10 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$265,300
				Sub-Total, 1 Units	
Exterior Features (+)				$16,300	$281,600
Garages (+) 0 sqft				$0	$281,600
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.96
				Replacement Cost	$229,786

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: Single-Family R 01	2	Wood Fr	D+1	1900	1939	87	P		0.96		2,436 sqft	$229,786	75%	$57,450	0%	100%	1.100	1.000	50.00	50.00	0.00	$63,200
2: Detached Garage R 01	1	Wood Fr	D	1900	1900	126	P	$67.22	0.96	$51.62	16'x22'	$18,172	75%	$4,540	0%	100%	1.000	1.000	100.00	0.00	0.00	$4,500

TRACT 4

0.17+/- Acres

3-Bedroom, 1.5 Bath

718 Division St., Huntington, IN 46750

Huntington Township • Huntington County

Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641188 **718 Division Street** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-10-400-471.600-00 **Typ** Site-Built Home **Waterfront** No
Sub College Park **Cross Street** **Bedrm** 3 **F Baths** 1 **H Baths** 1
Township Huntington **Style** Two Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Flint Springs
Intermediate **JrH** Crestview **SrH** Huntington North
Legal Description 014-04716-00 KINTZ ADD LOT 10
Directions to Property State Rd. 5 South to W 500 N, head East to Guilford St., go South to Division St and go East, home is first on North side of the road after crossing Fruit St.

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm. Great opportunity with this estate property to flip or finish how you would like! This home has 3 bedroom, 1.5 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18th from 2 -4 pm.

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Online Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.1700 / 7,405 / 56x132 **Lot Desc** Level, 0-2.9999
Above Gd Fin SqFt 1,260 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 240 **Ttl Fin SqFt** 1,260 **Year Built** 1900
Age 126 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl, Partial Basement **# Rooms** 7
Basement Material Stone

Room Dimensions					Baths	Full	Half	Water	Public				
	RM	DIM		LVL	B-Main	1	0	Well		Dryer Hookup Gas	No	Fireplace	No
L	13	x	15	M	B-Upper	0	1	Sewer	Public	Dryer Hookup Elec	No	Guest Qtrs	No
D	11	x	12	M	B-Blw G	0	0	Fuel /	Forced Air	Dryer Hookup G/E	No	Split Flrpln	No
F		x			Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No
K	15	x	12	M	Laundry L/W	21	x 9	Cooling	None	Water Soft-Owned	No	Skylight	No
B		x			AMENITIES	Porch Enclosed, Porch Open				Water Soft-Rented	No	ADA Features	No
D		x								Alarm Sys-Sec	No	Fence	None
1B	12	x	9	U						Alarm Sys-Rent	No	Golf Course	No
2B	16	x	11	U						Garden Tub	No	Nr Wlkg Trails	No
3B	9	x	11	M	Garage	1.0 / Attached		/ 14 x 24	/ 336.	Jet Tub	No	Garage Y/N	Yes
4B		x			Outbuilding	Shed		9 x 12		Pool	No	Off Street Pk	Yes
5B		x			Outbuilding 2			x		Pool Type			
R		x			Assn Dues		Frequency	Not Applicable					
LF		x			Other Fees								
E		x			Restrictions								

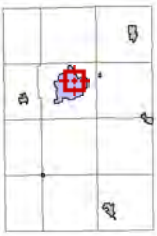
Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,928.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-10-400-471.600-005	**Alternate ID**	n/a	**Owner Address**	Meyers, Kenneth Lee & Melanie R
Sec/Twp/Rng	n/a	**Class**	1 Family Dwell - Platted Lot		10855 N 200 W
Property Address	718 Division St Huntington	**Acreage**	n/a		Huntington, IN 46750-9762
District	HUNTINGTON CITY				
Brief Tax Description	014-04716-00 KINTZ ADD LOT 10 (Note: Not to be used on legal documents)				

Date created: 8/31/2026
Last Data Uploaded: 8/28/2026 7:10:42 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-10-400-471.600-005

Local Parcel Number

Tax ID:

Routing Number
26-8

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505536-005
COLLEGE PARK ADDITION

Section/Plat

Location Address (1)
718 DIVISION ST
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level, Low	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026
Review Group 2024

Ownership

Kenneth Lee & Melanie R Meyers
10855 N 200 W
Huntington, IN 46750

Legal

014-04716-00 KINTZ ADD LOT 10

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/09/2004	Kenneth Lee & Melani		WD	/		I
01/08/2004	MEYERS, KENNETH		WD	/		I
01/01/2000	KENNETH MEYERS		WD	/		I
08/29/1996	(JOINT TEN. W/R/S)		WD	/		I
11/17/1993	JOHN C. & MELINDA		WD	/		I
01/11/1990	RUSSELL A. & MAUR		WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	GenReval	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/02/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$11,200**	**$11,200**	**$11,200**	**$11,200**	**$11,200**
Land Res (1)	$11,200	$11,200	$11,200	$11,200	$11,200
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$82,800**	**$85,000**	**$69,100**	**$59,500**	**$53,600**
Imp Res (1)	$82,400	$84,600	$68,700	$59,100	$53,200
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$400	$400	$400	$400	$400
Total	**$94,000**	**$96,200**	**$80,300**	**$70,700**	**$64,800**
Total Res (1)	$93,600	$95,800	$79,900	$70,300	$64,400
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$400	$400	$400	$400	$400

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

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		56	56x132	1.00	$200	$200	$11,200	0%	1.0000	100.00	0.00	0.00	$11,200

Data Source N/A **Collector** 11/04/1993 MH **Appraiser** 03/01/1995 MKP

Notes

10/30/2024 CY25: CHG EFF YEAR

11/19/2020 CY21: CYCLICAL REASSESSMENT 2021
no change

1/3/2017 CY17: CYCLICAL REASSESSMENT 2017 CORRECTED DWELLING (1ST FLOOR NOT PRICING), ADDED UTL SHED

Land Computations

Calculated Acreage	0.17
Actual Frontage	56
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$11,200
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$11,200**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	1260 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

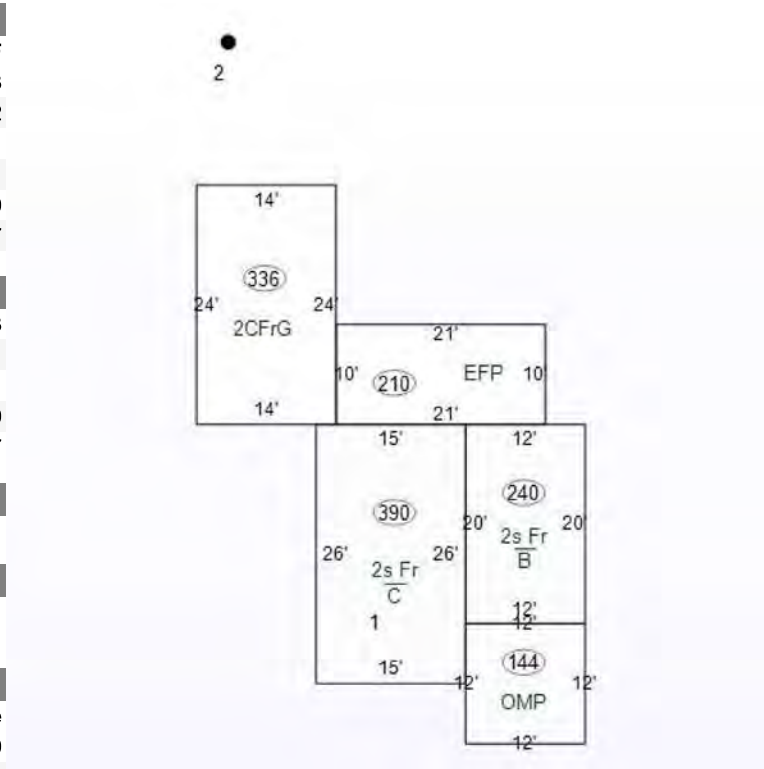
Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Open Masonry	144	$9,100
Porch, Enclosed Frame	210	$15,200



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	630	630	$91,900	
2	1Fr	630	630	$61,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		240	0	$27,200	
Crawl		390	0	$4,500	
Slab					
			Total Base		$185,400
Adjustments			**1 Row Type Adj. x 1.00**		$185,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)			7 – 5 = 2 x $1,400		$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$188,200
			Sub-Total, 1 Units		
Exterior Features (+)			$24,300		$212,500
Garages (+) 336 sqft			$18,400		$230,900
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.96
			Replacement Cost		$188,414

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: Single-Family R 01	2	Wood Fr	D+1	1900	1934	92	F		0.96		1,500 sqft	$188,414	65%	$65,950	0%	100%	1.250	1.000	100.00	0.00	0.00	$82,400
2: Utility Shed R 01	1		D	1999	1999	27	F	$30.07	0.96	$23.09	9'x12'	$2,494	65%	$870	50%	100%	1.000	1.000	0.00	0.00	100.00	$400

TRACT 5

0.07+/- Acres

4-Bedroom, 1.5 Bath

444 First St., Huntington, IN 46750

Huntington Township • Huntington County

Metzger
Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641190 **444 First Street** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-15-100-623.500-00 **Typ** Site-Built Home **Waterfront** No
Sub Purviance **Cross Street** **Bedrm** 4 **F Baths** 1 **H Baths** 1
Township Huntington **Style** Two Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Lincoln
Intermediate **JrH** Crestview **SrH** Huntington North
Legal Description 014-06235-00 ORIG PLAT PT LT 265 & LT 266
Directions to Property State Rd 5 South to W 500 N, head East then go South on Guildford St., take a left on Court St., continue to the left onto First St., property is on the West side of the road

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm. Great opportunity with this estate property to flip or finish how you would like! This home has 4 bedroom, 1.5 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18 from 2-4 pm.

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Online Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.0700 / 3,049 / 50x84 **Lot Desc** Irregular, Level, 0-2.9999
Above Gd Fin SqFt 1,444 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 224 **Ttl Fin SqFt** 1,444 **Year Built** 1913
Age 113 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl, Partial Basement **# Rooms** 6
Basement Material Block

Room Dimensions					Baths	Full	Half	Water	Public				
	RM	DIM		LVL	B-Main	1	1	Well		Dryer Hookup Gas	No	Fireplace	No
L	11	x	15	M	B-Upper	0	0	Sewer	Public	Dryer Hookup Elec	No	Guest Qtrs	No
D		x			B-Blw G	0	0	Fuel /	Forced Air	Dryer Hookup G/E	No	Split Flrpln	No
F		x			Laundry Rm	Main		Heating		Disposal	No	Ceiling Fan	No
K		x			Laundry L/W	x		Cooling	None	Water Soft-Owned	No	Skylight	No
B		x			AMENITIES	Porch Covered				Water Soft-Rented	No	ADA Features	No
D		x								Alarm Sys-Sec	No	Fence	
1B	9	x	12	M						Alarm Sys-Rent	No	Golf Course	No
2B	10	x	13	U						Garden Tub	No	Nr Wlkg Trails	No
3B	9	x	11	U	Garage	/	/	x	/	Jet Tub	No	Garage Y/N	No
4B	13	x	15	U	Outbuilding	None		x		Pool	No	Off Street Pk	Yes
5B		x			Outbuilding 2			x		Pool Type			
R		x			Assn Dues		Frequency	Not Applicable					
LF		x			Other Fees								
E		x			Restrictions								

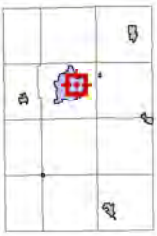
Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,130.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-15-100-623.500-005	**Alternate ID**	n/a	**Owner Address**	MEYERS, KENNETH L & MELANIE R
Sec/Twp/Rng	n/a	**Class**	1 Family Dwell - Platted Lot		10855 N 200 W
Property Address	444 First St Huntington	**Acreage**	n/a		Huntington, IN 46750-9762

District HUNTINGTON CITY

Brief Tax Description 014-06235-00 ORIG PLAT PT LT 265 & LT 266
(Note: Not to be used on legal documents)

Date created: 8/31/2026
Last Data Uploaded: 8/28/2026 7:10:42 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-15-100-623.500-005

Local Parcel Number

Tax ID:

Routing Number
110-10

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505533-005
PURVIANCE ADDITION

Section/Plat

Location Address (1)
444 FIRST ST
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard ☐

Public Utilities
All

ERA ☐

Streets or Roads
Paved, Sidewalk

TIF ☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2024

Ownership

Kenneth L & Melanie R Meyers
10855 N 200 W
Huntington, IN 46750

Legal

014-06235-00 ORIG PLAT PT LT 265 & LT 266

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/04/1997	Kenneth L & Melanie R		WD	/		I
01/01/1900	TOINETTE RITTER		WD	/		I

Notes

2/1/2024 NC25: NEW CONSTRUCTION 2025
BP 24-025 1/26/24 ENCLOSE EXIST PORCH 10X14 CPL-2/28/24
$1,500
1/1/25 CHG OFP->EFP, RECHECK 2026 FOR REMO
1-1-26: NO CHANGE TO COND, RECHECK FOR 2027

9/8/2023 CY24: CYCLICAL REASSESSMENT 2024
NO CHG

11/29/2016 CY17: CYCLICAL REASSESSMENT 2017
changed grade, cond & eff age of dwell

1/1/1900 CY20: CYCLICAL REASSESSMENT 2020

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$5,300**	**$5,300**	**$5,300**	**$5,300**	**$5,300**
Land Res (1)	$5,300	$5,300	$5,300	$5,300	$5,300
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$60,500**	**$51,200**	**$37,500**	**$37,500**	**$34,600**
Imp Res (1)	$60,500	$51,200	$37,500	$37,500	$34,600
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$65,800**	**$56,500**	**$42,800**	**$42,800**	**$39,900**
Total Res (1)	$65,800	$56,500	$42,800	$42,800	$39,900
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 40' X 132', CI 40' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		39	39x75	0.77	$175	$135	$5,265	0%	1.0000	100.00	0.00	0.00	$5,270

Data Source N/A **Collector** 08/16/1994 AP **Appraiser** 03/01/1995 MKP

Land Computations

Calculated Acreage	0.07
Actual Frontage	39
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$5,300
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$5,300**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	1444 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

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

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

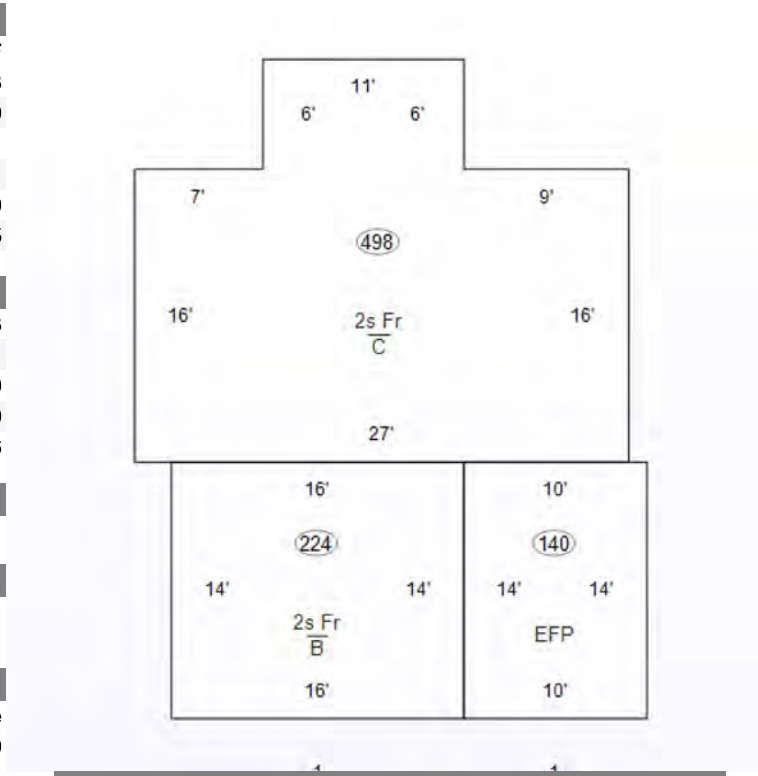
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	140	$12,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	722	722	$101,200	
2	1Fr	722	722	$66,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		224	0	$26,200	
Crawl		498	0	$5,200	
Slab					
			Total Base		$199,100
Adjustments			**1 Row Type Adj. x 1.00**		$199,100
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	$199,100
				Sub-Total, 1 Units	
Exterior Features (+)				$12,600	$211,700
Garages (+) 0 sqft				$0	$211,700
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.96
				Replacement Cost	$172,747

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: Single-Family R 01	2	Wood Fr	D+1	1913	1950	76	F		0.96		1,668 sqft	$172,747	65%	$60,460	0%	100%	1.000	1.000	100.00	0.00	0.00	$60,500

TRACT 6

0.11+/- Acres

4-Bedroom, 1.5 Bath

1315 Ogan Ave, Huntington, IN 46750

Huntington Township • Huntington County

Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641172 **1315 Ogan Avenue** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-22-100-300.000-00 **Typ** Site-Built Home **Waterfront** No
Sub Shoefactory **Cross Street** **Bedrm** 4 **F Baths** 1 **H Baths** 1
Township Huntington **Style** Two Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Horace Mann
Intermediate **JrH** Riverview **SrH** Huntington North
Legal Description 014-03000-00 SHOEFACTORY ADD N 40 FT LOT 53
Directions to Property State Rd 5 South, to Salamonie Ave, turn Right onto Joe St., turn Left onto Ogan Ave, house is eighth on East side of road.

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm! Great opportunity with this estate property to flip or finish how you would like! This home has 4 bedroom, 1.5 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18 from 2 -4 pm.

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Online Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.1100 / 4,792 / 40x135 **Lot Desc** Level, 0-2.9999
Above Gd Fin SqFt 1,334 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,334 **Year Built** 1908
Age 118 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
L	14	x	12	M
D		x		
F		x		
K	14	x	9	M
B		x		
D		x		
1B	12	x	9	U
2B	11	x	10	U
3B	14	x	8	U
4B	14	x	8	U
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 0 0
B-Upper 1 1
B-Blw G 0 0
Laundry Rm Main
Laundry L/W x
AMENITIES Patio Open, Porch Covered
Garage 1.0 / Detached / 12 x 20 / 240.
Outbuilding None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Water Public
Well
Sewer Public
Fuel / None
Heating
Cooling None

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes
Pool Type			

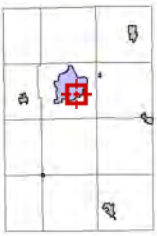
Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $1,006.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** None **Lockbox Location** none **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
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.

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-22-100-300.000-005	**Alternate ID**	n/a	**Owner Address**	MEYERS, KENNETH L & MELANIE R
Sec/Twp/Rng	n/a	**Class**	1 Family Dwell - Platted Lot		10855 N 200 W
Property Address	1315 Ogan Ave Huntington	**Acreage**	n/a		Huntington, IN 46750-9762

District HUNTINGTON CITY

Brief Tax Description 014-03000-00 SHOEFACTORY ADD N 40 FT LOT 53
(Note: Not to be used on legal documents)

Date created: 8/31/2026
Last Data Uploaded: 8/28/2026 7:10:42 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-22-100-300.000-005

Local Parcel Number

Tax ID:

Routing Number
197-10

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505552-005
SHOEFACTORY ADDITION WEST

Section/Plat
22

Location Address (1)
1315 OGAN AVE
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026
Review Group 2024

Ownership

Kenneth L & Melanie R Meyers
10855 N 200 W
Huntington, IN 46750

Legal

014-03000-00 SHOEFACTORY ADD N 40 FT LOT 53

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/10/1998	Kenneth L & Melanie R		WD	/		I
06/08/1992	DAVID L. & TRACY M		WD	/		I
01/01/1900	JACK R. & WANETA		WD	/		I

Notes

11/21/2022 CY23: CYCLICAL REASSESSMENT 2023
CHANGED GRADE & COND OF DWELL; COND OF #1

10/22/2018 CY19: CYCLICAL REASSESSMENT 2019
APPLIED EFF AGE ON DWELL

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/02/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$5,900**	**$5,900**	**$5,900**	**$5,900**	**$5,900**
Land Res (1)	$5,900	$5,900	$5,900	$5,900	$5,900
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$48,500**	**$44,400**	**$33,300**	**$33,300**	**$61,800**
Imp Res (1)	$48,500	$44,400	$33,300	$33,300	$61,800
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$54,400**	**$50,300**	**$39,200**	**$39,200**	**$67,700**
Total Res (1)	$54,400	$50,300	$39,200	$39,200	$67,700
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		40	40x125	0.98	$150	$147	$5,880	0%	1.0000	100.00	0.00	0.00	$5,880

Data Source N/A **Collector** 09/21/1994 AP **Appraiser** 03/01/1995 JAB

Land Computations

Calculated Acreage	0.11
Actual Frontage	40
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$5,900
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$5,900**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	N/A
Finished Area	1334 sqft
Make	

Floor Finish

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

Wall Finish

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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

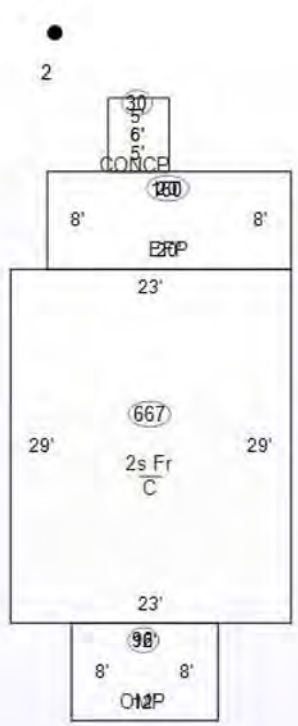
Central Warm Air

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Masonry	96	$0
Porch, Enclosed Frame	160	$0
Patio, Concrete	30	$0



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	667	667	$96,300	
2	1Fr	667	667	$64,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		667	0	$5,800	
Slab					
			Total Base		$166,300
Adjustments			**1 Row Type Adj. x 1.00**		$166,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)			7 – 5 = 2 x $1,400		$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$169,100
			Sub-Total, 1 Units		
Exterior Features (+)				$19,400	$188,500
Garages (+) 0 sqft				$0	$188,500
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.96
			Replacement Cost		$153,816

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: Single-Family R 01	2	Wood Fr	D+1	1908	1939	87	P		0.96		1,334 sqft	$153,816	75%	$38,450	0%	100%	1.150	1.000	100.00	0.00	0.00	$44,200
2: Detached Garage R 01	1	Concrete	D	1930	1930	96	P	$93.55	0.96	$71.85	12'x20'	$17,243	75%	$4,310	0%	100%	1.000	1.000	100.00	0.00	0.00	$4,300

TRACT 7

0.14+/- Acres

2-Bedroom, 1 Bath

1234 Salamonie Ave, Huntington, IN 46562

Huntington Township • Huntington County

Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641192 **1234 Salamonie Avenue** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-22-100-352.500-00 **Typ** Site-Built Home **Waterfront** No
Sub Shoefactory **Cross Street** **Bedrm** 2 **F Baths** 1 **H Baths** 0
Township Huntington **Style** One Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Horace Mann
Intermediate **JrH** Riverview **SrH** Huntington North
Legal Description 014-03525-00 SHOEFACTORY ADD LOT 162
Directions to Property State Rd 5 South, to Salamonie Ave, turn Right, house is fourth on West side of road after Beard St.

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm. Great opportunity with this estate property to flip or finish how you would like! This home has 2 bedroom, 1.5 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18th from 2 -4 pm

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Online Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4 pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.1400 / 6,098 / 50x124 **Lot Desc** Level, 0-2.9999
Above Gd Fin SqFt 1,257 **Above Gd Unfin SqFt** 532 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 0 **Ttl Fin SqFt** 1,257 **Year Built** 1900
Age 126 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
L	13	x	17	M
D	14	x	16	M
F		x		
K	12	x	14	M
B		x		
D		x		
1B	13	x	10	U
2B	12	x	13	U
3B		x		
4B		x		
5B		x		
R		x		
LF		x		
E		x		

Baths	Full	Half
B-Main	1	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main **Laundry L/W** 9 x 10 **AMENITIES** Attic-Walk-up
Garage 2.0 / Detached / 24 x 28 / 672. **Outbuilding** None x **Outbuilding 2** x
Assn Dues **Frequency** Not Applicable **Other Fees** **Restrictions**

Water Public **Well** **Sewer** Public **Fuel /** Gas, Forced Air **Heating** **Cooling** None

Dryer Hookup Gas	No	Fireplace	No
Dryer Hookup Elec	No	Guest Qtrs	No
Dryer Hookup G/E	No	Split Flrpln	No
Disposal	No	Ceiling Fan	No
Water Soft-Owned	No	Skylight	No
Water Soft-Rented	No	ADA Features	No
Alarm Sys-Sec	No	Fence	
Alarm Sys-Rent	No	Golf Course	No
Garden Tub	No	Nr Wlkg Trails	No
Jet Tub	No	Garage Y/N	Yes
Pool	No	Off Street Pk	
Pool Type			

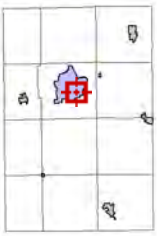
Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $2,100.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-22-100-352.500-005	**Alternate ID**	n/a	**Owner Address**	Meyers, Kenneth & Melanie
Sec/Twp/Rng	n/a	**Class**	1 Family Dwell - Platted Lot		10855 N 200 W
Property Address	1234 Salamonie Ave Huntington	**Acreage**	n/a		Huntington, IN 46750-9762
District	HUNTINGTON CITY				
Brief Tax Description	014-03525-00 SHOEFACTORY ADD LOT 162 (Note: Not to be used on legal documents)				

Date created: 8/31/2026
Last Data Uploaded: 8/28/2026 7:10:42 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-22-100-352.500-005

Local Parcel Number

Tax ID:

Routing Number
186-24

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505552-005
SHOEFACTORY ADDITION WEST

Section/Plat
22

Location Address (1)
1234 SALAMONIE AVE
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
All	☐
Streets or Roads	**TIF**
Paved, Sidewalk	☐

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026

Review Group 2024

Ownership

Kenneth & Melanie Meyers
10855 N 200 W
Huntington, IN 46750

Legal

014-03525-00 SHOEFACTORY ADD LOT 162

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/25/2002	Kenneth & Melanie Me		WD	/	$61,000	I
01/01/1900	MEREDITH M & ELMA		WD	/		I

Notes

11/21/2022 CY23: CYCLICAL REASSESSMENT 2023
CHANGED GRADE

10/17/2018 CY19: CYCLICAL REASSESSMENT 2019
LOWERED COND ON DETGAR TO F

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/02/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$7,400**	**$7,400**	**$7,400**	**$7,400**	**$7,400**
Land Res (1)	$7,400	$7,400	$7,400	$7,400	$7,400
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$101,700**	**$97,600**	**$72,500**	**$72,500**	**$69,600**
Imp Res (1)	$101,700	$97,600	$72,500	$72,500	$69,600
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$109,100**	**$105,000**	**$79,900**	**$79,900**	**$77,000**
Total Res (1)	$109,100	$105,000	$79,900	$79,900	$77,000
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		50	50x125	0.98	$150	$147	$7,350	0%	1.0000	100.00	0.00	0.00	$7,350

Data Source N/A **Collector** 09/26/1994 AP **Appraiser** 03/01/1995 JAB

Land Computations

Calculated Acreage	0.14
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$7,400
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$7,400**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1
Style	N/A
Finished Area	1656 sqft
Make	

Floor Finish

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

Wall Finish

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

Roofing

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

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

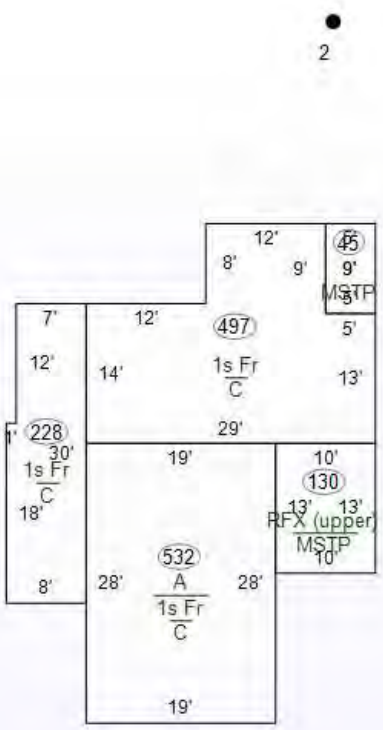
Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Stoop, Masonry	130	$3,400
Canopy, Roof Extension	130	$1,900
Stoop, Masonry	45	$2,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1257	1257	$149,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic		532	399	$21,300	
Bsmt					
Crawl		1257	0	$7,900	
Slab					
			Total Base		$178,400
Adjustments			**1 Row Type Adj. x 1.00**		$178,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)			7 – 5 = 2 x $1,400		$2,800
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$181,200
			Sub-Total, 1 Units		
Exterior Features (+)				$7,300	$188,500
Garages (+) 0 sqft				$0	$188,500
			Quality and Design Factor (Grade)		0.85
			Location Multiplier		0.96
			Replacement Cost		$153,816

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: Single-Family R 01	1	Wood Fr	D+1	1900	1939	87	A		0.96		1,789 sqft	$153,816	50%	$76,910	0%	100%	1.150	1.000	100.00	0.00	0.00	$88,400
2: Detached Garage R 01	1	Wood Fr	D	1982	1982	44	F	$46.70	0.96	$35.87	24'x28'	$24,102	45%	$13,260	0%	100%	1.000	1.000	100.00	0.00	0.00	$13,300

TRACT 8

0.17+/- Acres

3-Bedroom, 1 Bath

2145 Sabine St. Huntington, IN 46562

Huntington Township • Huntington County

Metzger
Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 0 **DOM** 0 **Auction** Yes

MLS # 202641193 **2145 Sabine Street** **Huntington** **IN** 46750 **LP** $0



Area Huntington County **Parcel ID** 35-05-14-100-164.800-00 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 3 **F Baths** 1 **H Baths** 0
Township Huntington **Style** One and Half Story **REO** No **Short Sale** No
School District Huntington County Community **Ele** Lincoln
Intermediate **JrH** Crestview **SrH** Huntington North
Legal Description MCFARLANDS ADD E PT LOT 1 & E PT LOT 2
Directions to Property State Rd. 5 South to 24 Bypass, head East to N Broadway Street and go South, property is on the southwest corner of Sabine and Broadway

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

Remarks Handyman Specials - Attention investors & flippers this property will sell via Online Auction, Wed. Oct. 21st at 6 pm. Great opportunity with this estate property to flip or finish how you would like! This home has 3 bedroom, 1 bath and would be a great investment opportunity to add to your portfolio. See for yourself, Open House Sun. Oct. 18th from 2-4 pm.

Agent Remarks CAUTION: Property is in rough/poor condition. Anyone entering the property does so at their own risk; the Seller and Metzger Property Services assume no responsibility for injury or damages. Online Auction: Wed. Oct. 21st at 6 pm Open House: Sun. Oct. 18th from 2-4pm. All Houses will be open during this time. Auction Manager, Neal Snyder will be at the 1234 Salamonie Ave. Property for Questions! Full terms available in DOCS. RE BROKERS: Must register clients 24 hrs. in advance of the auction & be present with them at any & all showings they attend. Client Registration form available on the bidding site.

Sec **Lot** **Lot Ac/SF/Dim** 0.1700 / 7,405 / 59x120 **Lot Desc** Corner, Level, 0-2.9999
Above Gd Fin SqFt 1,292 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0 **Ttl Below Gd SqFt** 323 **Ttl Fin SqFt** 1,292 **Year Built** 1900
Age 126 **New Const** No **Date Complete** **Ext** Vinyl **Bsmt** Crawl, Partially Finished **# Rooms** 6
Basement Material

Room Dimensions	RM	DIM		LVL
L	12	x	17	M
D		x		
F		x		
K	12	x	12	M
B		x		
D		x		
1B	12	x	14	U
2B	11	x	9	M
3B	11	x	9	M
4B		x		
5B		x		
R		x		
LF		x		
E		x		

Baths **Full** **Half**
B-Main 1 0
B-Upper 0 0
B-Blw G 0 0
Laundry Rm Main
Laundry L/W 7 x 5
AMENITIES Patio Open, Porch Covered
Garage 2.0 / Detached / 14 x 20 / 280.
Outbuilding None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

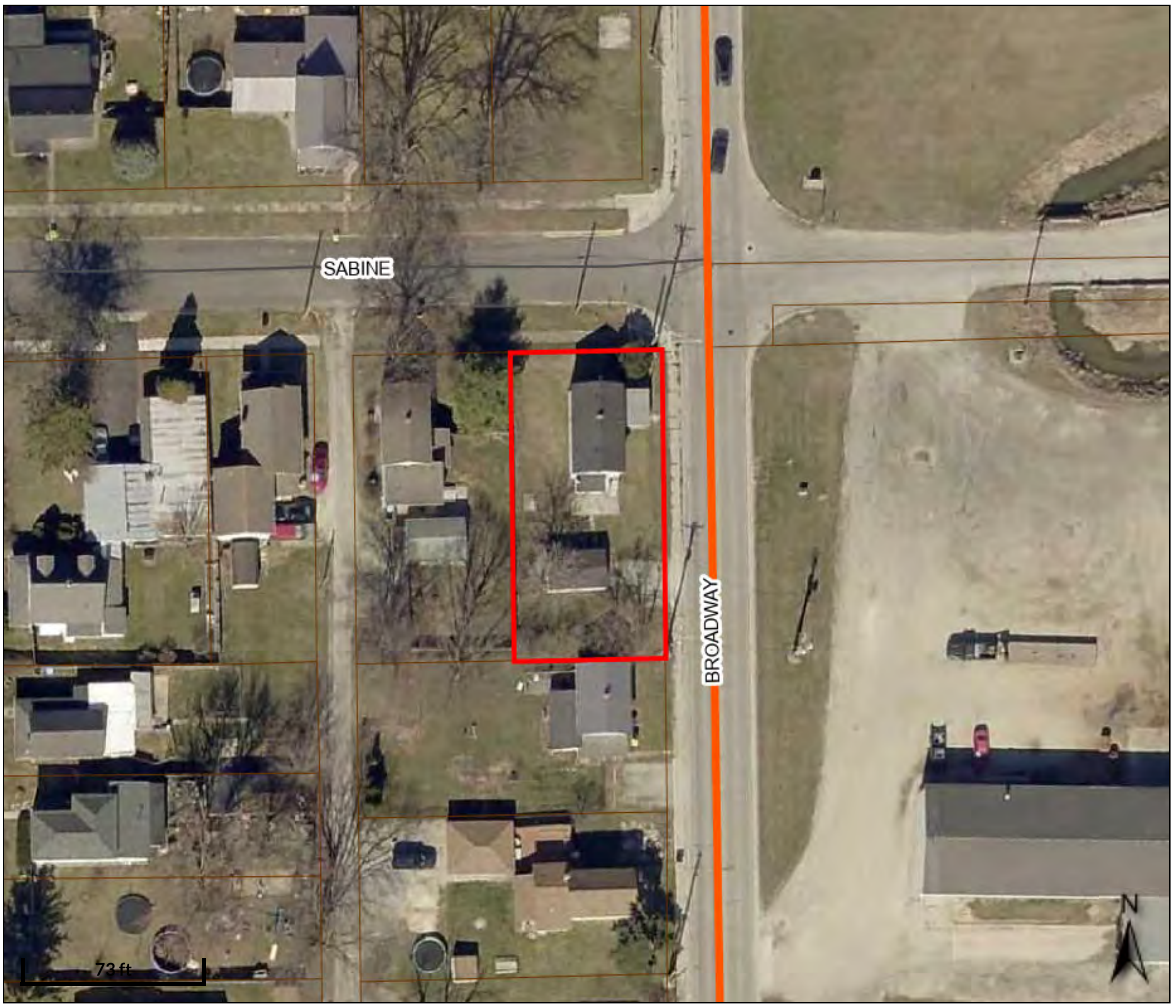
Water Public
Well
Sewer Public
Fuel / Forced Air
Heating
Cooling None

Dryer Hookup Gas	No	**Fireplace**	No
Dryer Hookup Elec	No	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	No	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	
Alarm Sys-Rent	No	**Golf Course**	No
Garden Tub	No	**Nr Wlkg Trails**	No
Jet Tub	No	**Garage Y/N**	Yes
Pool	No	**Off Street Pk**	Yes
Pool Type			

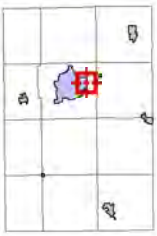
Water Access **Wtr** **Water** **Channel**
Water None **Water** **Lake**
Auctioneer Name Chad Metzger and Neal Snyder **Lic #** AC31300015 **Auction Date** 10/5/2026 **Time** 6 pm **Location** Online: BidMetzger.com
Financing **Existing** **Propose** **Excluded Party** None
Annual $2,110.00 **Exemption** **Year Taxes** 2026 **Assessed Value**
Possession At closing
List Office Metzger Property Services, LLC - Off: 260-982-0238 **List Agent** Chad Metzger - Cell: 260-982-9050
Agent E-mail chad@metzgerauction.com **List Agent - User Code** UP388053395 **List Team**
Co-List Office **Co-List Agent**
Showing Instr Showingtime or Open House
List Date 10/5/2026 **Start Showing Date** **Exp Date** 1/31/2027 **Owner/Seller a Real Estate Licensee** No **Agent/Owner Related** No
Seller Concessions Offer Y/N No **Seller Concession Amount $** **Special List Cond.** None
Contract Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession** **Conc Paid**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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

Beacon™ Huntington County, IN



Overview



Legend

- City/Town Limits
- Parcels
- Railroad

Road Centerlines

- Private Drives
- County Roads
- Municpal Roads
- State Routes
- US Route
- Interstate

Parcel ID	35-05-14-100-164.800-005	**Alternate ID**	n/a	**Owner Address**	MEYERS, KENNETH L & MELANIE R
Sec/Twp/Rng	n/a	**Class**	1 Family Dwell - Platted Lot		10855 N 200 W
Property Address	2145 Sabine St Huntington	**Acreage**	n/a		Huntington, IN 46750-9762

District HUNTINGTON CITY

Brief Tax Description MCFARLANDS ADD E PT LOT 1 & E PT LOT 2
(Note: Not to be used on legal documents)

Date created: 8/31/2026
Last Data Uploaded: 8/28/2026 7:10:42 PM

Developed by SCHNEIDER GEOSPATIAL

General Information

Parcel Number
35-05-14-100-164.800-005

Local Parcel Number

Tax ID:

Routing Number
232-7

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Huntington

Township
HUNTINGTON TOWNSHIP

District 005 (Local 003)
HUNTINGTON CITY

School Corp 3625
HUNTINGTON COUNTY COMMUN

Neighborhood 3505535-005
FAIRVIEW PARK

Section/Plat

Location Address (1)
2145 SABINE ST
HUNTINGTON, IN 46750

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

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

Neighborhood Life Cycle Stage
Static

Printed Thursday, April 23, 2026
Review Group 2024

Ownership

Kenneth L & Melanie R Meyers
10855 N 200 W
Huntington, IN 46750

Legal

MCFARLANDS ADD E PT LOT 1 & E PT LOT 2

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/23/2000	Kenneth L & Melanie R		WD	/	$51,900	I
07/31/1992	JOHN R. DENMAN		WD	/		I
11/06/1981	JOHN R. & RITA M DE		WD	/		I
01/01/1900	JOHN WELTER & IDA		WD	/		I

Notes

9/28/2023 CY24: CYCLICAL REASSESSMENT 2024
NO CHG

6/9/2010 ai: 232-7

1/1/1900 CY16: CYCLICAL REASSESSMENT 2016

1/1/1900 CY20: CYCLICAL REASSESSMENT 2020

1/1/1900 REAS: REASSESSMENT 2012
CHG EFF YR

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	GenReval	GenReval	GenReval
As Of Date	04/14/2026	01/01/2025	01/01/2024	01/01/2023	01/01/2022
Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
Notice Required	☐	☐	☐	☐	☐
Land	**$8,300**	**$8,300**	**$8,300**	**$8,300**	**$8,300**
Land Res (1)	$8,300	$8,300	$8,300	$8,300	$8,300
Land Non Res (2)	$0	$0	$0	$0	$0
Land Non Res (3)	$0	$0	$0	$0	$0
Improvement	**$101,100**	**$97,200**	**$74,300**	**$65,500**	**$60,100**
Imp Res (1)	$101,100	$97,200	$74,300	$65,500	$60,100
Imp Non Res (2)	$0	$0	$0	$0	$0
Imp Non Res (3)	$0	$0	$0	$0	$0
Total	**$109,400**	**$105,500**	**$82,600**	**$73,800**	**$68,400**
Total Res (1)	$109,400	$105,500	$82,600	$73,800	$68,400
Total Non Res (2)	$0	$0	$0	$0	$0
Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 60' X 132', CI 60' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
F	F		62	62x120	0.96	$140	$134	$8,308	0%	1.0000	100.00	0.00	0.00	$8,310

Data Source N/A **Collector** 08/09/1994 AP **Appraiser** 03/01/1995 MKP

Land Computations

Calculated Acreage	0.17
Actual Frontage	62
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$8,300
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$8,300**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	1 1/2
Style	N/A
Finished Area	1292 sqft
Make	

Floor Finish

- ☐ Earth
- ☐ Tile
- ☐ Slab
- ☐ Carpet
- ☑ Sub & Joist
- ☑ Unfinished
- ☑ Wood
- ☐ Other
- ☐ Parquet

Wall Finish

- ☑ Plaster/Drywall
- ☑ Unfinished
- ☐ Paneling
- ☐ Other
- ☐ Fiberboard

Roofing

- ☐ Built-Up
- ☐ Metal
- ☑ Asphalt
- ☐ Slate
- ☐ Tile
- ☐ Wood Shingle
- ☐ Other

Plumbing

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

Accommodations

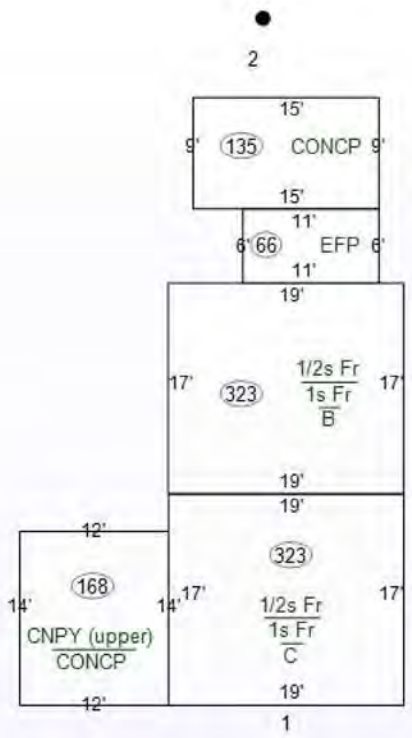
Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	6

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Enclosed Frame	66	$8,200
Patio, Concrete	135	$1,000
Patio, Concrete	168	$1,400
Canopy, Shed Type	168	$3,000



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	646	646	$94,100	
2					
3					
4					
1/4					
1/2	1Fr	646	646	$49,400	
3/4					
Attic					
Bsmt		323	0	$30,000	
Crawl		323	0	$4,100	
Slab					
			Total Base		$177,600
Adjustments			**1 Row Type Adj. x 1.00**		$177,600
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	$177,600
				Sub-Total, 1 Units	
Exterior Features (+)				$13,600	$191,200
Garages (+) 0 sqft				$0	$191,200
				Quality and Design Factor (Grade)	0.85
				Location Multiplier	0.96
				Replacement Cost	$156,019

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: Single-Family R 01	1 1/2	Wood Fr	D+1	1900	1929	97	A		0.96		1,615 sqft	$156,019	50%	$78,010	0%	100%	1.200	1.000	100.00	0.00	0.00	$93,600
2: Detached Garage R 01	1	Wood Fr	D	1900	1900	126	A	$69.34	0.96	$53.25	14'x20'	$14,911	50%	$7,460	0%	100%	1.000	1.000	100.00	0.00	0.00	$7,500

Total all pages $101,100 **Total this page** $101,100

METZGER ONLINE BIDDING INSTRUCTIONS

Create an Account:

- Go to bidmetzger.com - *This will take you to all Metzger Online Auctions that are open for bidding*
- Click on Login/Register at the top of the page
    - Click the green "Register" button
    - Choose username
    - Enter your password
    - Fill in your Name, Email, Phone Number, Address, City, State, and Zip Code
    - Click on Next Step
    - Click the empty box to Agree to the Auction Terms and Conditions
    - Click "Submit"

You are now ready to choose the Auction you want to bid in!

To be approved to bid in a specific auction, follow these easy steps:

- Click "Enter Auction" on the Auction you want to bid in
- Then Click the green "Register for Auction" button
- This will ask you to enter a payment method. You **MUST** enter a debit/charge card in order to bid.
    - **This card will be charged $1.00 to make sure it is a valid card; this fee will fall off your account after a couple days.**
    - **We WILL NOT charge your card if you are the winning bidder**
    - **IF YOU ARE THE WINNING BIDDER YOU MUST CALL THE OFFICE IMMEDIATELY: 260.982.0238 TO ARRANGE SIGNING PURCHASE DOCS & SUBMITTING EARNEST MONEY**
- Click the blue "Agree to Terms and Add Credit Card" button

You are now ready to Bid in that specific auction!

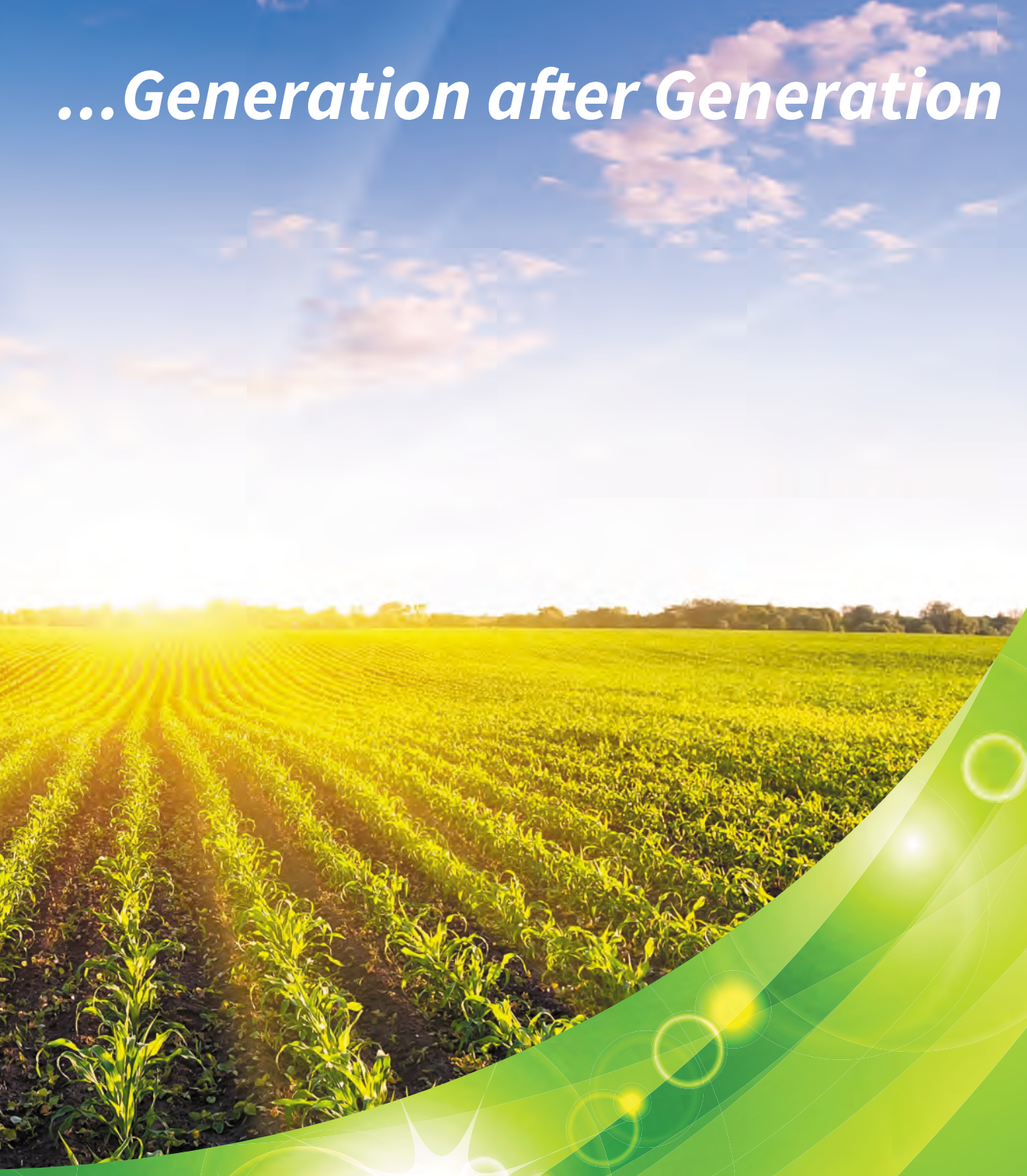
If You Are the Winning Bidder You Must Call The Office Immediately: 260.982.0238 To Arrange Signing Purchase Docs & Submitting Earnest Money

If you are dormant, the site will log you out for your protection. If this happens, Click on Login/Register at the top of the page, enter your email and password and click the green "Login" button and enter your information.

Happy Bidding!

Please let us know if you have any questions that we can help with 260.982.0238 or info@metzgerauction.com

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com