Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

TRACT 1

0.1+/- Acres

3-Bedroom, 1.5 Bath

305 N Lafontaine St., Huntington, IN 46750

Huntington Township • Huntington County

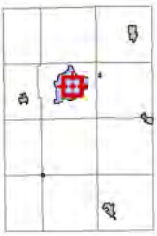
Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

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

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 30 **DOM** 30 **Auction** No

MLS # 202641179 **305 N LaFontaine Street** **Huntington** **IN** 46750 **LP** $124,900



Area Huntington County **Parcel ID** 35-05-15-300-221.000-005 **Type** Site-Built Home **Waterfront** No
Sub LaFontaines **Cross Street** **Bedrms** 3 **F Baths** 1 **H Baths** 1
Township Huntington **Style** One and Half Story **REO** No **Short Sale** No
School District Huntington County Community **Elem** 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. 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.

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. The property is being sold "AS IS"

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
LR	21	x	13	M
DR	13	x	12	M
FR		x		
KT	19	x	11	M
BK		x		
DN		x		
1B	11	x	14	M
2B	10	x	11	U
3B	16	x	14	U
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

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

Laundry Rm Main **Laundry L/W** x
Water Public **Well Type** **Sewer** Public **Fuel /** Forced Air **Heating** **Cooling** None
AMENITIES Porch Open
Garage / / x /
Outbuilding 1 Shed 7 x 13 **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	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

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,495.00 **Exemptions** **Year Taxes Payable** 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**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime
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 Type Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual Unbranded Virtual Tour **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **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.

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
Level, High

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

014-02210-00 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

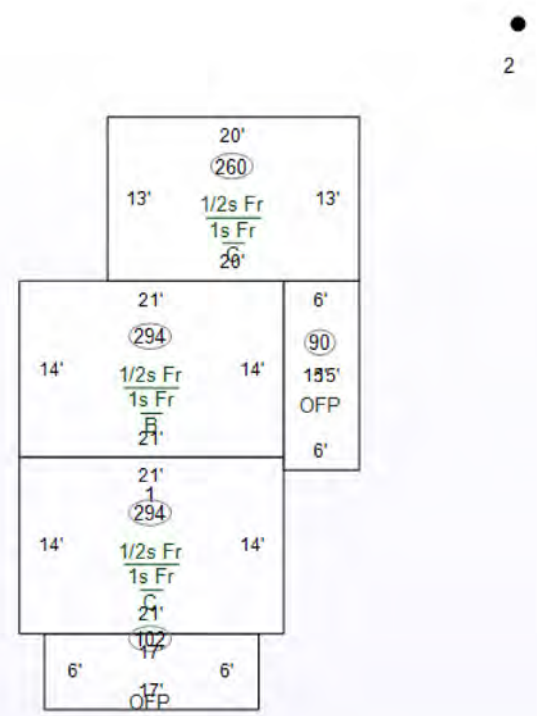
Central Warm Air

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

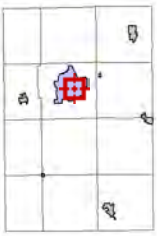
Huntington Township • Huntington County

Metzger
Property Services, LLC AC31300015
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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

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 30 **DOM** 30 **Auction** No

MLS # 202641185 **335 Hannah Street** **Huntington** **IN** 46750 **LP** $64,900



Area Huntington County **Parcel ID** 35-05-15-400-330.300-005 **Type** Site-Built Home **Waterfront** No
Sub Drover(s) **Cross Street** **Bedrms** 2 **F Baths** 1 **H Baths** 0
Township Huntington **Style** One and Half Story **REO** No **Short Sale** No
School District Huntington County Community **Elem** 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. 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.

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. The property is being sold "AS IS"

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

	RM	DIM		LVL
LR	21	x	21	M
DR	11	x	12	M
FR		x		
KT	11	x	13	M
BK		x		
DN		x		
1B	10	x	12	M
2B	10	x	18	U
3B		x		
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

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

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

AMENITIES Deck Open, Porch Enclosed

Garage 2.0 / Detached / 24 x 12 / 288.00
Outbuilding 1 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 Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,892.00 **Exemptions** **Year Taxes Payable** 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**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime
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 Type Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual Unbranded Virtual Tour **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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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

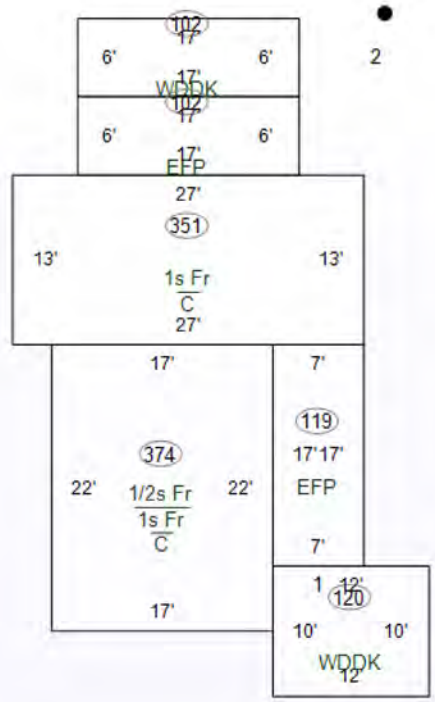
Central Warm Air

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

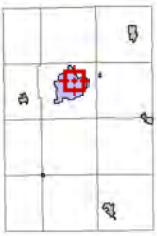
Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

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

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 30 **DOM** 30 **Auction** No

MLS # 202641187 **558 Iva Street** **Huntington** **IN** 46750 **LP** $119,900



Area Huntington County **Parcel ID** 35-05-10-400-609.600-005 **Type** Site-Built Home **Waterfront** No
Sub Hamer(s) **Cross Street** **Bedrms** 4 **F Baths** 2 **H Baths** 0
Township Huntington **Style** Two Story **REO** No **Short Sale** No
School District Huntington County Community **Elem** 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. 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.

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. The property is being sold "AS IS"

Sec **Lot** **Lot Ac/SF/Dim** 0.2000 / 8,712 / 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
LR	15	x	21	M
DR		x		
FR		x		
KT	15	x	15	M
BK		x		
DN		x		
1B	10	x	12	M
2B	11	x	12	M
3B	10	x	12	U
4B	15	x	12	U
5B		x		
RR		x		
LF		x		
EX		x		

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

Water Public **Well Type** **Sewer** Public **Fuel /** Forced Air **Heating** **Laundry Rm** Main **Laundry L/W** x **Cooling** None

AMENITIES Porch Open

Garage 2.0 / Detached / 12 x15 / 180.0(**Outbuilding 1** 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 Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,654.00 **Exemptions** **Year Taxes Payable** 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**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime
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 Type Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual Unbranded Virtual Tour **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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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

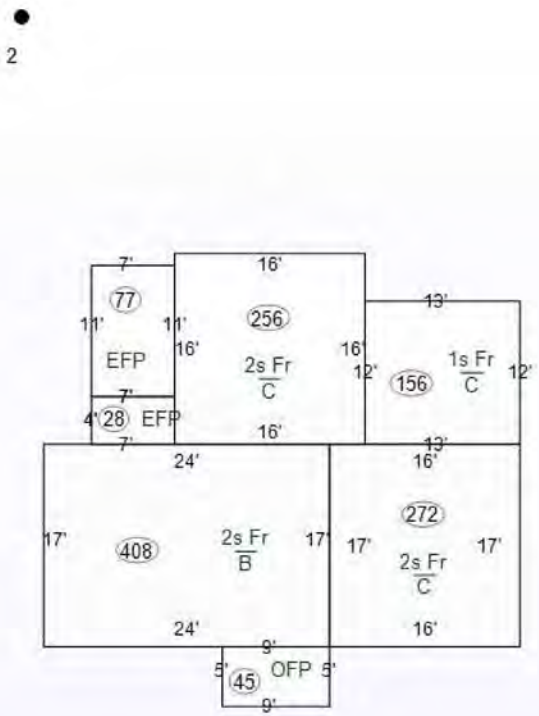
Central Warm Air

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 5

0.07+/- Acres

4-Bedroom, 1.5 Bath

444 First St., Huntington, IN 46750

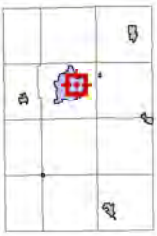
Huntington Township • Huntington County

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Property Services, LLC AC31300015
Real Estate • Auctions • Appraisals

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

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 30 **DOM** 30 **Auction** No

MLS # 202641190 **444 First Street** **Huntington** **IN** 46750 **LP** $52,900



Area Huntington County **Parcel ID** 35-05-15-100-623.500-005 **Type** Site-Built Home **Waterfront** No
Sub Purviance **Cross Street** **Bedrms** 4 **F Baths** 1 **H Baths** 1
Township Huntington **Style** Two Story **REO** No **Short Sale** No
School District Huntington County Community **Elem** 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. 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.

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. The property is being sold "AS IS"

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

	RM	DIM		LVL
LR	11	x	15	M
DR		x		
FR		x		
KT		x		
BK		x		
DN		x		
1B	9	x	12	M
2B	10	x	13	U
3B	9	x	11	U
4B	13	x	15	U
5B		x		
RR		x		
LF		x		
EX		x		

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

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

AMENITIES Porch Covered

Garage / / x /
Outbuilding 1 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**	No
Pool	No	**Off Street Pk**	Yes
Pool Type			

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,130.00 **Exemptions** **Year Taxes Payable** 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**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime
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 Type Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual Unbranded Virtual Tour **Lockbox Type** None **Lockbox Location** None **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **Sell Team**
Presented Jen Rice - Cell: 260-982-0238 / Metzger Property Services, LLC - Off: 260-982-0238

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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

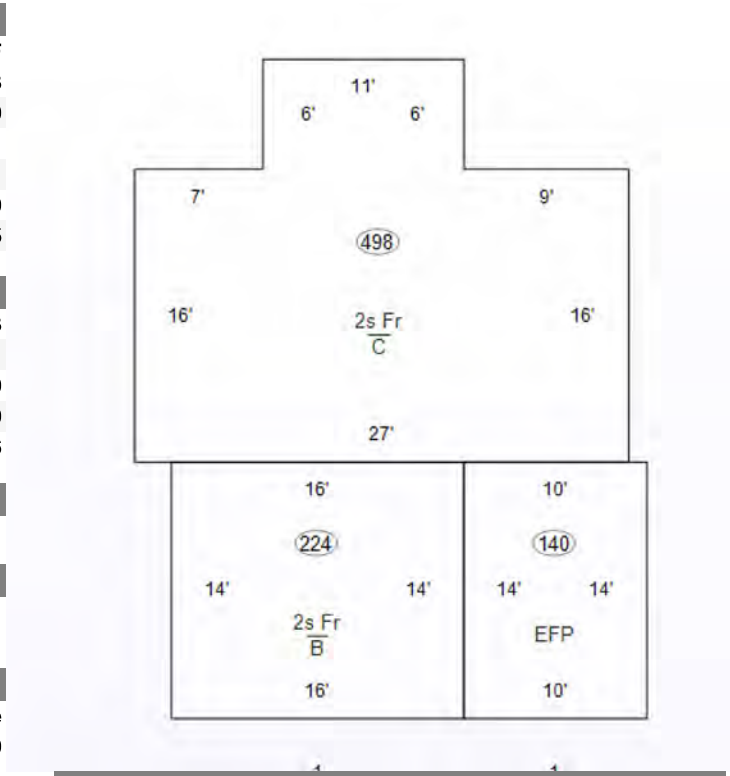
Central Warm Air

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

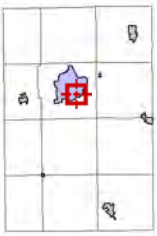
Metzger Property Services, LLC AC31300015

Real Estate • Auctions • Appraisals

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

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 30 **DOM** 30 **Auction** No

MLS # 202641172 **1315 Ogan Avenue** **Huntington** **IN** 46750 **LP** $119,900



Area Huntington County **Parcel ID** 35-05-22-100-300.000-005 **Type** Site-Built Home **Waterfront** No
Sub Shoefactory **Cross Street** **Bedrms** 4 **F Baths** 1 **H Baths** 1
Township Huntington **Style** Two Story **REO** No **Short Sale** No
School District Huntington County Community **Elem** 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! 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.

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. The property is being sold "AS IS"

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
LR	14 x	12	M
DR	x		
FR	x		
KT	14 x	9	M
BK	x		
DN	x		
1B	12 x	9	U
2B	11 x	10	U
3B	14 x	8	U
4B	14 x	8	U
5B	x		
RR	x		
LF	x		
EX	x		

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

Laundry Rm Main **Laundry L/W** x
Water Public **Well Type** **Sewer** Public **Fuel /** None **Heating** **Cooling** None
AMENITIES Patio Open, Porch Covered
Garage 1.0 / Detached / 12 x20 / 240.00
Outbuilding 1 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 Name** **Water Frontage** **Channel Frontage**
Water None **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $1,006.00 **Exemptions** **Year Taxes Payable** 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**
Listing Facilitator
Co-List Office Metzger Property Services, LLC **Co-List Agent** Tiffany Reimer - Cell: 260-571-7910

Showing Instr Showingtime
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 Type Exclusive Right to Sell **Seller's Disclosure Form** No **Form Exception** FidTrnEst
Virtual Unbranded Virtual Tour **Lockbox Type** None **Lockbox Location** none **Type of Sale**
Offer Accepted Date **Closing Date** **Selling Price** **How Sold**
Ttl Concessions Paid **Sold/Concession Remarks** **Conc Paid By**
Sell Office **Sell Agent**
Co-Sell Office **Co-Sell Agent** **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.

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

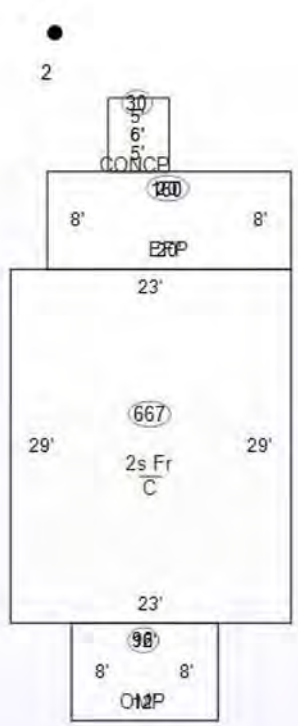
Central Warm Air

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

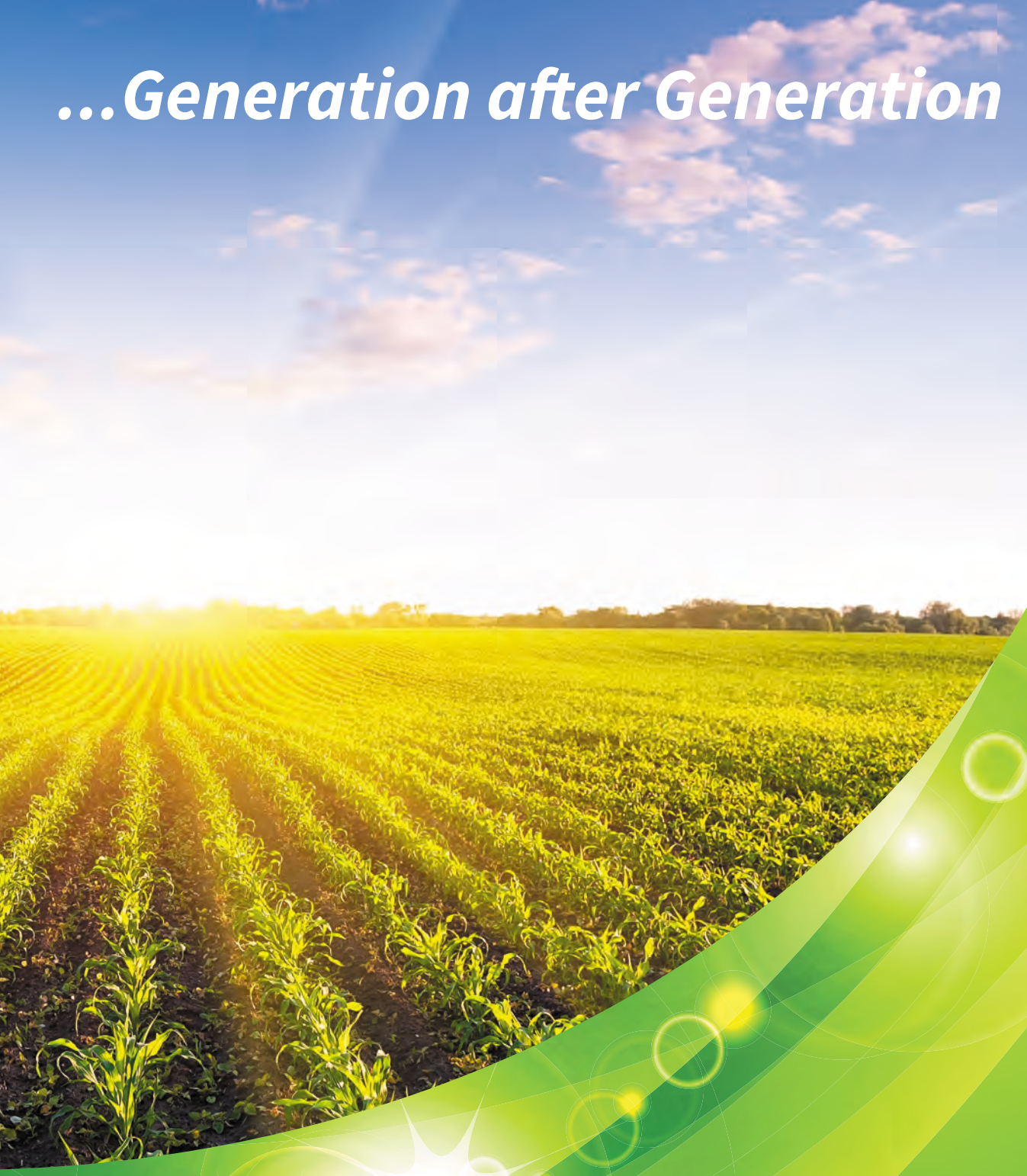
Cost Ladder

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

...Generation after Generation



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