Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

www.MetzgerAuction.com

Beautiful, Remodeled Country Home on 3.09± Acres with Exceptional New Outbuildings, and The Space to Live, Work, and Enjoy Country Living!



Discover an outstanding combination of country charm, modern improvements, and exceptional functionality with this attractive 3-bedroom, 2-bath home situated on 3.09± acres! Featuring a major remodel completed in 2016, two impressive outbuildings constructed in 2025, and fenced pasture ground, this property offers an opportunity for those seeking comfortable country living with room for animals, equipment, hobbies, and more.

From the moment you arrive, the home's attractive exterior, metal roof, welcoming covered front porch, and beautifully maintained lawn create an inviting first impression. Step inside to a stunning living room highlighted by a soaring vaulted wood ceiling, expansive windows, striking stone fireplace, and distinctive rustic accents. The warm wood finishes continue into the dining room, where decorative timberwork and unique lighting add character and charm.

The spacious kitchen features abundant cabinetry, stainless steel appliances, and a convenient breakfast bar. The primary suite offers a private retreat with a walk-in closet and beautifully appointed bathroom featuring dual vanities, rustic wood accents, and a large tiled walk-in shower. An adjoining laundry room adds everyday convenience, while two additional bedrooms, a second full bath, and an unfinished basement provide additional living and storage flexibility.

A major remodel completed in 2016 included a new metal roof, furnace, central air conditioning, ductwork, water heater, and septic system! *A reverse osmosis water system was also added in 2025, providing another valuable improvement. These substantial updates complement the home's inviting interior and distinctive country character.*

Outdoor living is equally appealing, with a covered patio overlooking the property and surrounding countryside—an inviting place to relax, entertain, or enjoy the peaceful rural setting.

The impressive 40' x 64' heated and insulated shop, newly constructed in 2025, is a standout feature! *Offering 2,400 square feet of versatile workspace, the building includes two insulated overhead doors measuring 8' x 10' and 16' x 14', an LP gas furnace, 200-amp electrical service, R-19 wall insulation, and 16 inches of blown-in ceiling insulation. Ideal for vehicle and equipment storage, workshop projects, and a variety of other pursuits, this substantial building offers outstanding possibilities.*

*The **48' x 36' pole building, also constructed in 2025**, adds even more versatility with thoughtfully arranged animal accommodations and functional workspace. Features include an 8' x 16' wraparound porch, covered dog kennel, insulated 12' x 22' room with animal access, and a separate area equipped with a sink, running water, and water heater. Multiple sliding doors and a large overhead garage door provide convenient access throughout. The adjoining woven-wire fenced pasture adds another desirable feature for those looking to accommodate animals.*



With beautifully maintained grounds, extensive gravel parking and maneuvering space, two impressive new buildings, fenced pasture, and a charming country home with substantial improvements, this property offers an exceptional combination of comfort, character, and practicality.

Whether your passion is animals, vehicles, equipment, outdoor living, or simply having room to spread out, this property brings together the space, improvements, & versatility to make your dream country lifestyle a reality!

PROPERTY FEATURES & IMPROVEMENTS

3.09± Acres | 3 Bedrooms | 2 Full Baths | Brand New Outbuildings

HOME FEATURES

- *Attractive country home situated on 3.09± acres*
- *3 bedrooms and 2 full bathrooms*
- *Spacious living room with vaulted wood ceiling & Beautiful stone fireplace*
- *Expansive windows providing abundant natural light*
- *Rustic wood accents and distinctive interior finishes*
- *Kitchen with abundant cabinetry, stainless steel appliances, and breakfast bar*
- *Dining room with decorative wood ceiling feature and unique lighting*
- *Primary suite with walk-in closet and Ensuite Bath with dual vanities and tiled walk-in shower*
- *Laundry room adjoining the primary suite*
- *Unfinished basement offering additional storage and utility space*
- *Covered front porch & Covered outdoor patio overlooking the property*
- *Major Home Remodel Completed in 2016*
- *New reverse osmosis (R.O.) water system in 2025*

MAJOR HOME IMPROVEMENTS — 2016

- *Major home remodel completed*
- *New metal roof*
- *New furnace*
- *New central air conditioning*
- *New HVAC ductwork*
- *New water heater*
- *New septic system*

40' × 64' HEATED & INSULATED SHOP — BUILT 2025

- *Approximately 2,400 sq. ft. of versatile shop space*
- *Fully insulated building! R-19 batt insulation in walls & 16 inches of blown-in ceiling insulation*
- *LP gas furnace & 200-amp electrical service*
- *Concrete Floors*
- *Two insulated overhead doors: 8' × 10' & 16' × 14'*
- *Excellent space for vehicles, equipment, storage, workshop projects, and hobbies*

48' × 36' POLE BUILDING — BUILT 2025

- *Approximately 1,728 sq. ft. of building space*
- *Designed with animal accommodations and functional workspace*
- *8' × 16' wraparound porch & covered dog kennel*
- *12' × 22' insulated room with access for animals to move in and out*
- *Separate area equipped with sink, running water, and water heater*
- *One 12' × 11.5' overhead garage door & Three 8' × 4' sliding doors*
- *Convenient access for animals, equipment, and storage*

LAND & OUTDOOR FEATURES

- *3.09± acres*
- *Roughly 1.75 Acres of Woven-wire fenced pasture area with 2 Strands of Hot Wire Brand New in 2026!*
- *Expansive, well-maintained lawn & Attractive landscaping*
- *Open countryside views with Room for animals, recreational activities, equipment, and outdoor hobbies*

Beautiful, Remodeled Country Home on 3.09± Acres

10670 S 100 W, Silver Lake, IN 46982





Home Features:

- Attractive country home situated on 3.09± acres
- 3 bedrooms and 2 full bathrooms
- Spacious Living Room: Vaulted Ceiling, Stone Fireplace, Hardwood Floors
- Kitchen includes Abundant Cabinetry, Stainless Steel Appliances, Breakfast Bar, Window Overlooking the Patio
- Dining room with decorative wood ceiling feature and unique lighting
- Primary Suite: Walk-in Closet, Ensuite Bathroom with Tiled Walk-in Shower & Dual Vanities
- Expansive windows providing abundant natural light
- Rustic wood accents and distinctive interior finishes
- Laundry room adjoining the primary suite
  Unfinished basement offering additional storage & utility space
- Covered front porch with Foyer Entry
- Covered outdoor patio overlooking the property
- Landscaped





MAJOR HOME IMPROVEMENTS — 2016

- *Major home remodel completed*
- *New metal roof*
- *New furnace*
- *New central air conditioning*
- *New HVAC ductwork*
- *New water heater*
- *New septic system*

ADDITIONAL IMPROVEMENTS — 2025

- *New reverse osmosis (R.O.) water system*
- *Construction of both outbuildings completed*

Beacon™ Kosciusko County, IN



Overview



Legend

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

Lake Township • Kosciusko County • Silver Lake, IN

10670 S. 100 W., Silver Lake, IN 46982

3.09± Acres

Residential Agent Full Detail Report

Schedule a Showing

Class RESIDENTIAL
Property Type Site-Built Home **Status** Active **CDOM** 29 **DOM** 29 **Auction** No

MLS # 202644400 **10670 S 100 W Road** **Silver Lake** **IN** 46982 **LP** $529,900



Area Kosciusko County **Parcel ID** 43-18-03-300-024.000-013 **Type** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrms** 3 **F Baths** 2 **H Baths** 0
Township Lake **Style** One Story **REO** No **Short Sale** No
School District Warsaw Community **Elem** Claypool
Intermediate **JrH** Edgewood **SrH** Warsaw
Legal Description 035-039-002.AA N END W 1/2 SW 3-30-6 2.40A and 035-039-002 N END W 1/2 SW 3-30-6 .69A - the Lot
Directions to Property Head North on State Rd 15, turn Right on State Rd 14, turn Left on S 100 W, Property is the 4th house on the Right

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

Remarks **Beautiful Country Home on 3.09± Acres with New Outbuildings!** Enjoy the perfect combination of country living, comfort, and versatility with this attractive 3-bedroom, 2-bath home situated on 3.09± acres! The home features a stunning living room with vaulted wood ceiling, stone fireplace, and expansive windows, along with a spacious kitchen, dining room, and primary suite with walk-in closet, dual vanities, and tiled walk-in shower. A covered front porch, covered patio, and unfinished basement add even more appeal. A major remodel in 2016 included a new metal roof, furnace, central air, ductwork, water heater, and septic system, with a reverse osmosis water system added in 2025. The property truly stands apart with **two impressive outbuildings constructed in 2025!** A 40' × 60' heated and insulated shop offers 200-amp electrical service and oversized overhead doors, ideal for vehicles, equipment, and workshop needs. The additional 48' × 36' pole building features animal accommodations, covered kennel, insulated room, running water, & versatile storage space. Complete with a new fenced pasture, expansive lawn, and beautiful countryside views, this exceptional property offers room for animals, hobbies, equipment, and the freedom to enjoy country living!

Agent Remarks

Sec **Lot** **Lot Ac/SF/Dim** 3.0900 / 134,600 / 304 x 430
Above Gd Fin SqFt 2,213 **Above Gd Unfin SqFt** 0 **Below Gd Fin SqFt** 0
Age 106 **New Const** No **Date Complete** **Ext** Metal, Vinyl

Room Dimensions

	RM	DIM		LVL
LR	20	x	25	M
DR	12	x	21	M
FR		x		
KT	20	x	10	M
BK		x		
DN		x		
1B	14	x	19	M
2B	12	x	10	M
3B	10	x	10	M
4B		x		
5B		x		
RR		x		
LF		x		
EX		x		

Baths	Full	Half
B-Main	2	0
B-Upper	0	0
B-Blw G	0	0

Laundry Rm Main **Laundry L/W** 6 x 6

Water Well **Well Type** Private **Sewer** Septic **Fuel / Heating** Gas, Forced Air, Wall Heater **Cooling** Central Air

AMENITIES 1st Bdrm En Suite, Breakfast Bar, Ceiling-9+, Ceilings-Beamed, Ceilings-Vaulted, Closet(s) Walk-in, Countertops-Laminate, Deck Covered, Detector-Smoke, Dryer Hook Up Electric,

Garage / / x /
Outbuilding 1 Pole/Post 48 x 36 1728
Outbuilding 2 Pole/Post 40 x 64 2560
Assn Dues $0.00 **Frequency**
Other Fees
Restrictions

Lot Desc Level, 3-5.9999, Pasture
Ttl Below Gd SqFt 1,568 **Ttl Fin SqFt** 2,213 **Year Built** 1920
Bsmt Partial Basement, Unfinished **# Rooms** 6
Basement Material Poured Concrete

Dryer Hookup Gas	No	**Fireplace**	Yes
Dryer Hookup Elec	Yes	**Guest Qtrs**	No
Dryer Hookup G/E	No	**Split Flrpln**	No
Disposal	No	**Ceiling Fan**	No
Water Soft-Owned	Yes	**Skylight**	No
Water Soft-Rented	No	**ADA Features**	No
Alarm Sys-Sec	No	**Fence**	Partial, Farm,
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
SALE INCLUDES Dishwasher, Microwave, Refrigerator, Oven-Convection, Oven-Gas, Range-Gas, Water Heater Electric, Water Softener-Owned
FIREPLACE Living/Great Rm, Gas Log

Water Access **Wtr Name** **Water Frontage** **Channel Frontage**
Water **Water Type** **Lake Type**
Auctioneer Name **Lic #** **Auction Date** **Time** **Location**
Financing: Existing **Proposed** **Excluded Party** None
Annual Taxes $2,436.28 **Exemptions** Homestead, Supplemental **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 or Open House
List Date 10/27/2026 **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** Yes **Form Exception**
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.
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Property address (number and street, city, state, and ZIP code) 10670 S 100 W, Silver Lake, IN 46982

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	X			
Clothes Dryer (Electric)	X			
Clothes Washer	X			
Dishwasher			X	
Disposal	X			
Freezer	X			
Gas Grill	X			
Hood – part of Microwave			X	
Microwave Oven			X	
Oven			X	
Range – gas			X	
Refrigerator			X	
Room Air Conditioner(s)	X			
Trash Compactor	X			
TV Antenna / Dish	X			
Other:				

B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	X			
Ceiling Fan(s)	X			
Garage Door Opener / Controls – Shop only			X	
Inside Telephone Wiring and Blocks / Jacks	X			
Light Fixtures			X	
Sauna	X			
Smoke / Fire Alarms			X	
Carbon Monoxide Detectors > dual			X	
Switches and Outlets			X	
Vent Fan(s)			X	
☐ 60 ☒ 100 ☒ 200 Amp Service	100 in house 200 in shop		X	
Generator	X			

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

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

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) 10670 S 100 W, Silver Lake, IN 46982

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan	X			
Boiler / Radiator	X			
Central Air Conditioning			X	
Electric Heat Pump	X			
Furnace Heat / Gas			X	
Furnace Heat / Electric	X			
Geothermal	X			
Solar House-Heating	X			
Woodburning Stove	X			
Fireplace - LP, GAS			X	
Fireplace Insert			X	
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: 10 Years.	X		
Does the roof leak?		X	
Is there present damage to the roof?		X	
Is there more than one layer of shingles on the house?			X
If yes, how many layers? _____			X
3. WATER HEATER	X		
Age, if known: 10 Years.			
4. FURNACE	X		
Age, if known: 10 Years.			
5. CENTRAL AIR CONDITIONING	X		
Age, if known: 10 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?			X
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?		X	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		X	
Explain:			

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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) 10670 S 100 W, Silver Lake, IN 46982

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		X	
Are there any foundation problems with the structures?		X	
Are there any encroachments?		X	
Are there any violations of zoning, building codes, or restrictive covenants?		X	
Does the property have a shared driveway with another property?		X	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		X	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount? _____		X	
Is this property located within a locally designated historic district under IC 36-7-11?		X	
Is the present use a non-conforming use? Explain:		X	
Is the access to your property via a private road?		X	
Is the access to your property via a public road?	X		
Is the access to your property via an easement?		X	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		X	
Are there any structural problems with the building?		X	
Have any substantial additions or alterations been made without a required building permit?		X	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		X	
Is there any damage due to wind, flood, termites or rodents?		X	
Have any structures been treated for wood destroying insects?		X	
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.		X	
Do you currently pay flood insurance?		X	
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.		X	
Does the property contain underground storage tank(s)?		X	
Is the homeowner a licensed real estate broker?		X	
Is there any threatened or existing litigation regarding the property?		X	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See http://www.irs.gov/publications/p515/index.html.		X	
Is the property located within one (1) mile of an airport?		X	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		X	

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

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Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)
	10/13/2016		
Signature of Seller	Date (*mm / dd / yyyy*)	Signature of Buyer	Date (*mm / dd / yyyy*)

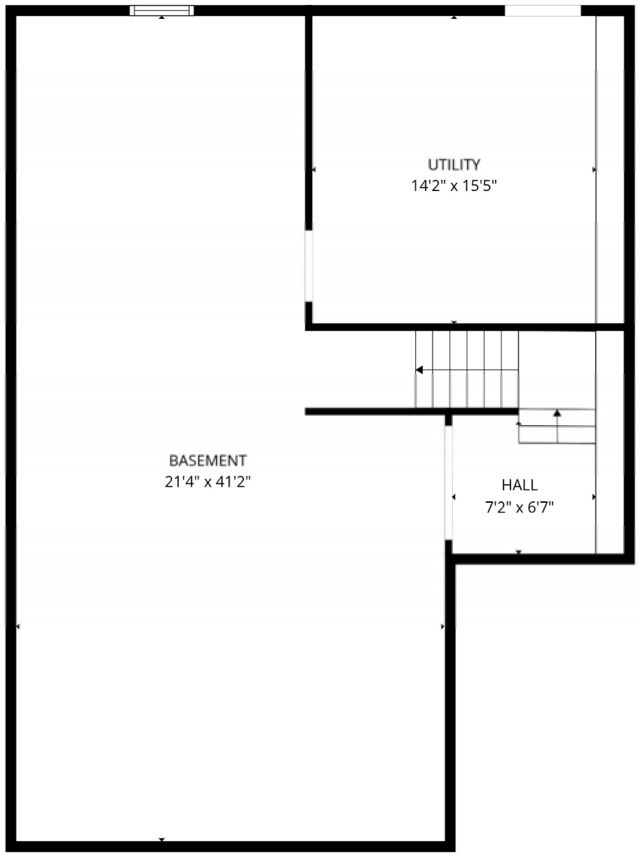
The Seller hereby certifies that the condition of the property is substantially the same as it was when the Seller's Disclosure form was originally provided to the Buyer.

Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)	Signature of Seller (*at closing*)	Date (*mm / dd / yyyy*)

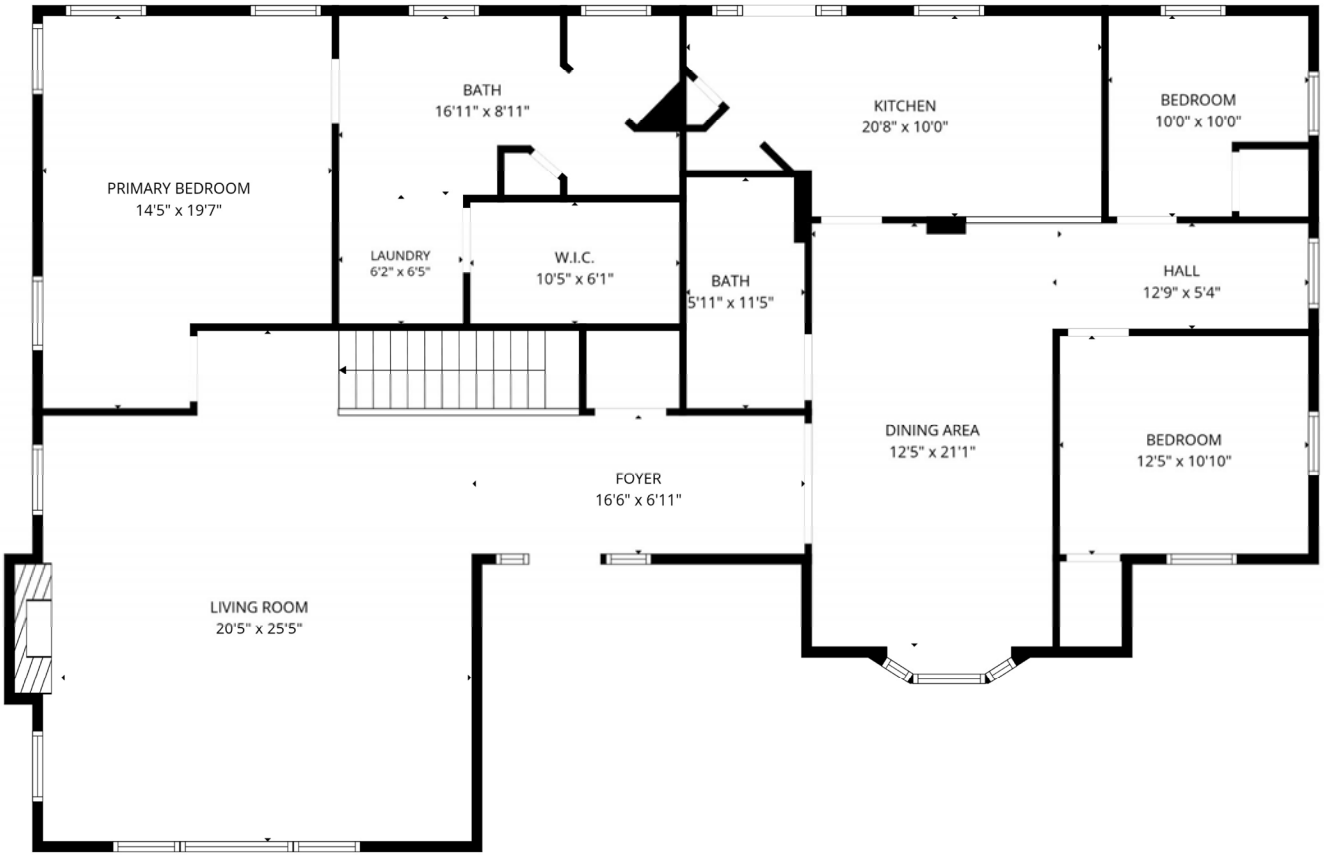


Average Utilities

Utility	Company	Average Amount
Gas	LP tank Rented through Stumps.	$
Electric	REMC	$ ≈ 250
Water	Well	$
Septic/Sewer	Septic.	$
HOA		$
Other		$
Additional Notes	Internet through REMC.	



Basement



1st floor

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

New Shop, Pole Barns & Fenced Pasture Offering Exceptional Space for Shop Work, Storage & Animals!





40 x 64 x 16’ Heated & Insulated Shop – Built 2025



- New in 2025! Approximately 2,400 sq. ft. of versatile space
- Fully insulated building!
- R-19 batt insulation on walls
- 16 inches of blown-in ceiling insulation
- LP gas furnace
- Concrete Floors
- 200-amp electrical service
- Two insulated overhead doors: 8' × 10' & 16' × 14'
- Excellent space for vehicles, equipment, storage, workshop, & hobbies



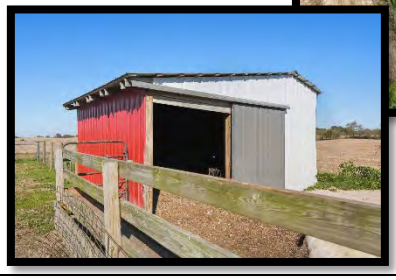


Additional Property Details:

- Brand New Fence in June 2026 – *roughly 1.75 acres of woven wire fence with 2 strands of hot wire for a fenced in pasture*
- 16x22 Outbuilding with 8x8 Slider Door



48’ x 36’ x 12’ Pole Building – Built 2025



- New in 2025! Approximately 1,728 sq. ft. of building space
- Designed with animal accommodations & functional workspace
- 8' × 16' covered wraparound porch
- 8' × 16' covered dog kennel
- 12' × 22' insulated room with access for animals to go in and out
- Separate area equipped with sink, running water, & water heater
- 12' × 11.5' overhead garage door
- 3 - 8' × 4' sliding doors
- Convenient access for animals, equipment, and storage

General Information

Parcel Number
43-18-03-300-024.000-013

Local Parcel Number
3571100302

Tax ID:

Routing Number
035-039-002.AA

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Kosciusko

Township
LAKE

District 013 (Local 013)
LAKE TOWNSHIP

School Corp 4415
WARSAW COMMUNITY

Neighborhood 3507000-013
LAKE TWP ACREAGE - RES

Section/Plat
0003

Location Address (1)
10670 S 100 W
SILVER LAKE, IN 46982

Zoning
AG AGRICULTURE

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
High

Flood Hazard ☐

Public Utilities
Electricity

ERA ☐

Streets or Roads
Paved

TIF ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, March 20, 2026

Review Group 2023

Ownership

KELLY SHAYLEE & DAVID BOGGS JT
10670 S 100 W
SILVER LAKE, IN 46982

Legal

35-39-2.AA
N END W 1/2 SW 3-30-6 2.40A

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/03/2024	KELLY SHAYLEE & D	2024120085	WD	/	$380,000	V
08/13/2015	BRADFORD RONALD	2015080883	QC	/		I
11/17/1995	BRADFORD RONALD		WD	/	$38,000	I
11/17/1995	BRADFORD JAMES T	0	WD	/		I
01/09/1984	BRADFORD JAMES T	0	WD	/		I
01/05/1982	KERLIN TED & JACQ	0	WD	/		I

Res

Valuation Records

Assessment Year	2026	2025	2025	2024	2023
Reason For Change	AA	AG Upd	AA	AA	AA
As Of Date	01/01/2026	05/13/2025	01/01/2025	01/01/2024	01/01/2023
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	**$26,700**	**$26,700**	**$26,800**	**$21,700**	**$21,500**
Land Res (1)	$22,000	$22,000	$22,000	$18,000	$18,000
Land Non Res (2)	$4,700	$4,700	$4,800	$3,700	$800
Land Non Res (3)	$0	$0	$0	$0	$2,700
Improvement	**$391,100**	**$350,200**	**$350,200**	**$282,200**	**$264,200**
Imp Res (1)	$384,700	$345,000	$345,000	$276,700	$213,100
Imp Non Res (2)	$4,400	$4,000	$4,000	$4,600	$0
Imp Non Res (3)	$2,000	$1,200	$1,200	$900	$51,100
Total	**$417,800**	**$376,900**	**$377,000**	**$303,900**	**$285,700**
Total Res (1)	$406,700	$367,000	$367,000	$294,700	$231,100
Total Non Res (2)	$9,100	$8,700	$8,800	$8,300	$800
Total Non Res (3)	$2,000	$1,200	$1,200	$900	$53,800

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
9	A		0	1.0000	1.00	$22,000	$22,000	$22,000	0%	1.0000	100.00	0.00	0.00	$22,000
91	A		0	0.5400	1.00	$7,000	$7,000	$3,780	0%	1.0000	0.00	100.00	0.00	$3,780
4	A	CLC	0	0.8600	0.50	$2,120	$1,060	$912	0%	1.0000	0.00	100.00	0.00	$910

Data Source N/A **Collector** **Appraiser**

Notes

3/3/2026 2026: 2026 REMOVED MARKET ADJ FROM AG BUILDINGS

7/16/2025 2026: 2026 REMOVED FACTORS FROM T3 BARN & (2) LEANTOS

5/14/2025 2025: UPDATED AG LAND BASE RATE PER LEGISLATIVE CHANGE. FOR 1/1/25 DLGF SET THE BASE RATE AT 2390/ACRE. LEGISLATIVE UPDATE CHANGES THE RATE TO 2120/ACRE

1/28/2025 2025: 2025 - ADJUSTED GRADE & EFF AGE ON HOME. PER PUBLIC INFORMATION.

11/21/2024 2025: 2025 PER TP CALL; REMOVED 10x15 LEANTO, & SHORTENED THE 15x32 T3 TO 15x16; THE FIELD WORKER DETERMINATION IS TO CONSIDER THE 1 WALL T3 POLE BARN IMPROVEMENT TO NOW BE A LEANTO PER THE FIELD VISIT 5/15/2024.

11/20/2024 BP: BP #2024-333 MOVING BLD FOR COWS PRC $8,000 PRC DOES NOT CHANGE 4/3/2024

11/29/2022 BP: #2022-941. MOVING EXISTING LIVESTOCK SHELTER 11X24 ELSEWHERE ON PROPERTY. $5,000. FILED 08/26/2022.

5/31/2022 REA: 2023 ADDED 15X32 1SO T3, CORRECTED DIMENSIONS ON LEANTO BY THE ROAD & 10X32 LEANTO TO 10X15, CORRECTED GRADE ON HOME PER PICTOMETRY & PICTURES
REMOVED 1 FULL BATH, REMOVED 1 EXTRA FIXTURE & ADDED 1 WATER HEATER PER QUESTIONNAIRE-JS

Land Computations

Calculated Acreage	2.40
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	2.40
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	1.00
91/92 Acres	0.54
Total Acres Farmland	0.86
Farmland Value	$910
Measured Acreage	0.86
Avg Farmland Value/Acre	1058
Value of Farmland	$910
Classified Total	$0
Farm / Classifed Value	$900
Homesite(s) Value	$22,000
91/92 Value	$3,800
Supp. Page Land Value	
CAP 1 Value	$22,000
CAP 2 Value	$4,700
CAP 3 Value	$0
Total Value	**$26,700**

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	1
Style	11 1 story older
Finished Area	2213 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	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	2	2
Add Fixtures	1	1
Total	6	10

Accommodations

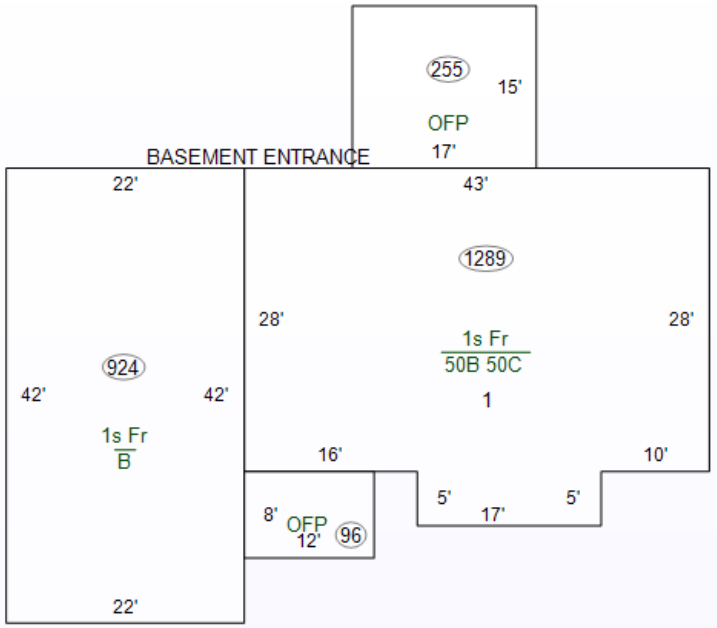
Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Porch, Open Frame	255	$11,100
Porch, Open Frame	96	$5,600



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	2213	2213	$228,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1568	0	$76,300	
Crawl		644	0	$5,700	
Slab					
			Total Base		$310,500
Adjustments			**1 Row Type Adj. x 1.00**		$310,500
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				PO:1	$2,300
No Heating (-)					$0
A/C (+)				1:2213	$5,100
No Elec (-)					$0
Plumbing (+ / -)			10 – 5 = 5 x $1,400		$7,000
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$324,900
				Sub-Total, 1 Units	
Exterior Features (+)				$16,700	$341,600
Garages (+) 0 sqft				$0	$341,600
				Quality and Design Factor (Grade)	1.05
				Location Multiplier	0.92
				Replacement Cost	$329,986

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	1	Wood Fr	C+1	1920	2006	20	A		0.92		3,781 sqft	$329,986	20%	$263,990	0%	100%	1.250	1.000	100.00	0.00	0.00	$330,000

General Information

Occupancy	Patio (free standing)
Description	CONCP
Story Height	0
Style	N/A
Finished Area	
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		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

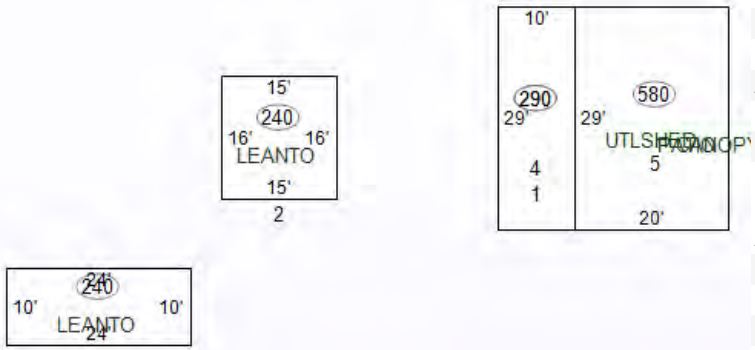
Heat Type

Roofing

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

Exterior Features

Description	Area	Value
Patio, Concrete	290	$2,500



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					

	Total Base	
Adjustments	**Row Type Adj.**	
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		
	Sub-Total, One Unit	$0
	Sub-Total, 1 Units	
Exterior Features (+)	$2,500	$2,500
Garages (+) 0 sqft	$0	$2,500
	Quality and Design Factor (Grade)	
	Location Multiplier	0.92
	Replacement Cost	$1,840

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: CONCP	1		D	1990	1990	36	A		0.92		10'x29'	$1,840	34%	$1,210	0%	100%	1.250	1.000	100.00	0.00	0.00	$1,500
2: Lean-To	1	Earth Flo	C	2021	2021	5	A	$11.37	0.92		16'x15' x 8'	$2,510	15%	$2,130	0%	100%	1.000	1.000	100.00	0.00	0.00	$2,100
3: Lean-To	1	Earth Flo	C	2016	2016	10	A	$11.37	0.92		10'x24' x 8'	$2,510	20%	$2,010	0%	100%	1.000	1.000	0.00	0.00	100.00	$2,000
4: RFX	1		D	1990	1990	36	F		0.92		10'x29'	$2,870	40%	$1,720	0%	100%	1.250	1.000	100.00	0.00	0.00	$2,200
5: Utility Shed	1		C	1985	1985	41	F	$21.84	0.92	$20.09	20'x29'	$11,654	70%	$3,500	0%	100%	1.250	1.000	0.00	100.00	0.00	$4,400

General Information

Occupancy	Barn, Pole (T3)
Description	Barn, Pole (T3)
Story Height	0
Style	N/A
Finished Area	
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

Exterior Features

Description	Area	Value

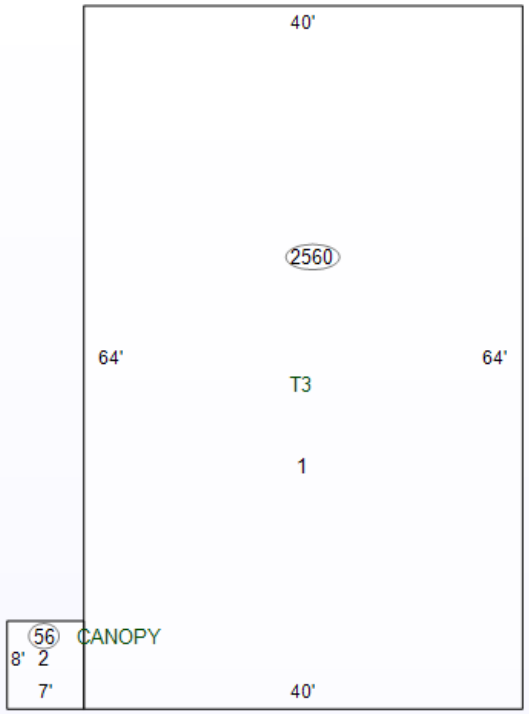
Plumbing

	#	TF
Full Bath		
Half Bath		
Kitchen Sinks		
Water Heaters		
Add Fixtures		
Total		

Accommodations

Bedrooms	
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
			Total Base		
Adjustments			**Row Type Adj.**		
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
				Sub-Total, One Unit	$0
				Sub-Total, 1 Units	
Exterior Features (+)				$0	$0
Garages (+) 0 sqft				$0	$0
			Quality and Design Factor (Grade)		
				Location Multiplier	0.92
				Replacement Cost	$63,723

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: Barn, Pole (T3)	1	T3AW	C	2013	2013	13	A	$31.09	0.92		2,560 sqft x 14'	$63,723	25%	$47,790	0%	100%	1.000	1.000	100.00	0.00	0.00	$47,800
2: CNPY	1		C	2013	2013	13	A		0.92		7'x8'	$1,012	12%	$890	0%	100%	1.250	1.000	100.00	0.00	0.00	$1,100

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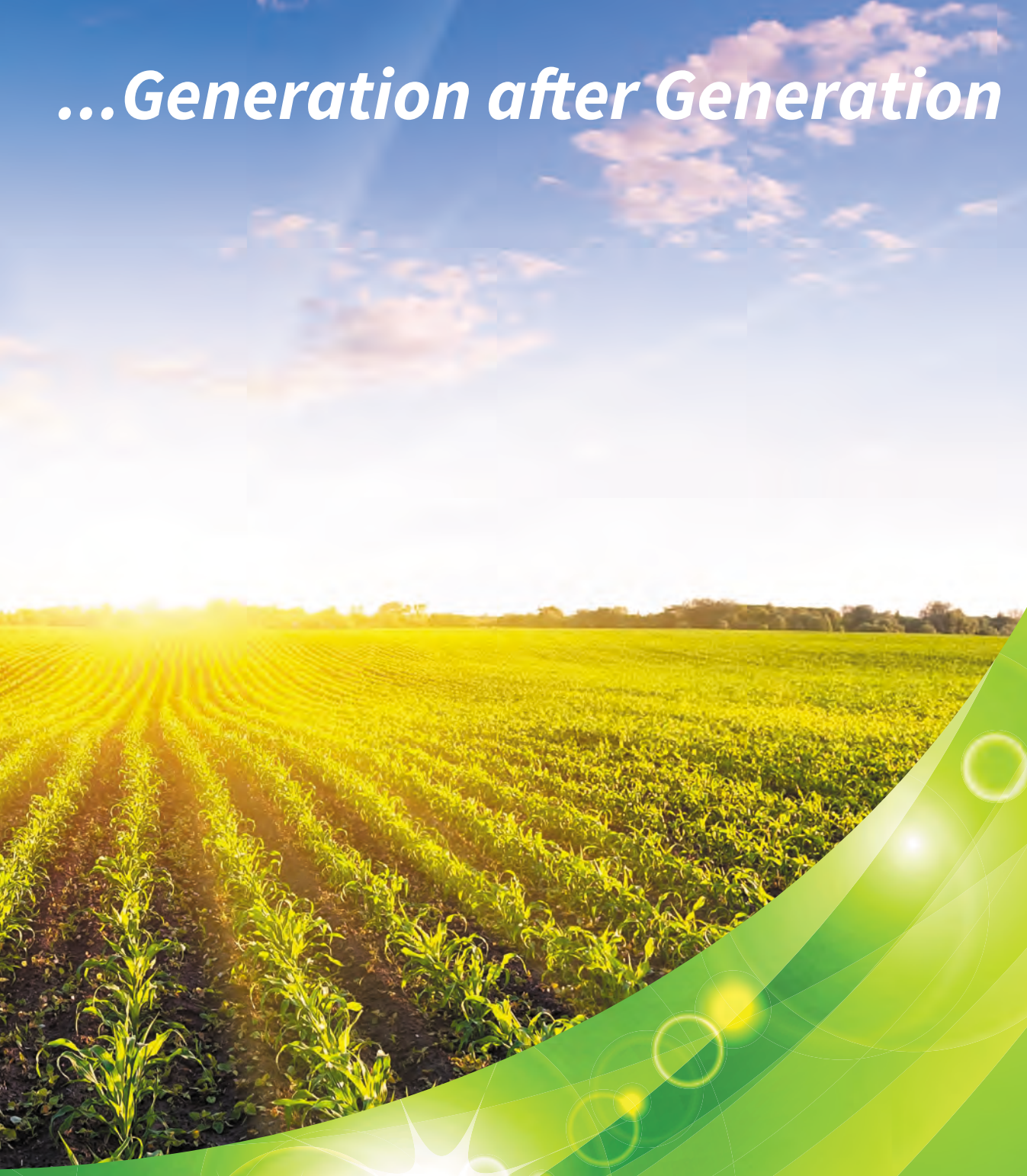

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