

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Property	COMMERCIAL	Statu	Active	CDO	142	DOM	142	Auctio	No
MLS	202600460	608 N Jefferson Street	Silver Lake	IN	46982	Stat	Active	L	\$65,000
Are	Kosciusko County		Parcel ID	43-18-05-300-032.000-014			Typ	Retail	
Cross Street				Ag	5				
REO	N		Short Sale	No					
Legal	18-31-96 LOT 7 LESS N 16.5' & 1/2 VAC ALLEY BETWEEN LOTS 6 & 7 RAGERS 2ND								
Direction	Off of State Road 15 just north of State Road 14.								
Inside City	City	C1	County	C1	Zoning	Commercial			



Remarks NEW PRICE, Motivated Seller! Renovated, Commercial Retail Building on State Road 15! This fresh, updated store is loaded with Rustic Charm & is Move In Ready! Retail/Showroom space greets you and the quaint kitchen area and utility room adds functionality. Metal Roof makes for easy maintenance as well. Located along State Road 15, this property has an average daily traffic count from highway of 5,733 vehicles. Great location, just minutes from Warsaw!

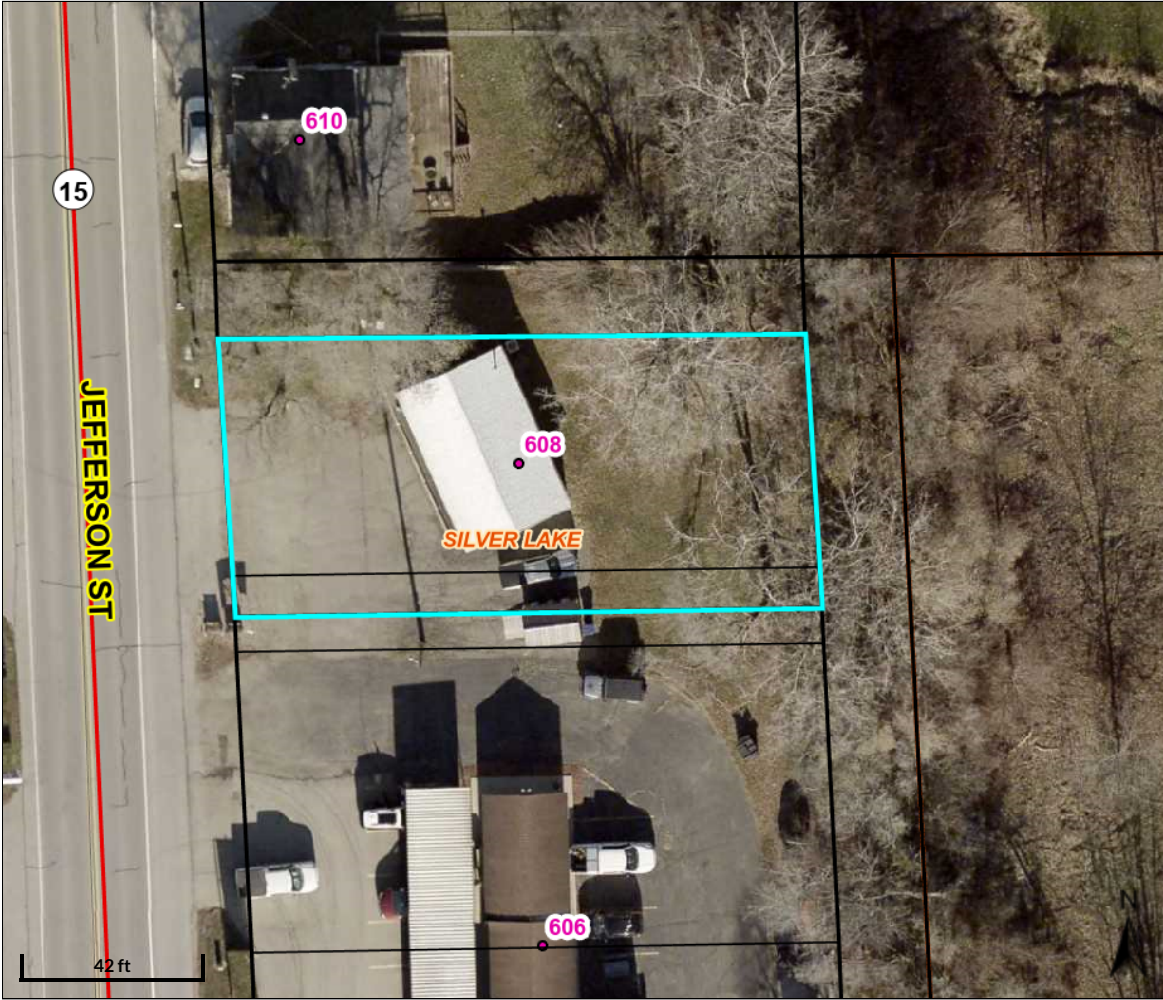
Agent Remarks NEW PRICE, MOTIVATED SELLER!!

Se	L	Townshi	Lake	Lot	0.1700 / 7,524 / 57X132			Sr		
Year	1974	Ag	52	Ne	No	Years	Exterio	Block, Brick, Foundatio	Slab	
Const	One Story		Total #	1		Stories	1.0	Total	1	
Bldg #1 Total Above Gd			720	Total Below Gd	0		Story	1	Finished Office	720
Bldg #2 Total Above Gd				Total Below Gd			Story		Finished Office	
Bldg #3 Total Above Gd				Total Below Gd			Story		Finished Office	
Location			Fire	Public		Fire	No			
Bldg Height			Roof Material	Metal		Int Height	9'			
Interior	Metal, Wood, Other		Ceiling Height	8'		Column	unknown			
Flooring	Mixed, Wood, Vinyl		Parking	Lot, Paved		Water	Public			
Road	State		Equipment	No		Well Type				
Currently Lsd	No		Enterprise	No		Sewer	Public			
						Fuel /	Forced Air			
						Heating				
						Cooling	Central Air			
						Burglar	No			
						Channel				
						Water Frtg				

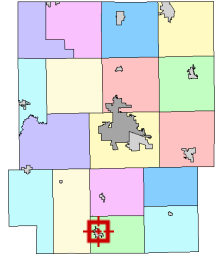
SALE INCLUDES Building, Land
INTERNAL ROOMS Kitchen, Showroom, Storage
SPECIAL FEATURES Display Room
PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Water			Water			Lake Type					
Water Features			Water			Lake Type					
Auctio	No	Auctioneer Name			Auctioneer License #						
Occupancy	Owner Occupied		Owner			Excluded	None				
Financin	Existing			Proposed			Assessed Value				
Annual	\$894.1	Exemption			Year Taxes Payable	202					
Is Owner/Seller a Real Estate Licensee	No		Possessio	at Closing							
List	Metzger Property Services, LLC - Off: 260-982-0238				List Agent	Chad Metzger - Cell: 260-982-9050					
Agent ID	RB14045939	Agent	chad@metzgerauction.com								
Co-List			Co-List Agent								
Showing Instr	Showingtime or Open House										
List Date	1/6/2026	Exp Date	7/9/2026	Publish to	Yes	Show Addr to	Yes	Allow AVM	Y	Show	Yes
IDX	Y	Contract Type	Exclusive Right to Sell			Special Listing	None				
Seller Concessions Offer	No		Seller Concession								
Virtual	Unbranded Virtual Tour		Type of								
Pending			Closing			Selling			How		
Total Concessions			Sold/Concession								
Sell			Sell								
Co-Sell			Co-Selling								
Presented	Tiffany Reimer - Cell: 260-571-7910				/	Metzger Property Services, LLC - Off: 260-982-0238					

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



Overview



Legend

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

Parcel ID	018-031-096	Alternate ID	018-719002-93	Owner Address	Whiteman Rebecca L
Sec/Twp/Rng	--	Class	COMMERCIAL OTHER RETAIL STRUCTURES		14850 N 700 W
Property Address	608 N JEFFERSON ST	Acreage	n/a		Silver Lake, IN 46982
	SILVER LAKE				
District	Silver Lake				
Brief Tax Description	018-031-096 Lot 7 Less N 16.5 Ft & 1/2 Vac Alley Bet Lots 6 & 7 Ragers 2nd Add <i>(Note: Not to be used on legal documents)</i>				

Date created: 12/2/2025
Last Data Uploaded: 12/2/2025 5:44:49 AM

43-18-05-300-032.000-014

WHITEMAN REBECCA L

608 N JEFFERSON ST

429, Other Retail Structures

COMM SILVER LAKE LOTS 1/2

General Information

Parcel Number 43-18-05-300-032.000-014
Local Parcel Number 1871900293

Tax ID:

Routing Number 018-031-096

Property Class 429 Other Retail Structures

Year: 2025

Location Information

County Kosciusko

Township LAKE

District 014 (Local 014) SILVER LAKE TOWN

School Corp 4415 WARSAW COMMUNITY

Neighborhood 1802025-014 COMM SILVER LAKE LOTS

Section/Plat 5-30-6

Location Address (1) 608 N JEFFERSON ST SILVER LAKE, IN 46982

Zoning COMMERCIAL COMMERCIAL

Subdivision Ragers 2nd Add

Lot 6-7

Market Model 13 SMALL TOWNS

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Friday, April 11, 2025

Review Group 2023

Ownership

WHITEMAN REBECCA L 14850 N 700 W SILVER LAKE, IN 46982

Legal

18-31-96 LOT 7 LESS N 16.5' & 1/2 VAC ALLEY BETWEEN LOTS 6 & 7 RAGERS 2ND ADD



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/17/2015 to 11/04/1992.

Notes

1/28/2025 2025: 2025 ADDED SHED PER AREA PLAN & PICTOMETRY
12/2/2002 COMM: THE OLDE HOUSE

Commercial

Valuation Records

Table with columns: Assessment Year (2025-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes detailed valuation breakdown.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 20' X 132', CI 66' X 132')

Table with columns: 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.

Land Computations

Table with columns: Computation Name, Value. Includes Calculated Acreage (0.17), Actual Frontage (58), Developer Discount, Parcel Acreage (0.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$0), CAP 3 Value (\$11,400), Total Value (\$11,400).

Data Source N/A

Collector

Appraiser

General Information

Occupancy	C/I Building	Pre. Use	General Retail
Description	C/I Building C 01	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Finished Open
Type	N/A	# of Units	0

SB	B	1	U
-----------	----------	----------	----------

Wall Type	1: 1(76'),2(36')
Heating	720 sqft
A/C	720 sqft
Sprinkler	

Plumbing RES/CI

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

Roofing

<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
<input type="checkbox"/> Other		

GCK Adjustments

<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input type="checkbox"/> Insulatio
<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input type="checkbox"/> Int Liner
<input type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pnl

Exterior Features

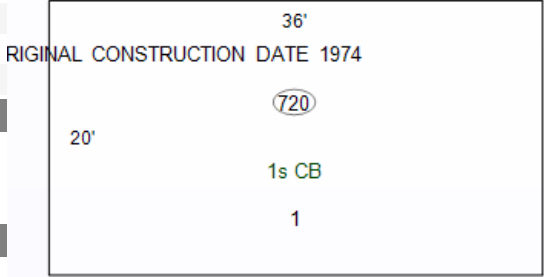
Description	Area	Value
--------------------	-------------	--------------

Special Features

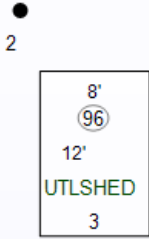
Description	Value
--------------------	--------------

Other Plumbing

Description	Value
--------------------	--------------



36 LF BRICK



Floor/Use Computations

Pricing Key	GCM
Use	GENRET
Use Area	720 sqft
Area Not in Use	0 sqft
Use %	100.0%
Eff Perimeter	112'
PAR	16
# of Units / AC	0
Avg Unit sz dpth	-1
Floor	1
Wall Height	8'

Base Rate	\$227.85
Frame Adj	(\$13.47)
Wall Height Adj	(\$26.44)
Dock Floor	\$0.00
Roof Deck	\$0.00
Adj Base Rate	\$187.94
BPA Factor	1.00

Sub Total (rate)	\$187.94
Interior Finish	\$0.00
Partitions	\$0.00
Heating	\$0.00
A/C	\$0.00
Sprinkler	\$0.00
Lighting	\$0.00

Unit Finish/SR	\$0.00
GCK Adj.	\$0.00
S.F. Price	\$187.94
Sub-Total	
Unit Cost	\$0.00
Elevated Floor	\$0.00
Total (Use)	\$135,319

Building Computations

Sub-Total (all floors)	\$135,319	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$140,119
Plumbing	\$4,800	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.90
Special Features	\$0	Repl. Cost New	\$119,802
Exterior Features	\$0		

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: C/I Building C 01	1	Concrete	C-1	1974	1978	47	A		0.90		720 sqft	\$119,802	80%	\$23,960	0%	100%	1.000	1.000	0.00	0.00	100.00	\$24,000
2: Paving C 01	1	Asphalt	C	1974	1974	51	A	\$2.81	0.90	\$2.53	3,602 sqft	\$9,109	80%	\$1,820	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,800
3: Utility Shed	1		C	2022	2022	3	A	\$23.66	0.90	\$21.29	8'x12'	\$2,044	15%	\$1,740	0%	100%	1.000	1.000	0.00	0.00	100.00	\$1,700

...Generation after Generation



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM