

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM



Residential Agent Full Detail Report

[Schedule a Showing](#)

Class RESIDENTIAL

Property Site-Built Home

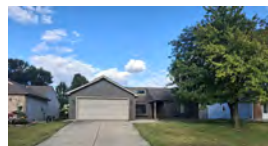
Status Active

CDOM 0

DOM 0

Auction No

MLS	202631528	1402 Misty River Drive	Fort Wayne	IN	46808	LP	\$249,900
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Area Allen County

Parcel ID 02-12-04-103-007.000-07

Type Site-Built Home

Waterfront No

Sub Fall Creek

Cross Street

Bedrms 3

F Baths 2

H 0

Township Wayne

Style One Story

REO No

Short Sale No

School District Fort Wayne Community

Elem Lindley

Intermediate

JrH Portage

SrH Wayne

Legal Description Fall Creek Sec 1 Lot 11

Directions to Property Take Bass Road to the Entrance of Fall Creek.

Inside City

City Zoning

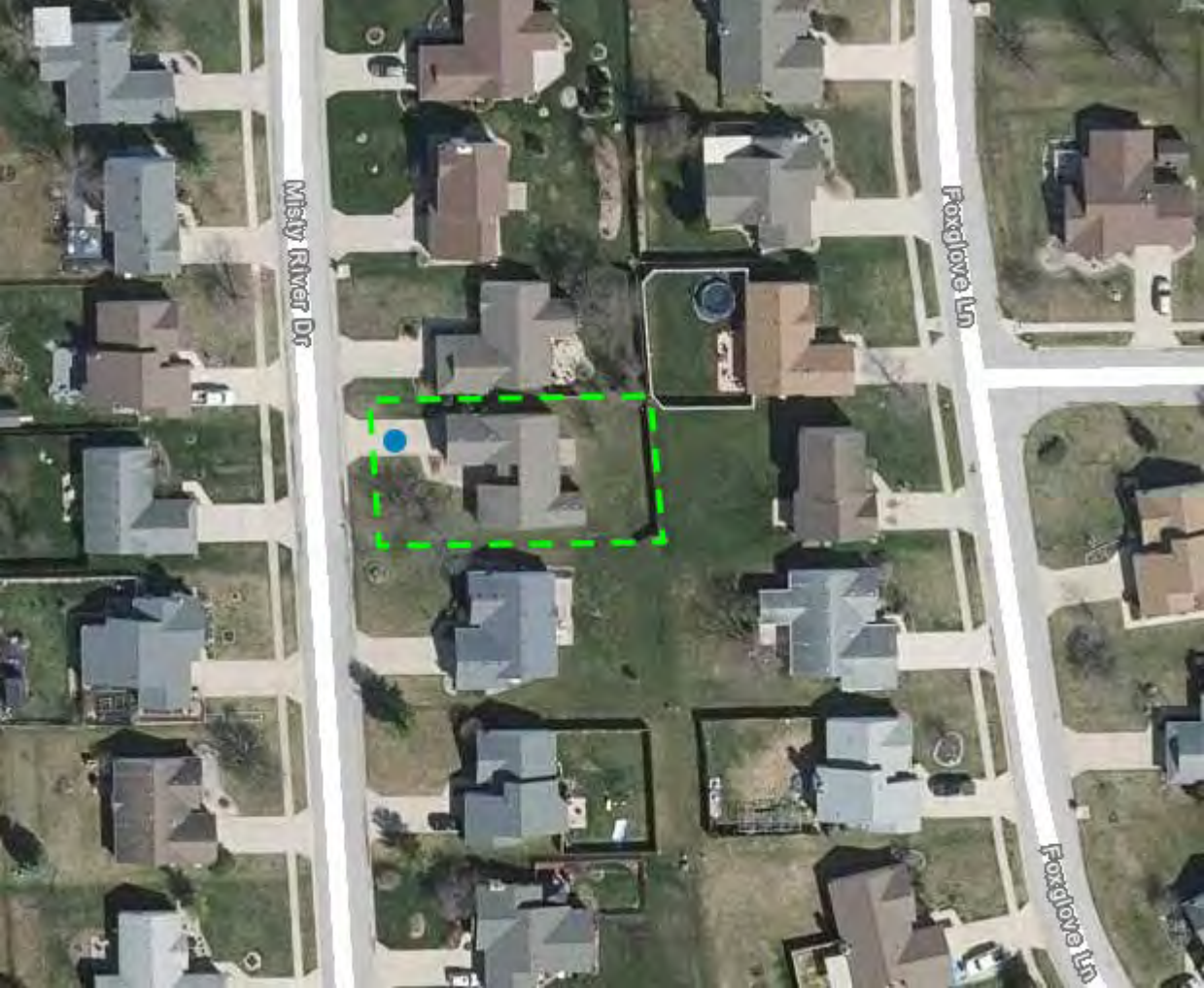
County

Zoning

Remarks This well-maintained 3-bedroom, 2-bath residence offering approximately 1,504 sq. ft. of comfortable living space. This move-in ready home features numerous updates, including some newer windows, roof, furnace, central air conditioning, vinyl siding, and updated flooring, providing peace of mind for years to come. The spacious floor plan offers large living areas, generous-sized bedrooms, and two full bathrooms to accommodate family and guests. Don't forget about the hot tub room, great relaxation space - the hot tub is included. Whether you're a first-time homebuyer, looking to downsize, or searching for an excellent investment property, this home offers outstanding value. Enjoy the benefits of major mechanical and exterior improvements while added your own personal touches to make it your own. Don't miss the opportunity to own an updated home with plenty of space and lasting value - Great Location, near Jefferson Pointe! Estate Property, Selling As Is.

Agent Remarks Estate Property, Sold As Is

Sec	Lot	Lot Ac/SF/Dim	0.1900 / 8,190 / 125 x 65	Lot Desc	Level, 0-2.9999
Above Gd Fin SqFt	1,504	Above Gd Unfin SqFt	0	Below Gd Fin SqFt	0
Age	35	New Const	No	Date Complete	Ext Vinyl
Room Dimensions		Baths	Ful	Hal	Water
RM DIM	LV	B-Main	2	0	Well
LR	21 x 13	B-Upper	0	0	Sewer
DR	x	B-Blw G	0	0	Fuel /
FR	x	Laundry Rm	Main		Heating
KT	17 x 10	Laundry	4 x 6		Cooling
BK	x	AMENITIES	1st Bdrm En Suite, Ceiling Fan(s), Ceilings-Vaulted, Closet(s) Walk-in, Patio Open		
DN	x				
1B	13 x 11	Garage	2.0 / Attache	/ 20 x 23 / 460.0	
2B	12 x 11	Outbuilding 1	None	x	
3B	12 x 11	Outbuilding 2		x	
4B	x	Assn Dues	\$85.00	Frequenc	Annually
5B	x	Other Fees			
RR	x	Restrictions	Yes		
LF	x				
EX	12 x 12	Water		Wtr Name	
		Water		Water Frontage	
		Auctioneer		Lic	
		Financing	Existing None	Proposed	Cash, Conventional, VA
		Annual	\$2,445.58	Exemptions	
		Possessio	At closing	Year Taxes Payable	2026
		List Office	Metzger Property Services, LLC - Off: 260-982-0238		
		Agent	rshockome@yahoo.com		
		Co-List Office	Metzger Property Services, LLC		
		Showing		List Agent	Rainelle L Shockome - Cell: 260-341-4801
		List Date	8/4/2026	List Agent - User	UP388037905
		Start Showing		Co-List Agent	Chad Metzger - Cell: 260-982-9050
		Exp Date	12/31/202	Owner/Seller a Real Estate	No
		Seller Concessions Offer Y/N	No	Seller Concession Amount \$	
		Contract Type	Exclusive Right to Sell		
		Virtual		Lockbox	Mechanical/Combo
		Pending Date		Lockbox Location	Front Door
		Ttl Concessions		Closing Date	
		Sell Office		Selling Price	
		Co-Sell		Sold/Concession	
		Presented by:	Chad Metzger - Cell: 260-982-9050		
			/ 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.		



Foxglove Ln

Misty River Dr

Foxglove Ln

A banner for Metzger Property Services, LLC. The left side has a green background with a yellow circle containing a red star. The text 'Metzger' is in large black font, with 'PROPERTY SERVICES, LLC' in smaller black font above it. Below 'Metzger' is a red line, and below that is 'CHAD METZGER, CAI, CAGA' in black. Below this is 'EXPANDING YOUR HORIZON...' and '...GENERATION AFTER GENERATION' in white. The right side shows a golden field under a blue sky with the phone number '260-982-0238' in large black font. At the bottom, a green bar contains a list of services with red stars and the website 'www.METZGERAUCTION.COM' in white.

Metzger PROPERTY SERVICES, LLC
CHAD METZGER, CAI, CAGA
EXPANDING YOUR HORIZON...
...GENERATION AFTER GENERATION

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

www.METZGERAUCTION.COM

Average Utilities

02-12-04-103-007.000-074

General Information

Parcel Number
02-12-04-103-007.000-074

Local Parcel Number
96-4819-0011

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
WAYNE TOWNSHIP

District 074 (Local 091)
074 FT WAYNE WAYNE (91-95)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 761101-074
FALL CREEK SEC 1 074

Section/Plat
0003012

Location Address (1)
1402 MISTY RIVER DR
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
RES | WAY Twp 8

Characteristics

Topography
Level ☐

Public Utilities
All ☐

Streets or Roads
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 10, 2026

Review Group 2024

PANYARD RAYMOND J

Ownership

PANYARD RAYMOND J
1402 MISTY RIVER DR
FORT WAYNE, IN 46808-2916

Legal

FALL CREEK SEC I LOT 11



Valuation Records (Work In Progress values are not certified values and are subject to change)

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
03/18/2026	As Of Date	03/27/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☐	☐	☐	☒
\$27,900	Land	\$27,900	\$27,900	\$20,400	\$20,400	\$20,400
\$27,900	Land Res (1)	\$27,900	\$27,900	\$20,400	\$20,400	\$20,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$211,000	Improvement	\$211,000	\$210,100	\$121,400	\$118,500	\$121,100
\$211,000	Imp Res (1)	\$211,000	\$210,100	\$121,400	\$118,500	\$121,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$238,900	Total	\$238,900	\$238,000	\$141,800	\$138,900	\$141,500
\$238,900	Total Res (1)	\$238,900	\$238,000	\$141,800	\$138,900	\$141,500
\$0	Total Non Res (2)	\$0	\$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 66' X 130', CI 66' X 130')

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	S		65	8190.000000	2.24	\$1.52	\$3.4	\$27,846	0%	1.0000	100.00	0.00	0.00	\$27,850

1402 MISTY RIVER DR

Transfer of Ownership

Date
01/01/1900
Owner
PANYARD RAYMOND
Doc ID
Code
Book/Page
Adj Sale Price
V/I

510, 1 Family Dwell - Platted Lot

FALL CREEK SEC 1 074/76

Notes

7/2/2024 Permit: 25p26: hea permit - Replace AC

9/22/2021 Permit: 22p23: bld permit - installing new soffit and fascia and siding on front of house only.

1/3/2017 Permit: 17p18: hea permit - GAS FIRED REPLACEMENT.

Land Computations

Calculated Acreage	0.19
Actual Frontage	65
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	0.19
91/92 Acres	0.00
Total Acres Farmland	-0.19
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	\$27,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$27,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,900

Data Source Aerial

Collector 04/26/2024 kkpeab

Appraiser 05/16/2024 dacaab

General Information

Occupancy

Single-Family

Description

Single-Family (1504 S

Story Height

1

Style

70 Newer Convention

Finished Area

1504 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

Exterior Features

Description

Area

Value

Patio, Concrete

120

\$1,000

Plumbing

#

TF

Full Bath

2

6

Half Bath

0

0

Kitchen Sinks

1

1

Water Heaters

1

1

Add Fixtures

0

0

Total

4

8

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

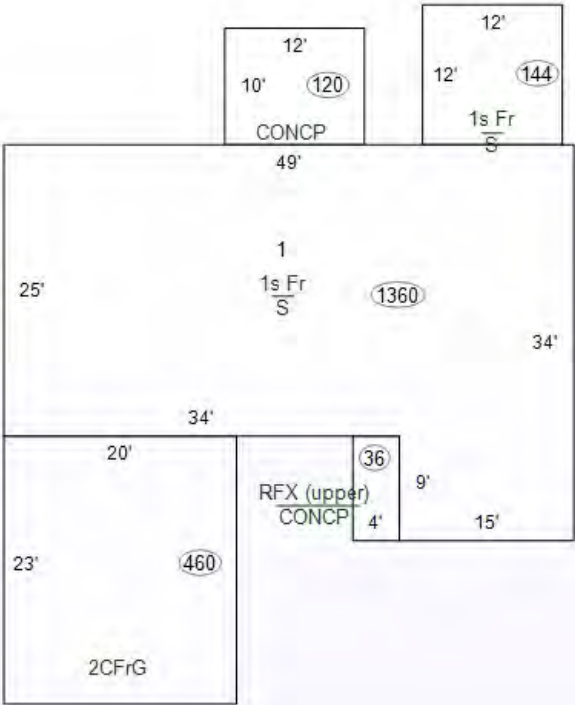
0

Total Rooms

6

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder				
Floor Constr	Base	Finish	Value	Totals
1 1Fr	1504	1504	\$169,400	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1504	0	\$0	
			Total Base	\$169,400
Adjustments			1 Row Type Adj. x 1.00	\$169,400
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				\$0
No Heating (-)				\$0
A/C (+)			1:1504	\$4,600
No Elec (-)				\$0
Plumbing (+ / -)			8 - 5 = 3 x \$1,400	\$4,200
Spec Plumb (+)				\$0
Elevator (+)				\$0
			Sub-Total, One Unit	\$178,200
			Sub-Total, 1 Units	
Exterior Features (+)			\$1,000	\$179,200
Garages (+) 460 sqft			\$21,500	\$200,700
Quality and Design Factor (Grade)			1.00	
Location Multiplier			0.96	
			Replacement Cost	\$192,672

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 (1504 SqFt)	1	Wood Fr	C	1991	1991	35	A		0.96		1,504 sqft	\$192,672	26%	\$142,580	0%	100%	1.000	1.480	100.00	0.00	0.00	\$211,000

...Generation after Generation



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