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Residential Agent Full Detail Report

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Class RESIDENTIAL

Property Type Site-Built Home Status Active CDOM 27 DOM 27 Auction No

MLS # 202637342 313 W Oak Hill Road Porter IN 46304 LP \$340,000



Area Porter County **Parcel ID** 64-03-26-401-003.000-02 **Typ** Site-Built Home **Waterfront** No
Sub None **Cross Street** **Bedrm** 3 **F Baths** 3 **H Baths** 1
Township Westchester **Style** Two Story **REO** No **Short Sale** No
School District Duneland School Corp. **Ele** Yost
Intermediate JrH Chesterton **SrH** Chesterton
Legal Description OAK HILL PLACE LOT 3 .29A TIF
Directions to Property From US 20, merge onto Oak Hill Road, property is on the South side of the road

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

Remarks Beautiful Home built in 2000, Move-in ready & beautifully maintained, this spacious two-story home features 3 bedrooms, 3.5 bathrooms, a full basement, and an attached 2-car garage. The open kitchen overlooks the family room, while a separate dining room provides additional space for meals and entertaining. The spacious primary suite features vaulted ceilings, a private ensuite bath, and walk-in closet. The finished basement provides valuable additional living space, perfect for a family room, recreation area, home office, or hobbies. Step outside onto the back deck and enjoy the peaceful view of the large backyard—an inviting setting for relaxing or entertaining. Several important updates add to the home's appeal, including an HVAC and central air system approximately 2 years old, a 1-year-old refrigerator, and a well pump approximately 3 years old with a 5-year warranty. Conveniently located near the South Shore Line for commuters to Chicago, as well as Indiana Dunes National Park and Indiana Dunes State Park, and located within the Duneland School Corporation.

Agent Remarks Dishwasher if Defective

Sec	Lot 3	Lot Ac/SF/Dim	0.2900 / 12,763 / 75X170	Lot Desc	Level, Partially Wooded
Above Gd Fin SqFt	2,071	Above Gd Unfin SqFt	0	Ttl Below Gd SqFt	846
Age	26	New Const	No	Ttl Fin SqFt	2,494
		Date Complete		Year Built	2000
		Ext Vinyl	423	Bsmt	Full Basement, Partially Finished, Finished
				# Rooms	11
Room Dimensions			Basement Material		
			Poured Concrete		
			Dryer Hookup Gas		
			No		
			Fireplace		
			Yes		
			Dryer Hookup Elec		
			Yes		
			Guest Qtrs		
			No		
			Dryer Hookup G/E		
			No		
			Split FlrPln		
			Yes		
			Disposal		
			No		
			Ceiling Fan		
			Yes		
			Water Soft-Owned		
			Yes		
			Skylight		
			No		
			Water Soft-Rented		
			No		
			ADA Features		
			No		
			Alarm Sys-Sec		
			No		
			Fence		
			No		
			Alarm Sys-Rent		
			No		
			Golf Course		
			No		
			Garden Tub		
			No		
			Nr Wlkg Trails		
			No		
			Jet Tub		
			Yes		
			Garage Y/N		
			Yes		
			Pool		
			No		
			Off Street Pk		
			Yes		
Pool Type			SALE INCLUDES		
			Dishwasher, Microwave, Refrigerator, Washer, Dryer-Electric, Oven-Gas, Range-Gas, Sump Pump, Water Heater Gas, Water Softener-Owned		
			FIREPLACE Living/Great Rm, Fireplace Insert		
Water Access			Water		
Water			Channel		
			Lake		
Auctioneer Name			Location		
Financing Existing			Excluded Party		
			None		
Annual			Assessed Value		
\$3,630.52					
Possession					
at closing					
List Office			List Agent		
Metzger Property Services, LLC - Off: 260-982-0238			Chad Metzger - Cell: 260-982-9050		
Agent E-mail			List Agent - User Code		
chad@metzgerauction.com			UP388053395		
Co-List Office			List Team		
Metzger Property Services, LLC					
Showing Instr			Co-List Agent		
Showingtime			Tiffany Reimer - Cell: 260-571-7910		
List Date			Owner/Seller a Real Estate Licensee		
9/10/2026			No		
Start Showing Date			Agent/Owner Related		
			No		
Seller Concessions Offer Y/N			Special List Cond.		
Yes			None		
Seller Concession Amount \$					
Contract			Form Exception		
Exclusive Right to Sell					
Virtual			Type of Sale		
Unbranded Virtual Tour					
Offer Accepted			How Sold		
Ttl Concessions Paid			Conc Paid		
Sell Office			Sell Agent		
Co-Sell Office			Co-Sell		
Presented			Sell Team		
Jen Rice - Cell: 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 IRMLS. All Rights Reserved.

75

75

75

315 W OAKHILL RD

313 W OAKHILL RD

311 W OAKHILL RD

2

3

4

401-002

401-003

401-004

664.08

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Indiana Map, Porter County GIS Office, Porter County Voters Registration, Access to Indiana Geographic Information Office Orthoimagery is governed by Creative

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

313 W Oak Hill Rd., Porter, IN 46304

1. The following are in the conditions indicated:					C. WATER & SEWER SYSTEM				
A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown	Not Applicable / Rented	Defective	Not Defective	Unknown	
Built-in Vacuum System	X				Cistern	X			
Clothes Dryer			X		Septic Field / Bed	X			
Clothes Washer			X		Septic & Holding Tank / Septic Mound	X			
Dishwasher		X			Hot Tub	X			
Disposal			X		Plumbing		X		
Freezer			X		Aerator System	X			
Gas Grill	X				Sump Pump		X		
Hood			X		Irrigation Systems	X			
Microwave Oven			X		Water Heater / Electric	X			
Oven			X		Water Heater / Gas		X		
Range			X		Water Heater / Solar	X			
Refrigerator			X		Water Purifier		X		
Room Air Conditioner(s)			X		Water Softener		X		
Trash Compactor	X				Well		X		
TV Antenna / Dish			X		Geothermal and Heat Pump	X			
Other:					Other Sewer System (Explain)	X			
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	Swimming Pool & Pool Equipment	X			
Security Systems(s)	X						Yes	No	Unknown
Ceiling Fan(s)			X		Are the structures connected to a public water system?		X		
Garage Door Opener / Controls			X		Are the structures connected to a public sewer system?		X		
Inside Telephone , Wiring and Blocks / Jacks				X	Are there any additions that may require improvements to the sewage disposal system?		X		
Light Fixtures			X		If yes, have the improvements been completed on the sewage disposal system?				
Sauna	X				Are the structure(s) connected to a private / community water system?		X		
Smoke / Fire Alarms				X	Are the structure(s) connected to a private / community sewer system?		X		
Carbon Monoxide Detectors				X					
Switches and Outlets			X						
Vent Fan(s)			X						
☐ 60 ☐ 100 ☐ 200 Amp Service				X					
Generator	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	Signature of Buyer	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	Signature of Buyer	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)	313 W Oak Hill Rd., Porter, IN 46304
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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	X			
Fireplace Insert				X
Air Cleaner	X			
Humidifier	X			
Propane Tank	X			
Other Heating Source	X			

2. ROOF	Yes	No	Unknown
Age, if known: <u>25</u> Years.			
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? _____			

3. WATER HEATER	Yes	No	Unknown
Age, if known: _____ Years.	X		

4. FURNACE	Yes	No	Unknown
Age, if known: <u>2</u> Years.	X		

5. CENTRAL AIR CONDITIONING	Yes	No	Unknown
Age, if known: <u>2</u> Years.	X		

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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<i>Kelly McCarron</i> Authenticsign Signature of Seller	<i>Mary McCarron</i> Authenticsign Signature of Buyer	Date (mm / dd / yyyy)	Date (mm / dd / yyyy)
<i>Brian McCarron</i> Authenticsign Signature of Seller	<i>Mike McCarron</i> Authenticsign Signature of Buyer	Date (mm / dd / yyyy)	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)

313 W Oak Hill Rd., Porter, IN 46304

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)

HVAC -- 2 Years Old, Refrigerator -- 1 Year Old
Well Pump -- 3 Years Old, 5 Year Warranty

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Signature of Seller <i>Sally McCarron</i>	Authenticity <i>Mary McCarron</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller <i>Brian McCarron</i>	Authenticity <i>Mike McCarron</i>	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)	



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Average Utilities

Utility	Company	Average Amount
Gas	NIPSCO	\$ 150-200
Electric	NIPSCO	\$ Combined with Electric
Water	Well - 4"	\$
Septic/Sewer	Town of Porter	\$ 105
HOA	None	\$
Other		\$
Additional Notes	HVAC System: 2 years old	
	Refrigerator: 1 year old	
	Well Pump: 3 years old with 5 year warranty	
	Dishwasher is non-functioning	

64-03-26-401-003.000-026

General Information

Parcel Number
64-03-26-401-003.000-026

Local Parcel Number
11-000102196

Tax ID:
64-03-26-401-003.000-026

Routing Number
69C

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Porter

Township
WESTCHESTER TOWNSHIP

District 026 (Local 011)
PORTER TOWN (WESTCHESTER)

School Corp 6470
DUNELAND

Neighborhood 1150
Westchester 026 Porter Misc FF 11

Section/Plat
26-37-6

Location Address (1)
313 W OAK HILL RD
PORTER, IN 46304

Zoning

Subdivision
OAK HILL PLACE

Lot
3

Market Model
2026 Westchester 026 Porter Misc

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☒

Neighborhood Life Cycle Stage
Static

Printed
Sunday, April 19, 2026

Review Group
2025

McCarron Dennis F

Ownership

McCarron Dennis F
313 W Oak Hill Rd
Porter, IN 46304

Legal

OAK HILL PLACE LOT 3
.29A TIF

313 W OAK HILL RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date

Owner

Doc ID

Code

Book/Page

Adj

Sale Price

V/I

08/07/2024

McCarron Dennis F

2024-013092

AS

/

I

09/05/2000

McCarron Dennis F &

WD

/

I

Notes

Res

Valuation Records

Assessment Year

Reason For Change

As Of Date

Valuation Method

Equalization Factor

Notice Required

Land

Land Res (1)

Land Non Res (2)

Land Non Res (3)

Improvement

Imp Res (1)

Imp Non Res (2)

Imp Non Res (3)

Total

Total Res (1)

Total Non Res (2)

Total Non Res (3)

2026

AA

04/04/2026

Indiana Cost Mod

1.0000

☐

\$30,800

\$30,800

\$0

\$0

\$302,500

\$296,300

\$0

\$0

\$333,300

\$333,300

\$0

\$0

2025

AA

04/04/2025

Indiana Cost Mod

1.0000

☐

\$30,800

\$30,800

\$0

\$0

\$296,300

\$296,300

\$0

\$0

\$327,100

\$327,100

\$0

\$0

2024

AA

04/05/2024

Indiana Cost Mod

1.0000

☐

\$30,800

\$30,800

\$0

\$0

\$292,900

\$292,900

\$0

\$0

\$323,700

\$323,700

\$0

\$0

2023

AA

04/16/2023

Indiana Cost Mod

1.0000

☐

\$28,700

\$28,700

\$0

\$0

\$276,800

\$276,800

\$0

\$0

\$305,500

\$305,500

\$0

\$0

2022

AA

04/09/2022

Indiana Cost Mod

1.0000

☐

\$28,700

\$28,700

\$0

\$0

\$255,800

\$255,800

\$0

\$0

\$284,500

\$284,500

\$0

\$0

Land Data (Standard Depth: Res 132', CI 100' Base Lot: Res 91' X 135', 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

F

F

0

75x170

1.11

\$370

\$411

\$30,825

0%

1.0000

100.00

0.00

0.00

\$30,830

Land Computations

Calculated Acreage

Actual Frontage

Developer Discount

Parcel Acreage

81 Legal Drain NV

82 Public Roads NV

83 UT Towers NV

84 Solar Energy Land

9 Homesite

91/92 Acres

Total Acres Farmland

Farmland Value

Measured Acreage

Avg Farmland Value/Acre

Value of Farmland

Classified Total

Farm / Classified Value

Homesite(s) Value

91/92 Value

Supp. Page Land Value

CAP 1 Value

CAP 2 Value

CAP 3 Value

Total Value

0.29

0

☐

0.29

0.00

0.00

0.00

0.00

0.00

0.00

0.00

0.29

\$0

0.00

0.0

\$0

\$0

\$0

\$0

\$0

\$30,800

\$0

\$0

\$30,800

Data Source

Left Door Hanger

Collector

06/30/2025

MG/AL

Appraiser

64-03-26-401-003.000-026

McCarron Dennis F

313 W OAK HILL RD

510, 1 Family Dwell - Platted Lot

Westchester 026 Porter Mi

2/2

General Information

Occupancy Single-Family
 Description SINGLE-FAMILY RES
 Story Height 2
 Style Two-Story
 Finished Area 2071 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
Wood Deck	228	\$4,500

Plumbing

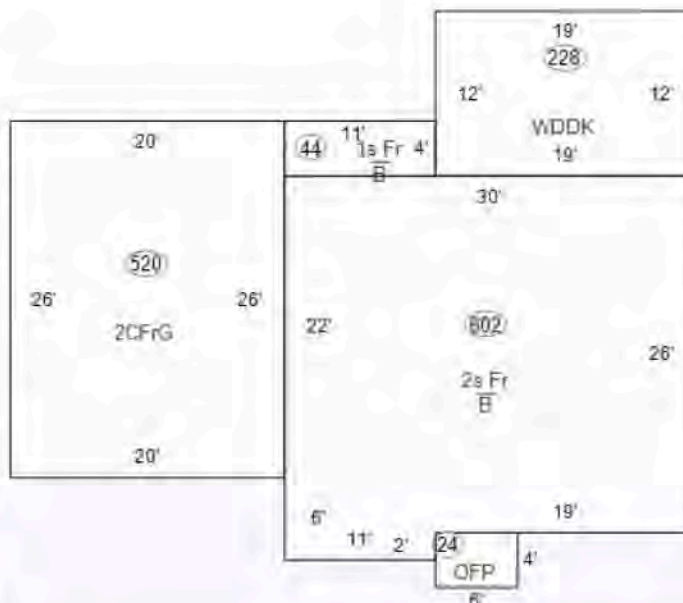
	#	TF
Full Bath	3	9
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	6	13

Accommodations

Bedrooms	3
Living Rooms	
Dining Rooms	
Family Rooms	
Total Rooms	11

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$2,500

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	846	846	\$113,900	
2	1Fr	802	802	\$70,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		846	423	\$70,500	
Crawl					
Slab					

Total Base \$254,900

Adjustments 1 Row Type Adj. x 1.00 \$254,900

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$2,300
No Heating (-)		\$0
A/C (+)	2:802 1:846	\$7,700
No Elec (-)		\$0
Plumbing (+ / -)	13 - 5 = 8 x \$1,400	\$11,200
Spec Plumb (+)		\$2,500
Elevator (+)		\$0

Sub-Total, One Unit \$278,600

Sub-Total, 1 Units

Exterior Features (+)	\$4,500	\$283,100
Garages (+) 520 sqft	\$23,200	\$306,300
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.99	
Replacement Cost		\$318,399

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 RESIDE	2	Wood Fr	C+1	2000	2000	26 A		0.99		2,494 sqft	\$318,399	24%	\$241,980	0%	100%	1.000	1,250	100.00	0.00	0.00	\$302,500

Total all pages

\$302,500

Total this page

\$302,500

...Generation after Generation



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