

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Completely Updated Move-in Ready 4-Bedroom, 3-Bath Home with Full Finished Basement, Stamped Concrete Patio & 3-Car Garage!



Open and inviting home offering the perfect blend of comfort, updates, and spacious room— all set on 0.39 acres.

Fresh, spacious and completely updated, this 4-bedroom, 3-bath home offers a modern open layout, beautifully finished living spaces and considerably more room than you might expect from the exterior.

The heart of the home is the expansive open-concept kitchen, dining and living area. Rich flooring and a light, neutral palette create a warm yet contemporary feel, while the open design provides an effortless flow for everyday living and entertaining. The kitchen makes an immediate impression with extensive white cabinetry, generous counter space, stainless steel appliances and a large contrasting center island with bar seating. A wall of windows over the sink brings in abundant natural light and provides a pleasant view of the backyard.



The main-level primary suite continues the home's updated aesthetic with a spacious bedroom, walk-in closet and private bath. The bathroom features dual vanities and an impressive tiled walk-in shower with glass enclosure, pebble-style floor, built-in niche, rain showerhead and handheld shower. An additional bedroom and bath, along with convenient main-floor laundry, complete the main level.

The full finished basement dramatically expands the living space. A large open recreation/family room provides plenty of flexibility for a second gathering area, media space, games, hobbies or entertaining. Two additional bedrooms and a full bath make the lower level exceptionally functional while maintaining the same clean, updated finishes found throughout the home.

A 3-car attached garage provides excellent parking and storage, while the home's updated exterior, covered front entry and mature trees complete the package. Outside, the property offers another standout feature—a large stamped-concrete patio accented by decorative stone landscaping and a built-in firepit. The patio opens to an expansive backyard with plenty of green space for outdoor enjoyment. This property offers a rare combination of space, completed updates & great location close to town!

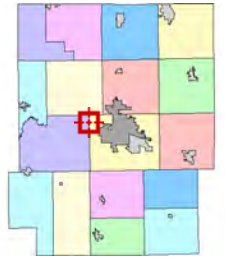


Beacon™

Kosciusko County, IN



Overview



Legend

- Lot Lines
- ▭ Parcels
- ▭ Lakes
- ▭ Cities and Towns
- House Numbers
- State Roads and US Highways
- Road Centerlines

Parcel ID	003-030-017	Alternate ID	003-703014-03	Owner Address	Metzger Steve
Sec/Twp/Rng	--	Class	RESIDENTIAL ONE FAMILY DWELLING ON A PLATTED LOT		1252 N 350 W
Property Address	1252 N 350 W	Acreage	n/a		Warsaw, IN 46580
	WARSAW				
District	Wayne				
Brief Tax Description	003-030-017				
	TRACT SE WILL BE LOT IN R				
	CHINWORTH ESTATES 2-32-5.39A				
	(Note: Not to be used on legal documents)				

Date created: 9/29/2026

Last Data Uploaded: 9/29/2026 10:22:02 AM

Developed by SCHNEIDER
GEOSPATIAL

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

1252 N 350 W WARSAW, IN 46580

1. The following are in the conditions indicated:

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

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

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

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

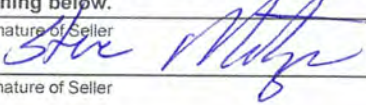
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)

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

1252 N 350 W WARSAW, IN 46580

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	✓			
Boiler / Radiator	✓			
Central Air Conditioning			✓	
Electric Heat Pump	✓			
Furnace Heat / Gas			✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove	✓			
Fireplace	✓			
Fireplace Insert	✓			
Air Cleaner	✓			
Humidifier	✓			
Propane Tank	✓			
Other Heating Source	✓			
2. ROOF		Yes	No	Unknown
Age, if known: <u>36</u> Years.				
Does the roof leak?			✓	
Is there present damage to the roof?			✓	
Is there more than one layer of shingles on the house?			✓	
If yes, how many layers? _____				
3. WATER HEATER				
Age, if known: <u>8</u> Years.				
4. FURNACE				
Age, if known: <u>9</u> Years.				
5. CENTRAL AIR CONDITIONING				
Age, if known: <u>9</u> Years.				
6. HAZARDOUS CONDITIONS		Yes	No	Unknown
Have there been or are there any hazardous conditions on the property, such as methane gas, lead paint, radon gas in house or well, radioactive material, landfill, mineshaft, expansive soil, toxic materials, mold, other biological contaminants, asbestos insulation, or PCB's?			✓	
Is there contamination caused by the manufacture of a controlled substance on the property that has not been certified as decontaminated by an inspector approved under IC 15-19-3.1?			✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓	
Explain:				

The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.

Signature of Seller 	Date (mm / dd / yyyy) <u>9/22/26</u>	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)

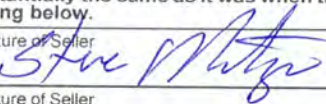
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

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

1252 N 350 W WARSAW, IN 46580

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

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:
(Use additional pages and attach, if necessary)

<p>The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's broker, if any, and the disclosure form may not be used as a substitute for any inspections or warranties that the prospective buyer or owner may later obtain. At or before settlement, the owner is required to disclose any material change in the physical condition of the property or certify to the purchaser at settlement that the condition of the property is substantially the same as it was when the disclosure form was provided. Seller and Purchaser hereby acknowledge receipt of this Disclosure by signing below.</p>			
Signature of Seller 	Date (mm / dd / yyyy) 9/22/26	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
<p>The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.</p>			
Signature of Seller (at closing)	Date (mm / dd / yyyy)	Signature of Seller (at closing)	Date (mm / dd / yyyy)



Metzger PROPERTY SERVICES, LLC
CHAD METZGER CAL, CAGA

EXPANDING YOUR HORIZON...
GENERATION AFTER GENERATION

★ FARMLAND AUCTIONS ★ ANTIQUE APPRAISALS
★ FARM SALES ★ PERSONAL PROPERTY AUCTIONS
★ REAL ESTATE APPRAISALS ★ REAL ESTATE SALES

260-982-0238

www.METZGERAUCTION.COM

Average Utilities

[illegible]

43-10-02-200-057.000-031

General Information

Parcel Number
43-10-02-200-057.000-031

Local Parcel Number
0370301403

Tax ID:

Routing Number
003-030-017

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Kosciusko

Township
WAYNE

District 031 (Local 031)
WAYNE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 305000-031
CHINWORTH ESTATES

Section/Plat
2-32-5

Location Address (1)
1252 N 350 W
WARSAW, IN 46580

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision
Chinworth Estates

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
Gas, Electricity

ERA
☐

Streets or Roads
Paved

TIF
☒

Neighborhood Life Cycle Stage
Other

Printed
Saturday, March 21, 2026

Review Group
2024

METZGER STEVE

Ownership

METZGER STEVE
1252 N 350 W
WARSAW, IN 46580-8328

Legal

3-30-17
TR SE-WILL BE LOT IN R CHINWORTH ESTATES
2-32-5 .39A



1252 N 350 W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/17/2010	METZGER STEVE	2010030589	WD	/	\$13,000	I
01/01/1900	COLLINS PHILIP R &	0	WD	/		I
01/01/1900	HOLLOWAY ROBERT	0	WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2024	2023	2022
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2026	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	\$17,300	\$17,300	\$14,900	\$14,900	\$14,900
Land Res (1)	\$17,300	\$17,300	\$14,900	\$14,900	\$14,900
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$260,900	\$237,200	\$225,900	\$213,100	\$192,200
Imp Res (1)	\$260,900	\$237,200	\$225,900	\$213,100	\$192,200
Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
Total	\$278,200	\$254,500	\$240,800	\$228,000	\$207,100
Total Res (1)	\$278,200	\$254,500	\$240,800	\$228,000	\$207,100
Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 100' X 170', CI 100' X 170')

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		100	100x170	0.99	\$175	\$173	\$17,300	0%	1.0000	100.00	0.00	0.00	\$17,300

510, 1 Family Dwell - Platted Lot

CHINWORTH ESTATES/30 1/2

Notes

10/9/2023 REA: 2024 PER PICTOMETRY ADDED CONCP

11/14/2019 REA: 2020 ADDED REC ROOM 1 FINISH & HALF BATH PER QUESTIONNAIRE & PHONE CALL TO TAXPAYER ON 11/14/19 (GC)

1/27/2016 2016: ADDED PORCH, ATTGARAGE, & 3 WALL END IN WITH HOUSE. CHANGED BDRM/BTHRM/TOTAL ROOM COUNT & REM/EFF YR. MOVED HOUSE TO 100% COMPLETE PER FIELD CHECK 10/14/15

2/6/2014 2014: 2014 ADDED 5% MORE COMPLETE FOR GARAGE DOORS PER FIELD CHECK

3/23/2011 BP: #100109 3/19/10 RES/ADDS COVERED PORCH & BAY WINDOWS \$5,000 #100166 4/12/10 ATT/GARAGE & ROOM ADDN \$15,000

7/28/2010 CE: 2010 POSTED C/E FOR INCORRECT CAP ALLOCATION CHANGED FROM CAP 3 TO CAP 1

3/23/2010 MEM: 2010 CHANGED GRADE TO E & COND TO POOR PER ROOF FALLING IN & WINDOWS BROKEN UNLIVEABLE PER OWNERS

Land Computations

Calculated Acreage	0.39
Actual Frontage	100
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 / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$17,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,300

General Information

Occupancy

Single-Family

Description

Single-Family

Story Height

1

Style

40 newer 1 st 1961-20

Finished Area

1649 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☒ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☒ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☒ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☒ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description	Area	Value
Porch, Open Frame	120	\$6,700
Patio, Concrete	350	\$2,900

Plumbing

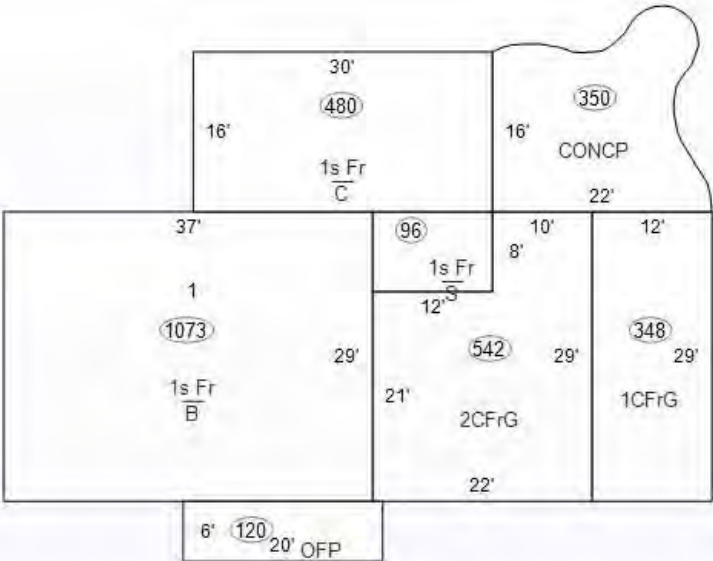
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	8

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	1Fr	1649	1649	\$182,200
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1073	0	\$57,100
Crawl		480	0	\$5,100
Slab		96	0	\$0
Total Base				\$244,400
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				1:576
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)				1:1649
No Elec (-)				\$0
Plumbing (+ / -)				11 - 5 = 6 x \$1,400
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$261,100
Sub-Total, 1 Units				
Exterior Features (+)				\$9,600
Garages (+) 890 sqft				\$43,400
Quality and Design Factor (Grade)				1.00
Location Multiplier				0.92
Replacement Cost				\$288,972

Summary of Improvements																						
Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	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	1	Wood Fr	C	1966	1994	32	A		0.92		2,722 sqft	\$288,972	26%	\$213,840	0%	100%	1.220	1.000	100.00	0.00	0.00	\$260,900

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM