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
AMENITIES Porch Covered
Garage / / x /
Outbuilding 1 None x
Outbuilding 2 x
Assn Dues **Frequency** Not Applicable
Other Fees
Restrictions

Water Public
Well Type
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	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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