

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

An Exceptional Executive Residence Offering Refined Interiors, Multiple Living Areas, a Guest-Ready Carriage House, and Thoughtfully Designed Outdoor Spaces Along One of Indiana's Premier Lakes.

Set along the coveted shoreline of Tippecanoe Lake, this exceptional lakefront estate embodies a rare balance of architectural presence, refined craftsmanship, & effortless lakeside living.

Designed with intention and executed with quality throughout, the residence offers **four bedrooms,**

three full baths, and two half baths, with expansive living spaces that capture natural light and panoramic water views at every turn.



From the moment you enter, the home reveals a sense of quiet sophistication. A welcoming foyer, complemented by a private office, leads into a grand living space where a **coffered ceiling, floor-to-ceiling stone fireplace, custom-built-ins, & a well-appointed wet bar** create an atmosphere equally suited for intimate evenings or large-scale entertaining. Walls of glass open seamlessly to the lakeside

patio, blurring the line between indoors and out.

At the heart of the home, the kitchen is both a statement and a workspace—featuring **custom cabinetry, premium appliances including double ovens and a paneled refrigerator, stone surfaces, and an oversized island designed for gathering.** Every element has been carefully selected to balance function with understated elegance.

The **main-level primary suite** offers a private sanctuary, complete with dual walk-in closets and a spa-inspired bath designed for comfort and retreat. Upstairs, a secondary living area with its own fireplace and private balcony provides a quiet view overlooking the lake. Three additional bedrooms—two with ensuite baths—offer well-appointed accommodations for family and guests.

Beyond the main residence, the **carriage house** adds both versatility and distinction. With a three-car garage, dedicated workshop, and fully finished guest quarters above—including a modern kitchen, open living area, bedroom, and bath—ideal for extended stays, guests, or private accommodations, it offers a level of flexibility rarely found in lakefront properties.

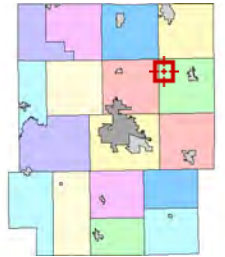
Outdoors, the property is designed to maximize its lakefront setting, with **professionally landscaped grounds, a stone paver patio with built-in grill and bar seating, and a flagstone path leading to the pier.** Every element has been carefully considered to enhance both relaxation and entertainment.

*This is more than a home—it is a **generational lakefront property**, offering privacy, presence, and a level of finish that stands apart. Opportunities of this caliber on Tippecanoe Lake are limited, making this offering as compelling as it is rare.*

Just in time for Summer, Book your Showing Today!



Overview



Legend

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

Parcel ID	005-025-004	Alternate ID	005-710004-10	Owner Address	Schilling Thomas L
Sec/Twp/Rng	0007-0033-7	Class	RESIDENTIAL ONE FAMILY DWELLING ON UNPLATTED LAND OF		6521 N
Property Address	6521 N KALORAMA RD LEESBURG	Acreage	0-9.99 ACRES		Kalorama Rd
					Leesburg, IN
					46538

District Tippecanoe
Brief Tax Description 005-025-004
 TRACT IN W 1/2 E 1/2 7-33-7 .89A PER DEED
 (Note: Not to be used on legal documents)

Date created: 10/27/2025
 Last Data Uploaded: 10/27/2025 4:24:05 AM

Lucurious Lakefront Home with Carriage House on Tippecanoe Lake!


6521 N. Kalorama Rd., Leesburg, IN 46538



Executive Main Home:

- 4 bedrooms, 3 full baths, 2 half baths
- Hardwood Flooring & Crown Molding throughout home
- Living Room: Coffered Ceiling, Stone Fireplace with Built-ins, Wet Bar
- Gourmet Kitchen includes Island with Seating, Built-in Double Oven, Paneled Refrigerator, Stone Countertops, & Custom Cabinetry
- Master Suite: His & Hers Walk-in Closets with Built-in Organizers, Tiled Walk-in Steam Shower, His & Hers Vanities
- Laundry Room with Cabinetry, Upright Freezer and Sink
- Family Room upstairs has Fireplace, Built-ins, Wet Bar, & Balcony with lake views
- 2-Car Attached Garage with Cabinet Storage
- Bonus Room above garage could be finished for more livable space
- Concrete Driveway
- Professionally Landscaped with Irrigation System
- Patio includes Stone Island with Built-in Grill, Bar Seating, & Firepit
- Whole House Generator



Property	RESIDENTIAL	Status	Active	CDOM	0	DOM	0	Auction	No	
MLS #	202614089	6521 N Kalorama Road	Leesburg	IN	46538	\$2,350,000	LP			
	Area	Kosciusko County	Parcel ID	43-08-07-100-200.000-023	Type	Site-Built Home	Waterfront	Yes		
	Sub	None	Cross Street		Bedrm	4	F Baths	3	H Baths	2
	Township	Tippecanoe	Style	Two and Half	RE	No	Short Sale	No		
	School District	WSC	Elem	North Webster Jr	Wawasee		SRH	Wawasee		
	Legal Description	5-25-4 TRACT IN W 1/2 E 1/2 7-33-7 .89A PER DEED								
	Directions	From North Webster, take 13 to 650 N. Head west & continue until it turns into Kalorama Rd. Property is on the west side of the road.								

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

Remarks Set along the coveted shoreline of Tippecanoe Lake, this exceptional lakefront estate embodies a rare balance of architectural presence, refined craftsmanship, & effortless lakeside living. Designed with intention & executed with quality throughout, the residence offers 4 bedrooms, 3 full baths, 2 half baths, with expansive living spaces that capture natural light & panoramic water views at every turn. From the moment you enter, the home reveals a sense of quiet sophistication. A welcoming foyer, complemented by a private office, leads into a grand living space where a coffered ceiling, floor-to-ceiling stone fireplace, custom-built-ins, & a well-appointed wet bar create an atmosphere equally suited for intimate evenings or large-scale entertaining. Walls of glass open seamlessly to the lakeside patio, blurring the line between indoors & out. At the heart of the home, the kitchen is both a statement and a

Agent Remarks Full Property Write-up & Detail Documents are available via the Info Packet in docs.

Se	Lot	Lot	0.7400	/	32,389	/	91X355.9	Lot Desc	Waterfront, 0-2.9999, Lake, Water View			
Above Gd Fin SqFt	3,992	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	3,992	Year Built	2016	
Age	10	New Const	No	Date Complete		Ext	Shingle, Stone, Vinyl	Bsmnt	Crawl	#	11	
Room Dimensions	Baths	Full	Hal	Water	WELL	Basement Material		Dryer Hookup Gas	Yes	Fireplace	No	
RM DIM	LV	B-Main	1	1	Well Type	Private	Dryer Hookup Elec	No	Guest Qtrs	Yes		
LR	21 x 17	M	B-Upper	2	1	Sewer	Septic	Dryer Hookup G/E	No	Split Firpln	Yes	
DR	x	B-Blw G	0	0	Fuel /	Gas, Forced Air	Disposal	Yes	Ceiling Fan	Yes		
FR	20 x 17	U	Laundry Rm	Main	Heating		Water Soft-Owned	Yes	Skylight	No		
KT	27 x 13	M	Laundry L/W	1 x 6	Cooling	Central Air	Water Soft-Rented	No	ADA Features	No		
BK	x		AMENITIES	1st Bdrm En Suite, Alarm System-Security, Attic Storage, Attic-Walk-up, Balcony, Bar, Built-In Speaker System, Built-In Bookcase, Built-In Entertainment Ct, Cable Available, Cable Ready, Ceiling-9+, Ceiling Fan(s), Ceilings-Beamed, Central			Alarm Sys-Sec	Yes	Fence			
DN	12 x 11	M					Alarm Sys-Rent	No	Golf Course	No		
1B	16 x 15	M					Garden Tub	No	Nr Wlkg Trails	No		
2B	14 x 11	U	Garage	2.0	/ Attached	/ 24 x 24	/ 576.00	Jet Tub	No	Garage Y/N	Yes	
3B	20 x 13	U	Outbuilding 1	Outbuilding		36 x 30		Pool	No	Off Street Pk	Yes	
4B	9 x 9	U	Outbuilding 2			X		Pool Type				
5B	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Dishwasher, Microwave, Refrigerator, Washer, Window Treatments, Cooktop-Gas, Dehumidifier, Dryer-Gas, Freezer, Humidifier, Ice Maker, Kitchen Exhaust Hood, Oven-Built-In, Oven-Double, Oven-Gas, Range			
RR	x		Other Fees									
LF	x		Restrictions									
EX	x											

Water Access	LAKE	Wtr Name	Tippecanoe	Water Frontage	50.00	Channel Frontage	0.00
Water Features	Pier/Dock			Water Type	Lake	Lake Type	Ski Lake
Auctioneer Name		Lic #		Auction Date		Time	
Financing:	Existing	Proposed		Excluded Party	None		
Annual Taxes	\$17,637.00	Exemption	No Exemptions	Year Taxes Payable	2026	Assessed Value	
Possession	at closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Timothy Pitts - Cell: 317-714-0432				
Agent E-mail	tpitts5467@hotmail.com	List Agent - User Code	UP388055047	List Team			
Co-List Office	Metzger Property Services, LLC	Co-List Agent	Chad Metzger - Cell: 260-982-9050				
Showing Instr	Showingtime or Open House						
List Date	4/21/2026	Start Showing Date		Exp Date	10/14/2026	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$		Agent/Owner Related	No		
Contract Type	Exclusive Right to Sell			Special List Cond.	None		
Virtual Tours:		Lockbox Type	Mechanical/Combo	Lockbox Location	front door	Type of Sale	
Pending 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 by:	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

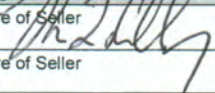
Property address (number and street, city, state, and ZIP code)

6521 N. Kolaranga, Leesburg, IL 46538

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>8</u> Years.			
Does the roof leak?		<input checked="" type="checkbox"/>	
Is there present damage to the roof?		<input checked="" type="checkbox"/>	
Is there more than one layer of shingles on the house?		<input checked="" type="checkbox"/>	
If yes, how many layers? _____			
3. HAZARDOUS CONDITIONS	YES	NO	DO NOT KNOW
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?		<input checked="" type="checkbox"/>	
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 13-14-1-15?		<input checked="" type="checkbox"/>	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?		<input checked="" type="checkbox"/>	
Explain:			
E. ADDITIONAL COMMENTS AND/OR EXPLANATIONS: (Use additional pages, if necessary)			

4. OTHER DISCLOSURES	YES	NO	DO NOT KNOW
Do structures have aluminum wiring?		<input checked="" type="checkbox"/>	
Are there any foundation problems with the structures?		<input checked="" type="checkbox"/>	
Are there any encroachments?		<input checked="" type="checkbox"/>	
Are there any violations of zoning, building codes, or restrictive covenants?		<input checked="" type="checkbox"/>	
Is the present use a non-conforming use? Explain:		<input checked="" type="checkbox"/>	
Is the access to your property via a private road?		<input checked="" type="checkbox"/>	
Is the access to your property via a public road?	<input checked="" type="checkbox"/>		
Is the access to your property via an easement?		<input checked="" type="checkbox"/>	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		<input checked="" type="checkbox"/>	
Are there any structural problems with the building?		<input checked="" type="checkbox"/>	
Have any substantial additions or alterations been made without a required building permit?		<input checked="" type="checkbox"/>	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		<input checked="" type="checkbox"/>	
Is there any damage due to wind, flood, termites or rodents?		<input checked="" type="checkbox"/>	
Have any structures been treated for wood destroying insects?		<input checked="" type="checkbox"/>	
Are the furnace/woodstove/chimney/flue all in working order?		<input checked="" type="checkbox"/>	
Is the property in a flood plain?		<input checked="" type="checkbox"/>	
Do you currently pay flood insurance?		<input checked="" type="checkbox"/>	
Does the property contain underground storage tank(s)?		<input checked="" type="checkbox"/>	
Is the homeowner a licensed real estate salesperson or broker?		<input checked="" type="checkbox"/>	
Is there any threatened or existing litigation regarding the property?		<input checked="" type="checkbox"/>	
Is the property subject to covenants, conditions and/or restrictions of a homeowner's association?		<input checked="" type="checkbox"/>	
Is the property located within one (1) mile of an airport?		<input checked="" type="checkbox"/>	

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 agent, 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/yy) 10/29/25	Signature of Buyer	Date (mm/dd/yy)
Signature of Seller	Date (mm/dd/yy)	Signature of Buyer	Date (mm/dd/yy)
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/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)

SCHILLING



Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAL. CAGA

260-982-0238

EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

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Average Utilities

	Company	Average Amount
Gas	NIPSCO	\$ 100.00
Electric	REMC	\$ 325.00
Water	WELL	\$ N/A
Other		\$
HOA		\$ N/A

Extra Home - Unique Opportunity

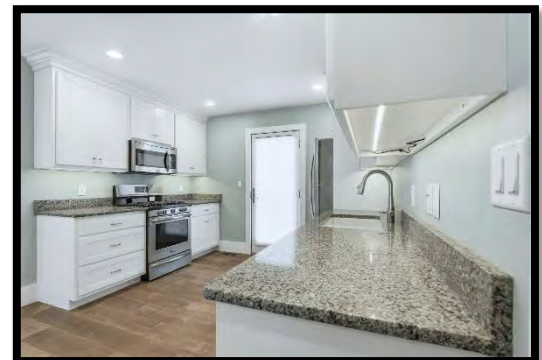
House Extra Guests, Use for Storage, or Create Additional Income

6521 N. Kalorama Rd., Leesburg, IN 46538




Carriage House:

- 3-Car Detached Garage with Guest Quarters Above
- 1 bedroom, 1 bath
- Open Concept Living Area & Kitchen
- Stainless Steel Appliances
- Private Laundry
- Double Vanity & Shower
- Workshop





Residential Agent Full Detail Report

Property	RESIDENTIAL	Status		CDOM	DOM	Auction	No			
MLS #	6521-B N Kalarama Road	Area	Kosciusko County	Parcel ID	43-08-07-100-200.000-023	Type	Site-Built Home			
	Sub	None	Cross Street		Bedrm	1	F Baths	1	H Baths	0
	Township	Tippecanoe	Style	Two Story	RE	No	Short Sale	No		
	School District	WSC	Elem	North Webster	Jr	Wawasee	SrH	Wawasee		
	Legal Description	5-25-4 TRACT IN W 1/2 E 1/2 7-33-7 .89A PER DEED								
	Directions									

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

Remarks The property also features a charming carriage house with a 3-car garage, workshop, and fully equipped living quarters above—complete with a modern kitchen with stainless steel appliances, an open-concept living area, 1 bedroom, and 1 bath with a double vanity. Great space for guests, utilize for storage or a unique investment opportunity! This exceptional lakefront estate combines timeless design, high-end finishes, and thoughtful amenities for the ultimate Tippecanoe Lake lifestyle.

Agent Remarks

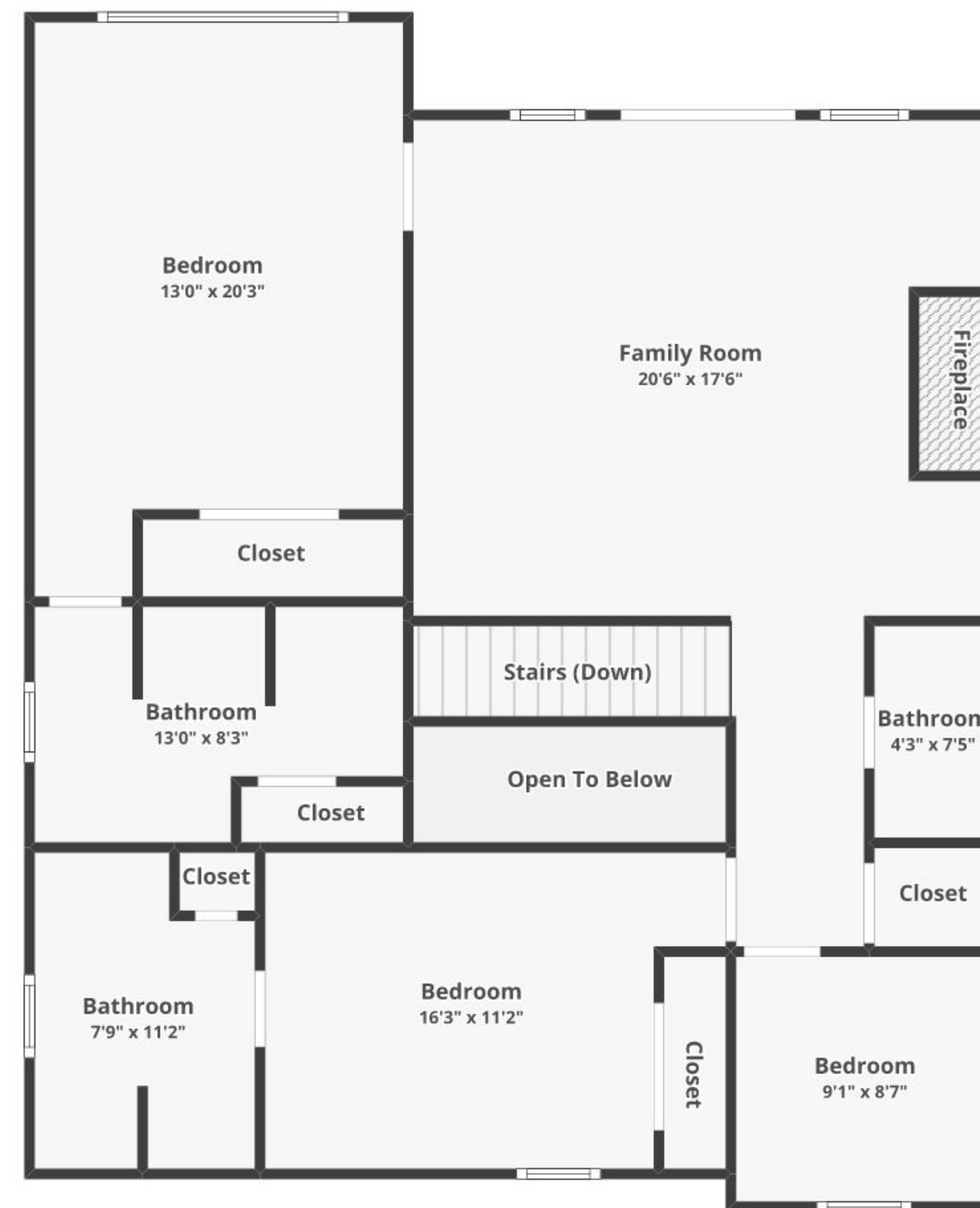
Se	Lot	Lot	0.7400	/	32,389	/	91X355.9	Lot Desc	Lake				
Above Gd Fin SqFt	1,080	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0	Ttl Below Gd SqFt	0	Ttl Fin SqFt	1,080	Year Built	2016		
Age	10	New Const	No	Date Complete		Ext	Vinyl	Bsmnt	Slab	#	2		
Room Dimensions		Baths	Full	Hal	Water	WELL		Basement Material					
RM DIM	LV	B-Main	0	0	Well Type	Private		Dryer Hookup Gas	No	Fireplace	No		
LR	21 x 19	U	B-Upper	1	0	Sewer	Septic	Dryer Hookup Elec	No	Guest Qtrs	Yes		
DR	x		B-Blw G	0	0	Fuel /	Gas, Forced Air	Dryer Hookup G/E	Yes	Split Firpln	No		
FR	x		Laundry Rm	Upper	Heating			Disposal	No	Ceiling Fan	Yes		
KT	12 x 11	U	Laundry L/W	x	Cooling	Central Air, Wall AC		Water Soft-Owned	Yes	Skylight	No		
BK	x		AMENITIES 1st Bdrm En Suite, Alarm System-Security, Balcony, Ceiling Fan(s), Countertops-Ceramic, Countertops-Stone, Crown Molding, Detector-Smoke, Dryer Hook Up Gas/Elec, Garage Door Opener, Generator-Whole House, Guest Quarters, Irrigation System						Water Soft-Rented	No	ADA Features	No	
DN	x							Alarm Sys-Sec	Yes	Fence			
1B	14 x 12	U						Alarm Sys-Rent	No	Golf Course	No		
2B	x							Garden Tub	No	Nr Wlk Trails	No		
3B	x		Garage	3.0	/ Attached	/ 36 x 30 /		Jet Tub	No	Garage Y/N	Yes		
4B	x		Outbuilding 1	None		X		Pool	No	Off Street Pk			
5B	x		Outbuilding 2			X		Pool Type					
RR	x		Assn Dues		Frequency	Not Applicable		SALE INCLUDES	Microwave, Refrigerator, Washer, Window Treatments, Dryer-Gas, Ice Maker, Oven-Gas, Range-Gas, Water Heater Tankless, Water Softener-Owned, Window Treatment-Shutters, Wine Chiller				
LF	x		Other Fees										
EX	x		Restrictions										

Water Access	LAKE	Wtr Name	Tippecanoe	Water Frontage	50.00	Channel Frontage	0.00
Water Features	Pier/Dock			Water Type	Lake	Lake Type	Ski Lake
Auctioneer Name		Lic #		Auction Date		Time	
Financing:	Existing		Proposed			Excluded Party	None
Annual Taxes	\$17,224.40	Exemption		Year Taxes Payable	2026	Assessed Value	
Possession	at closing						
List Office	Metzger Property Services, LLC - Off: 260-982-0238	List Agent	Timothy Pitts - Cell: 317-714-0432				
Agent E-mail	tpitts5467@hotmail.com	List Agent - User Code	UP388055047	List Team			
Co-List Office		Co-List Agent					
Showing Instr	Showingtime or Open House						
List Date	4/21/2026	Start Showing Date		Exp Date	10/31/2026	Owner/Seller a Real Estate Licensee	No
Seller Concessions Offer Y/N		Seller Concession Amount \$				Agent/Owner Related	No
Contract Type	Exclusive Right to Sell					Special List Cond.	None
Virtual Tours:		Lockbox Type	None	Lockbox Location	n/a	Type of Sale	
Pending 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 by:	Tiffany Reimer - Cell: 260-571-7910		/	Metzger Property Services, LLC - Off: 260-982-0238			

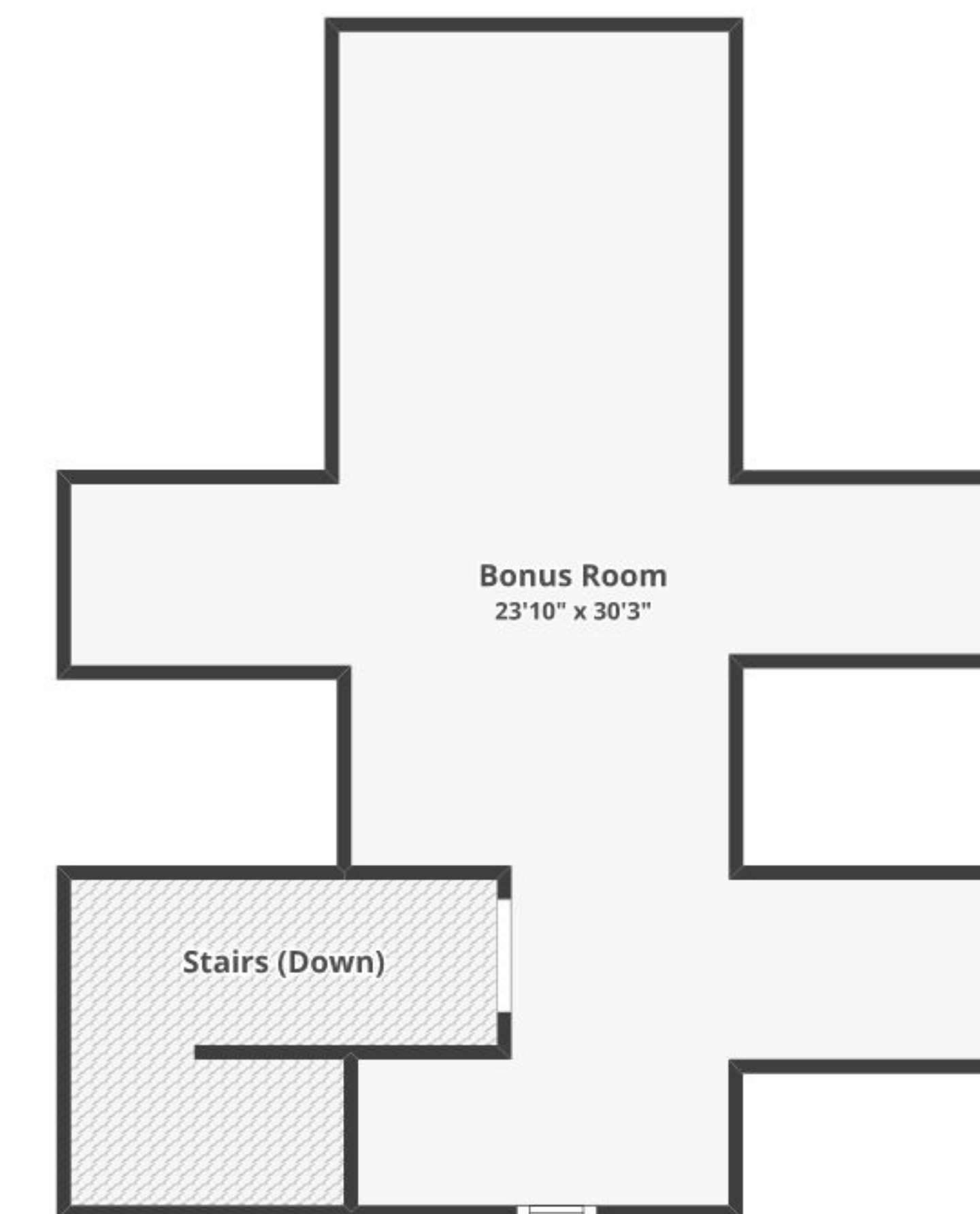
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FLOOR 1



FLOOR 2 - A



FLOOR 2 - B

43-08-07-100-200.000-023

SCHILLING THOMAS L

6521 N KALORAMA RD

511, 1 Family Dwell - Unplatted (0 to 9.9

TIPPE LAKEFRONT - N SID

1/4

General Information

Parcel Number
43-08-07-100-200.000-023

Local Parcel Number
0571000410

Tax ID:

Routing Number
005-025-004

Ownership

SCHILLING THOMAS L
6521 N KALORAMA RD
LEESBURG, IN 46538

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/
07/07/2015	SCHILLING THOMAS	SEE NOTE	TD	/	\$435,000	I
06/28/2013	DOBSON MARK A &	2013061433	WD	/	\$445,000	I
11/08/2004	FEE ROBERT DANIEL		WD	/	\$150,000	I
11/19/1996	GRIMM ROBERTA	0	TD	/		I
10/15/1996	SWENSON FAMILY L	0	QC	/		I
08/23/1996	SWENSON LOIS K ES	0	NA	/		I

Notes

10/15/2024 REA: 2025 ADDED AN 8X9 2ND STORY OVERHANG ABOVE THE OMP ON THE FRONT OF THE HOUSE FOR REASSESSMENT.

9/25/2020 REA: 2021 CHANGED THE WDDK ON DET GAR FROM BEING PRICED AS GROUND LEVEL WDDK TO 2ND STORY BALCONY FOR REASSESSMENT.

1/31/2018 2018: 2018 HOUSE & CARRIAGE HOUSE ARE COMPLETE. CORRECTED PLMBG COUNT, ADDED A/C & CONCP PER FIELD CHECK 8/3/17

2/14/2017 BP: 2017 BP #160235 RESIDENCE, ATTGAR, DECK, PORCH \$750,000 CARRIAGE HOUSE \$200,000 4/20/16

2/14/2017 2017: REMOVED NO WELL/SEPTIC FACTOR & ADDED NEW RESIDENCE/DETGAR PER FIELD CHECK 1/20/17

11/1/2013 2014: REMOVED ALL IMPROVEMENTS PER FIELD CHECK 9/6/2013

9/18/2009 BP: 021479 11/22/02 ADDED 9 X 13 SHED 3/26/04

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



Year: 2025

Location Information

County
Kosciusko

Township
TIPPECANOE

District 023 (Local 023)
TIPPECANOE TOWNSHIP

School Corp 4345
WAWASEE COMMUNITY

Neighborhood 504200-023
TIPPE LAKEFRONT - N SIDE

Section/Plat
7-33-7

Location Address (1)
6521 N KALORAMA RD
LEESBURG, IN 46538

Res

Valuation Records

Assessment Year	2025	2024	2023	2022	2021
Reason For Change	AA	AA	AA	AA	AA
As Of Date	01/01/2025	01/01/2024	01/01/2023	01/01/2022	01/01/2021
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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Land	\$659,800	\$603,500	\$549,200	\$546,500	\$475,100
Land Res (1)	\$659,800	\$603,500	\$549,200	\$546,500	\$475,100
Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
Improvement	\$1,273,500	\$1,078,400	\$980,900	\$875,900	\$669,000
Imp Res (1)	\$1,273,500	\$1,078,400	\$752,100	\$671,600	\$514,200
Imp Non Res (2)	\$0	\$0	\$219,500	\$196,000	\$148,000
Imp Non Res (3)	\$0	\$0	\$9,300	\$8,300	\$6,800
Total	\$1,933,300	\$1,681,900	\$1,530,100	\$1,422,400	\$1,144,100
Total Res (1)	\$1,933,300	\$1,681,900	\$1,301,300	\$1,218,100	\$989,300
Total Non Res (2)	\$0	\$0	\$219,500	\$196,000	\$148,000
Total Non Res (3)	\$0	\$0	\$9,300	\$8,300	\$6,800

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 60' X 125', CI 60' X 125')

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		50	75x399	1.06	\$8,200	\$8,692	\$651,900	0%	1.0000	100.00	0.00	0.00	\$651,900
R	F		0	16x154x44g	0.06	\$8,200	\$492	\$7,872	0%	1.0000	100.00	0.00	0.00	\$7,870

Zoning
RESIDENTIAL RESIDENTIAL

Subdivision

Lot

Market Model
Tippe Lake - Newer

Characteristics

Topography Level

Flood Hazard

Public Utilities ERA

Gas, Electricity

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 10, 2025

Review Group 2025

Data Source N/A

Collector

Appraiser

Land Computations

Calculated Acreage	0.74
Actual Frontage	50
Developer Discount	<input type="checkbox"/>
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	\$659,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$659,800

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2 1/2
Style	N/A
Finished Area	3192 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Porch, Open Masonry	192	\$10,500
Porch, Open Frame	192	\$5,600
Patio, Concrete	136	\$1,000
Patio, Concrete	152	\$1,200
Porch, Open Masonry	187	\$9,700

Plumbing

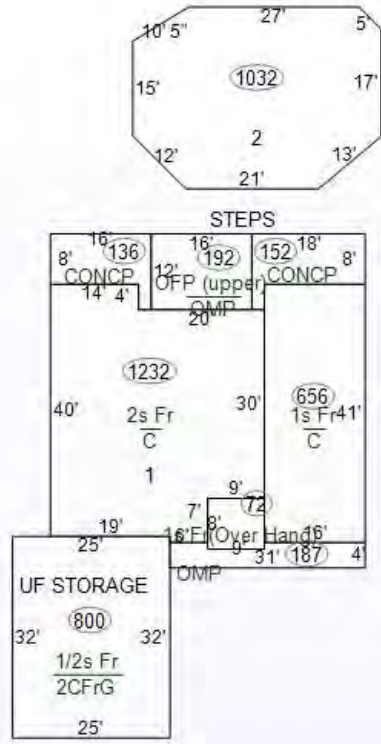
	#	TF
Full Bath	3	9
Half Bath	2	4
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	4	4
Total	11	19

Accommodations

Bedrooms	4
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1888	1888	\$160,400	
2	1Fr	1304	1304	\$62,400	
3					
4					
1/4					
1/2	1Fr	800	0	\$36,300	
3/4					
Attic					
Bsmt					
Crawl		1888	0	\$10,700	
Slab					

Total Base \$269,800

Adjustments 1 Row Type Adj. x 1.00 \$269,800

Unfin Int (-) 1/2:800 (\$16,900)

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) MS:1 MO:2 \$8,000

No Heating (-) \$0

A/C (+) 1:1888 2:1304 \$8,200

No Elec (-) \$0

Plumbing (+ / -) 19 - 5 = 14 x \$800 \$11,200

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$280,300

Sub-Total, 1 Units

Exterior Features (+) \$28,000 \$308,300

Garages (+) 800 sqft \$30,400 \$338,700

Quality and Design Factor (Grade) 1.60

Location Multiplier 0.90

Replacement Cost \$487,728

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	2 1/2	Wood Fr	A	2016	2016	9	A		0.90		3,992 sqft	\$487,728	7%	\$453,590	0%	100%	1.950	1.100	100.00	0.00	0.00	\$973,000
2: CONCP	1		C	2017	2017	8	A		0.90		1032 sqft	\$6,930	7%	\$6,440	0%	100%	1.950	1.100	100.00	0.00	0.00	\$13,800

General Information

Occupancy	Single-Family
Description	Single-Family
Story Height	2
Style	N/A
Finished Area	1080 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input type="checkbox"/> Slab	<input type="checkbox"/> Carpet
<input type="checkbox"/> Sub & Joist	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input type="checkbox"/> Plaster/Drywall	<input type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

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

Exterior Features

Description	Area	Value
Balcony	48	\$2,000

Plumbing

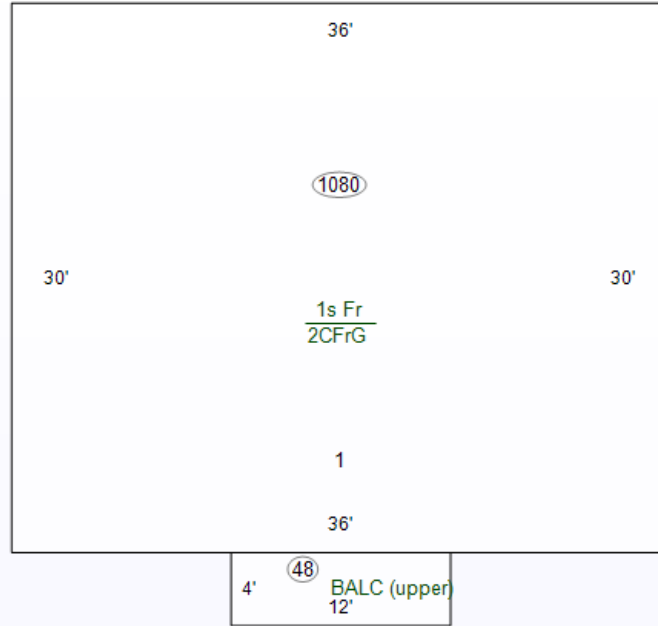
#	TF
Full Bath	1 3
Half Bath	0 0
Kitchen Sinks	1 1
Water Heaters	1 1
Add Fixtures	1 1
Total	4 6

Accommodations

Bedrooms
Living Rooms
Dining Rooms
Family Rooms
Total Rooms

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1				
2	1Fr	1080	1080	\$54,500
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

Total Base \$54,500

Adjustments 1 Row Type Adj. x 1.00 \$54,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	2:1080	\$2,200
No Elec (-)		\$0
Plumbing (+ / -)	6 - 5 = 1 x \$800	\$800
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$57,500

Sub-Total, 1 Units

Exterior Features (+)	\$2,000	\$59,500
Garages (+) 1080 sqft	\$40,300	\$99,800
Quality and Design Factor (Grade)		1.60
Location Multiplier		0.90

Replacement Cost \$143,712

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co Age	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family	2	Wood Fr	A	2016	2016	9	A			0.90		1,080 sqft	\$143,712	7%	\$133,650	0%	100%	1.950	1.100	100.00	0.00	0.00	\$286,700

...Generation after Generation



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