

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

**PROVIDING PROFESSIONAL AUCTION,
APPRAISAL AND REAL ESTATE SOLUTIONS FOR
BUYERS AND SELLERS THROUGHOUT INDIANA,
OHIO, MICHIGAN, ILLINOIS AND KENTUCKY.**

**WITH SPECIALISTS IN REAL ESTATE,
FARM EQUIPMENT, ANTIQUES, HOUSEHOLD AND
BUSINESS VALUATIONS AND LIQUIDATIONS, WE
CONDUCT 150+ AUCTIONS AND 100+ APPRAIS-
ALS EVERY YEAR... MAKING US BIG ENOUGH TO
GUARANTEE PROFESSIONAL SERVICE AND
SMALL ENOUGH TO VALUE
YOUR BUSINESS!**



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260-982-0238

101 S. RIVER RD.
N. MANCHESTER, IN 46962

WWW.METZGERAUCTION.COM

Secluded Lakefront Home, Shop, Cabin & Private Runway on Pigeon Lake with 80+/- Acres!

418 S. 200 E., Angola, IN



80+/- Acres featuring 2500'+ Lake Frontage!

- **Wildlife & Recreational Opportunities!**

- Excellent Fishing
- Recreational Woods
- Deer
- Frequent Eagles, Birds, & More!

- **Move-In Ready Home:**

- 6 bedrooms, 3 baths
- Wrap-around Deck
- Finished Walk-Out Basement
- New High-Efficiency Furnace & A/C, windows, doors, flooring, & tile shower

- **Cabin:**

- New spray foam insulation
- Vaulted Ceilings
- Covered Porch with Lake Views
- Great Guest House or Office Space

- **42x108 Shop:**


- 2 overhead 14' Doors
- Heated & Air Conditioned
- Office/Mancave Area
- Full Bath
- Short side is insulated & finished
- Hangar Area





Residential Agent Full Detail Report

[Schedule a Showing](#)

Property Type	RESIDENTIAL		Status	Active		CDO	42	DOM	1	Auction No	
MLS #	202406061	418 S 200 E. Road	Angola		IN	46703	LP \$1,195,000				
	Area	Steuben County	Parcel ID	76-07-29-000-010.000-016		Type	Site-Built Home		Waterfront	Yes	
	Sub	None	Cross Street			Bedrms	6	F Baths	3	H Baths	0
	Township	Scott	Style	One Story		REO	No	Short Sale	No		
	School District	MSD	Elem	Carlin Park	JrH	Angola	SrH	Angola			
	Legal Description	Approximately 80+- acres part of: PT N1/2 SEC 29 110.29A PER DEED									
Directions	Heading East of Angola on Hwy 20, turn North on 200 E.										
Inside City	N	City Zoning			County Zoning	OTH	Zoning Description	EC			

Remarks Welcome to this stunning, secluded home situated on 80+/- acres surrounding Pigeon Lake featuring 2500+ ft of lake frontage! This exquisite property boasts a one-story home with a full, finished, walk-out basement, 6 bedrooms & 3 full baths, offering expansive living space & picturesque views. The open concept layout creates a seamless flow throughout the main floor while the stone fireplace provides warmth & charm to the space. Master Bedroom boasts an ensuite, walk-in shower & large closet! The finished basement is a haven, with a spacious family room, 4 generously sized bedrooms and a full bathroom. Outside, the large deck awaits, offering a perfect spot to unwind and take in the picturesque views of Pigeon Lake. Great for any outdoors enthusiast, this property has fantastic fishing, hunting & wildlife opportunities including frequent bald eagles! Additional Cabin with Covered Porch has endless possibilities inc. Office or Guest House! Additionally, the 42x108 pole barn is heated & air conditioned. Don't miss this unique opportunity for secluded

Agent Remarks Additional acreage available for purchase.

Sec	Lot	Lot	80.0000	/	3,484,800	/	3500x1200	Lot Desc	Partially Wooded, Waterfront, 15+, Lake											
Above Gd Fin SqFt			1,512	Above Gd Unfin SqFt			0	Below Gd Fin SqFt			1,512	Ttl Below Gd SqFt		1,512	Ttl Fin SqFt		3,024	Year Built	2000	
Age	24	New Const	No	Date Complete				Ext	Vinyl		Bsmt				Full Basement, Walk-Out Basement, Finished				#	4
<u>Room Dimensions</u>			Baths	Full	Hal	Water	WELL			<u>Basement Material</u>										
	RM DIM	LV	B-Main	2	0	Well Type	Private			Dryer Hookup Gas	No	Fireplace		Yes						
LR	16 x 16		B-Upper	0	0	Sewer	Septic			Dryer Hookup Elec	Yes	Guest Qtrs		No						
DR	12 x 11		B-Blw	1	0	Fuel /	Gas, Wood, Forced			Dryer Hookup G/E	No	Split FlrPln		Yes						
FR	30 x 14	L	Laundry Rm	Main		Heating			Disposal	No	Ceiling Fan		Yes							
KT	14 x 16		Laundry L/W	x		Cooling	Central Air		Water Soft-Owned	Yes	Skylight		No							
BK	x		AMENITIES			1st Bdrm En Suite, Breakfast Bar, Ceiling					Water Soft-Rented	No	ADA Features		No					
DN	x		Fan(s), Ceilings-Beamed, Closet(s) Walk-in, Crown Molding,							Alarm Sys-Sec	No	Fence								
1B	14 x 14		Deck Open, Deck on Waterfront, Dryer Hook Up Electric, Eat							Alarm Sys-Rent	No	Golf Course		No						
2B	14 x 12	L								Garden Tub	No	Nr Wlkg Trails		No						
3B	12 x 12	L	Garage			/	/	x	/	Jet Tub	No	Garage Y/N		No						
4B	12 x 12	L	Outbuilding 1	Pole/Post Building		108 x 42	4536		Pool	No	Off Street Pk		Yes							
5B	10 x 12	L	Outbuilding 2	Outbuilding		12 x 10	120		<u>Pool Type</u>											
RR	x		Assn Dues			Frequency	Not Applicable		SALE INCLUDES Dishwasher, Refrigerator, Oven-Electric, Range											
LF	x		Other Fees					-Electric, Water Heater Gas, Water Softener-Owned												
EX	x		Restrictions					FIREPLACE Living/Great Rm, Wood Burning												

Water Access	LAKE		Wtr Name	Pigeon		Water Frontage	2,800.0		Channel	0.00	
Water Features	Pier/Dock, Deeded					Water Type	Lake		Lake Type	Non Ski Lake	
Auctioneer Name			Lic #		Auction Date		Time		Location		
Financing: Existing			Proposed						Excluded Party None		
Annual Taxes	\$1,731.53		Exemption	Homestead, Supplemental		Year Taxes Payable		2023		Assessed Value	
Possession	30 DAC										
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			
Co-List Office					Co-List Agent						
Showing Instr	24 Hr. Notice										
List Date	2/26/2024		Start Showing Date		Exp Date	3/31/2024		Owner/Seller a Real Estate Licensee	No	Agent/Owner Related	No
Contract Type	Exclusive Right to Sell		Buyer Broker Comp.		2.0%		Variable Rate	No		Special List Cond. None	
Virtual Tours:	Unbranded Virtual Tour		Lockbox Type		None		Lockbox Location	none		Type of Sale	
Pending Date			Closing Date		Selling Price		How Sold				
Ttl Concessions Paid			Sold/Concession Remarks					Conc Paid By			
Sell Office			Sell Agent					Sell Team			
Co-Sell Office			Co-Sell Agent								

Presented Tiffany Reimer - Cell: 260-571-7910 / Metzger Property Services, LLC - Off: 260-982-0238

Information is not guaranteed. Included properties may not be listed by the Office/Agent presenting this report. Report may not contain all available data. Offer of compensation is made only to participants of the Indiana Regional Multiple Listing Service, LLC (IRMLS). © 2024 IRMLS. All Rights Reserved.



SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE
State Form 46234 (R6 / 6-14)

Date (month, day, year)
1.3.2024

NOTE: This form has been modified from the version currently found at 876 IAC 9-1-2 to include questions regarding disclosure of contamination related to controlled substances or methamphetamine as required by P.L. 180-2014. Rule revisions will be made to 876 IAC 9-1-2 to include these changes in the near future, however the Commission has made this information available now through this updated form.

Seller states that the information contained in this Disclosure is correct to the best of Seller's CURRENT ACTUAL KNOWLEDGE as of the above date. The prospective buyer and the owner may wish to obtain professional advice or inspections of the property and provide for appropriate provisions in a contract between them concerning any advice, inspections, defects, or warranties obtained on the property. The representations in this form are the representations of the owner and are not the representations of the agent, if any. This information is for disclosure only and is not intended to be a part of any contract between the buyer and the owner. Indiana law (IC 32-21-5) generally requires sellers of 1-4 unit residential property to complete this form regarding the known physical condition of the property. An owner must complete and sign the disclosure form and submit the form to a prospective buyer before an offer is accepted for the sale of the real estate.

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

418 S. 200 E., Angola, IN 46703

1. The following are in the conditions indicated:

A. APPLIANCES	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Built-in Vacuum System	<input checked="" type="checkbox"/>			
Clothes Dryer	<input checked="" type="checkbox"/>			
Clothes Washer	<input checked="" type="checkbox"/>			
Dishwasher			<input checked="" type="checkbox"/>	
Disposal	<input checked="" type="checkbox"/>			
Freezer	<input checked="" type="checkbox"/>			
Gas Grill	<input checked="" type="checkbox"/>			
Hood			<input checked="" type="checkbox"/>	
Microwave Oven	<input checked="" type="checkbox"/>			
Oven			<input checked="" type="checkbox"/>	
Range			<input checked="" type="checkbox"/>	
Refrigerator			<input checked="" type="checkbox"/>	
Room Air Conditioner(s)	<input checked="" type="checkbox"/>			
Trash Compactor	<input checked="" type="checkbox"/>			
TV Antenna / Dish	<input checked="" type="checkbox"/>			
Other:	<input checked="" type="checkbox"/>			

B. ELECTRICAL SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Air Purifier	<input checked="" type="checkbox"/>			
Burglar Alarm	<input checked="" type="checkbox"/>			
Ceiling Fan(s)			<input checked="" type="checkbox"/>	
Garage Door Opener / Controls			<input checked="" type="checkbox"/>	
Inside Telephone Wiring and Blocks / Jacks	<input checked="" type="checkbox"/>			
Intercom	<input checked="" type="checkbox"/>			
Light Fixtures			<input checked="" type="checkbox"/>	
Sauna	<input checked="" type="checkbox"/>			
Smoke / Fire Alarm(s)	<input checked="" type="checkbox"/>			
Switches and Outlets			<input checked="" type="checkbox"/>	
Vent Fan(s)	<input checked="" type="checkbox"/>			
60 / 100 / 200 Amp Service (Circle one)			<input checked="" type="checkbox"/>	
Generator	<input checked="" type="checkbox"/>			

NOTE: "Defect" means a condition that would have a significant adverse effect on the value of the property, that would significantly impair the health or safety of future occupants of the property, or that if not repaired, removed or replaced would significantly shorten or adversely affect the expected normal life of the premises.

C. WATER & SEWER SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Cistern	<input checked="" type="checkbox"/>			
Septic Field / Bed			<input checked="" type="checkbox"/>	
Hot Tub	<input checked="" type="checkbox"/>			
Plumbing			<input checked="" type="checkbox"/>	
Aerator System	<input checked="" type="checkbox"/>			
Sump Pump	<input checked="" type="checkbox"/>			
Irrigation Systems	<input checked="" type="checkbox"/>			
Water Heater / Electric	<input checked="" type="checkbox"/>			
Water Heater / Gas			<input checked="" type="checkbox"/>	
Water Heater / Solar	<input checked="" type="checkbox"/>			
Water Purifier	<input checked="" type="checkbox"/>			
Water Softener			<input checked="" type="checkbox"/>	
Well			<input checked="" type="checkbox"/>	
Septic & Holding Tank/Septic Mound			<input checked="" type="checkbox"/>	
Geothermal and Heat Pump	<input checked="" type="checkbox"/>			
Other Sewer System (Explain)	<input checked="" type="checkbox"/>			
Swimming Pool & Pool Equipment	<input checked="" type="checkbox"/>			

	Yes	No	Do Not Know
Are the structures connected to a public water system?		<input checked="" type="checkbox"/>	
Are the structures connected to a public sewer system?		<input checked="" type="checkbox"/>	
Are there any additions that may require improvements to the sewage disposal system?		<input checked="" type="checkbox"/>	
If yes, have the improvements been completed on the sewage disposal system?			
Are the improvements connected to a private/community water system?		<input checked="" type="checkbox"/>	
Are the improvements connected to a private/community sewer system?		<input checked="" type="checkbox"/>	

D. HEATING & COOLING SYSTEM	None/Not Included/Rented	Defective	Not Defective	Do Not Know
Attic Fan	<input checked="" type="checkbox"/>			
Central Air Conditioning			<input checked="" type="checkbox"/>	
Hot Water Heat	<input checked="" type="checkbox"/>			
Furnace Heat / Gas			<input checked="" type="checkbox"/>	
Furnace Heat / Electric	<input checked="" type="checkbox"/>			
Solar House-Heating	<input checked="" type="checkbox"/>			
Woodburning Stove	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	
Fireplace	<input checked="" type="checkbox"/>			
Fireplace Insert	<input checked="" type="checkbox"/>			
Air Cleaner	<input checked="" type="checkbox"/>			
Humidifier	<input checked="" type="checkbox"/>			
Propane Tank	<input checked="" type="checkbox"/>			
Other Heating Source	<input checked="" type="checkbox"/>			

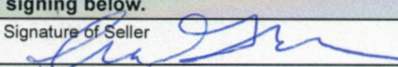
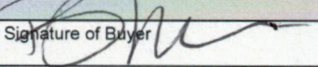
The information contained in this Disclosure has been furnished by the Seller, who certifies to the truth thereof, based on the Seller's CURRENT ACTUAL KNOWLEDGE. A disclosure form is not a warranty by the owner or the owner's agent, if any, and the disclosure form may not be used as a substitute for 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)	Signature of Buyer	Date (mm/dd/yy)
	1/3/24		1/3/24
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)

2. ROOF	YES	NO	DO NOT KNOW
Age, if known: <u>2</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?			
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:			
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"/>	

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Signature of Seller (at closing)	Date (mm/dd/yy)	Signature of Seller (at closing)	Date (mm/dd/yy)
----------------------------------	-----------------	----------------------------------	-----------------



Metzger Property Services, LLC
Agency Disclosure Form

Real estate licensees are considered to be an agent of the property owner unless there is an agreement stating otherwise and all parties are aware of said agreement. While the duties of a licensee acting as an agent for the owner are extensive, some of said duties include but are not limited to:

- Representing the client without discriminating in any form on the basis of race, color, religion, national origin, sex, marital status, familial status, mental or physical handicap
- Handling each transaction honestly and fairly
- Assist in negotiating, completing real estate forms, communicating, presenting offers timely, conducting counteroffers, notices and various addenda relating to the offers and counteroffers until a purchase agreement is signed and or all contingencies are satisfied or waived
- Keeping the best interest of the owner at the forefront of each transaction
- Obtain the best price possible for the owner
- Disclose all information and facts to the owner which may influence he or she's decisions
- Timely and openly present all offers to the owner

Indiana and Michigan law states that all real estate licensed persons are required to disclose which party they represent in a real estate transaction. All prospective purchasers must have agency disclosure made to them by a licensee with whom they work. By signing below, you are fulfilling the terms set forth by Indiana and Michigan law.

Agency Disclosure Statement

The listing broker, Metzger Property Services, LLC, and all agents associated with the listing broker solely represent the owner.

Metzger Property Services, LLC and Chad Metzger represent,
(MPS, LLC Agent)

The Owner: X The Purchaser: _____ (check which applies)

If dual and or limited agent representation occurs, where the broker and or agent is representing both the purchaser and the owner, said agent must give signed documentation of such an agreement signed by both the purchaser and the owner conceding their knowledge of such transaction.

Your signature below confirms that you have received, read and understand the information within Metzger Property Services, LLC's Agency Disclosure Form and that this information was provided to you before signing a contract to purchase real estate.

[Signature] 1/3/24
Owner Date

[Signature] 1/3/24
Owner Date

Purchaser Date

Purchaser Date



Metzger

PROPERTY SERVICES, LLC

CHAD METZGER, CAI, CAGA

260-982-0238



EXPANDING YOUR HORIZON...

...GENERATION AFTER GENERATION

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

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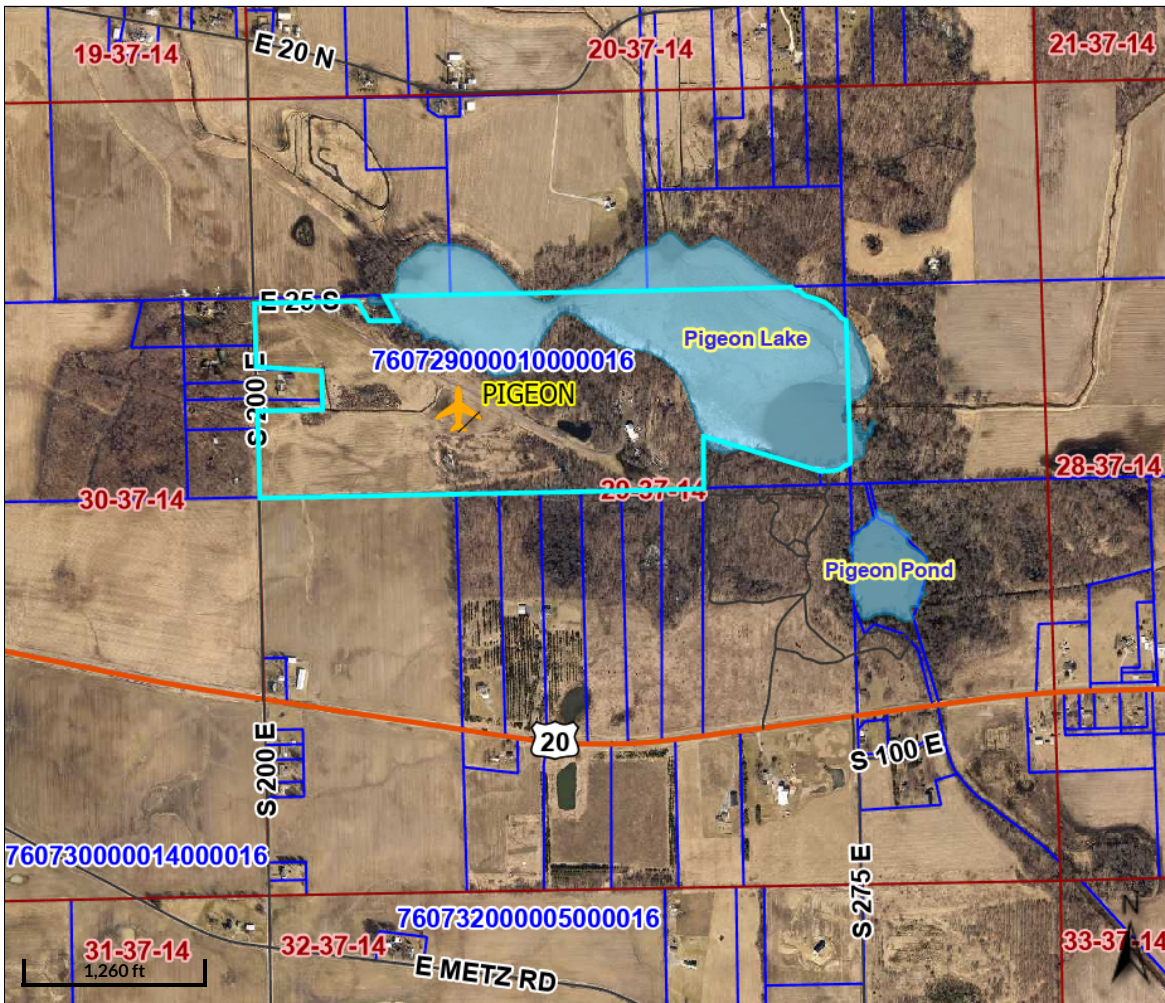
Average Utilities

	Company	Average Amount
Gas	LP 2 refills per year	\$
Electric	REMC	\$125 house \$100 shop
Water	4" well services house	\$
Other	Septic in 1990's	\$
HOA		\$
Internet Fiber Through REMC		

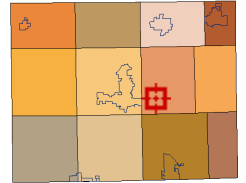


Beacon™

Steuben County, IN



Overview



Legend

- Lakes
- Subdivisions
- Parcels
- Political Townships
- Sections
- Centerlines
 - Interstate
 - US
 - State
 - Other
 - <all other values>
- Airports
 - AIRPORT
 - HELIPORT
 - SEAPLANE BASE
 - ULTRALIGHT

Parcel ID 760729000010000016

Sec/Twp/Rng 29-37-14

Property Address 418 S 200 E

Angola

Alternate ID 07-29-000-010.000-19

Class Cash grain/general farm

Acreage 110.29

Owner Address Pigeon Lake Farms LLC

418 S 200 E

ANGOLA, IN 46703

District SCOTT TWP

Brief Tax Description PT N1/2 Sec 29 110.29A Per Deed

(Note: Not to be used on legal documents)

Date created: 1/10/2024

Last Data Uploaded: 1/10/2024 4:33:19 AM

Developed by  Schneider
GEOSPATIAL

76-07-29-000-010.000-016

General Information

Parcel Number
76-07-29-000-010.000-016

Local Parcel Number
0729000001000019

Tax ID:

Routing Number
- - -

Property Class 101
Cash Grain/General Farm

Year: 2023

Location Information

County
Steuben

Township
SCOTT TOWNSHIP

District 016 (Local 19)
SCOTT TOWNSHIP

School Corp 7615
M.S.D. STEUBEN COUNTY

Neighborhood 191006
AGR/RURAL RES - HOMESITES

Section/Plat
29-000

Location Address (1)
S 200 E
ANGOLA, IN 46703

Zoning

Subdivision

Lot

Market Model
Res & Ag 100

Characteristics

Topography Flood Hazard
Rolling ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Unpaved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, July 8, 2023

Review Group 2024

PIGEON LAKE FARMS LLC

Ownership

PIGEON LAKE FARMS LLC
418 S 200 E
ANGOLA, IN 46703

Legal

PT N1/2 SEC 29 110.29A PER DEED



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

2023	Assessment Year	2023	2023	2022	2021	2020
WIP	Reason For Change	Reclass	AA	AA	AA	AA
07/05/2023	As Of Date	07/05/2023	04/13/2023	04/12/2022	04/14/2021	04/13/2020
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$97,700	Land	\$97,700	\$97,700	\$82,200	\$73,300	\$68,000
\$31,500	Land Res (1)	\$31,500	\$31,500	\$28,600	\$26,000	\$21,000
\$66,200	Land Non Res (2)	\$66,200	\$56,000	\$44,300	\$38,000	\$37,700
\$0	Land Non Res (3)	\$0	\$10,200	\$9,300	\$9,300	\$9,300
\$184,300	Improvement	\$184,300	\$184,300	\$179,300	\$154,300	\$154,800
\$125,700	Imp Res (1)	\$125,700	\$125,700	\$117,300	\$102,100	\$98,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$58,600	Imp Non Res (3)	\$58,600	\$58,600	\$62,000	\$52,200	\$56,000
\$282,000	Total	\$282,000	\$282,000	\$261,500	\$227,600	\$222,800
\$157,200	Total Res (1)	\$157,200	\$157,200	\$145,900	\$128,100	\$119,800
\$66,200	Total Non Res (2)	\$66,200	\$56,000	\$44,300	\$38,000	\$37,700
\$58,600	Total Non Res (3)	\$58,600	\$68,800	\$71,300	\$61,500	\$65,300

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. %	Res Elig %	Market Factor	Value
9	A		0	1	1.00	\$31,460	\$31,460	\$31,460	0%	100%	1.0000	\$31,460
91	A		0	1.55	1.00	\$6,600	\$6,600	\$10,230	0%	0%	1.0000	\$10,230
4	A	GNB	0	3.33	0.81	\$1,900	\$1,539	\$5,125	0%	0%	1.0000	\$5,120
4	A	BNA	0	8.69	0.89	\$1,900	\$1,691	\$14,695	0%	0%	1.0000	\$14,690
4	A	PA	0	.76	1.11	\$1,900	\$2,109	\$1,603	0%	0%	1.0000	\$1,600
4	A	PE	0	2.95	1.11	\$1,900	\$2,109	\$6,222	0%	0%	1.0000	\$6,220
4	A	MM	0	4.96	1.11	\$1,900	\$2,109	\$10,461	0%	0%	1.0000	\$10,460
4	A	MOC2	0	.41	0.68	\$1,900	\$1,292	\$530	0%	0%	1.0000	\$530
4	A	HT	0	.22	0.50	\$1,900	\$950	\$209	0%	0%	1.0000	\$210
5	A	MN	0	.01	1.15	\$1,900	\$2,185	\$22	-60%	0%	1.0000	\$10
5	A	HT	0	.01	0.50	\$1,900	\$950	\$10	-60%	0%	1.0000	\$00
5	A	PE	0	.02	1.11	\$1,900	\$2,109	\$42	-60%	0%	1.0000	\$20
5	A	BNA	0	.26	0.89	\$1,900	\$1,691	\$440	-60%	0%	1.0000	\$180
5	A	WA	0	.04	0.85	\$1,900	\$1,615	\$65	-60%	0%	1.0000	\$30
6	A	WA	0	.11	0.85	\$1,900	\$1,615	\$178	-80%	0%	1.0000	\$40

Data Source N/A

S 200 E

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
02/11/2019	PIGEON LAKE FARM	1902-0199	Wa	1902/0199	\$350,000	I
05/04/2016	STEURY LEROY W	1605-0098	Me	1605/0098	\$240,000	I
01/29/2016	STEURY LEROY	1601-0607	Wa	1601/0607	\$330,000	I
06/08/2001	NEWNAM LEWIS HAL	SURV AFF	OT	0106/304	\$0	I
12/27/1991	NEWNAM LEWIS HAL	0	WD	/	\$0	I
01/01/1900	NEWNAM MAX ETUX		WD	/	\$0	I

Agricultural

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

2023	Assessment Year	2023	2023	2022	2021	2020
WIP	Reason For Change	Reclass	AA	AA	AA	AA
07/05/2023	As Of Date	07/05/2023	04/13/2023	04/12/2022	04/14/2021	04/13/2020
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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$97,700	Land	\$97,700	\$97,700	\$82,200	\$73,300	\$68,000
\$31,500	Land Res (1)	\$31,500	\$31,500	\$28,600	\$26,000	\$21,000
\$66,200	Land Non Res (2)	\$66,200	\$56,000	\$44,300	\$38,000	\$37,700
\$0	Land Non Res (3)	\$0	\$10,200	\$9,300	\$9,300	\$9,300
\$184,300	Improvement	\$184,300	\$184,300	\$179,300	\$154,300	\$154,800
\$125,700	Imp Res (1)	\$125,700	\$125,700	\$117,300	\$102,100	\$98,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$58,600	Imp Non Res (3)	\$58,600	\$58,600	\$62,000	\$52,200	\$56,000
\$282,000	Total	\$282,000	\$282,000	\$261,500	\$227,600	\$222,800
\$157,200	Total Res (1)	\$157,200	\$157,200	\$145,900	\$128,100	\$119,800
\$66,200	Total Non Res (2)	\$66,200	\$56,000	\$44,300	\$38,000	\$37,700
\$58,600	Total Non Res (3)	\$58,600	\$68,800	\$71,300	\$61,500	\$65,300

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. %	Res Elig %	Market Factor	Value
9	A		0	1	1.00	\$31,460	\$31,460	\$31,460	0%	100%	1.0000	\$31,460
91	A		0	1.55	1.00	\$6,600	\$6,600	\$10,230	0%	0%	1.0000	\$10,230
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Collector

101, Cash Grain/General Farm

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5	A	MN	0	.01	1.15	\$1,900	\$2,185	\$22	-60%	0%	1.0000	\$10
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5	A	PE	0	.02	1.11	\$1,900	\$2,109	\$42	-60%	0%	1.0000	\$20
5	A	BNA	0	.26	0.89	\$1,900	\$1,691	\$440	-60%	0%	1.0000	\$180
5	A	WA	0	.04	0.85	\$1,900	\$1,615	\$65	-60%	0%	1.0000	\$30
6	A	WA	0	.11	0.85	\$1,900	\$1,615	\$178	-80%	0%	1.0000	\$40

Appraiser

AGR/RURAL RES - HOM

General Information

Occupancy Single-Family
Description Single-Family R 01 (1
Story Height 1
Style 92 Modular
Finished Area 1512 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	462	\$7,300

Plumbing

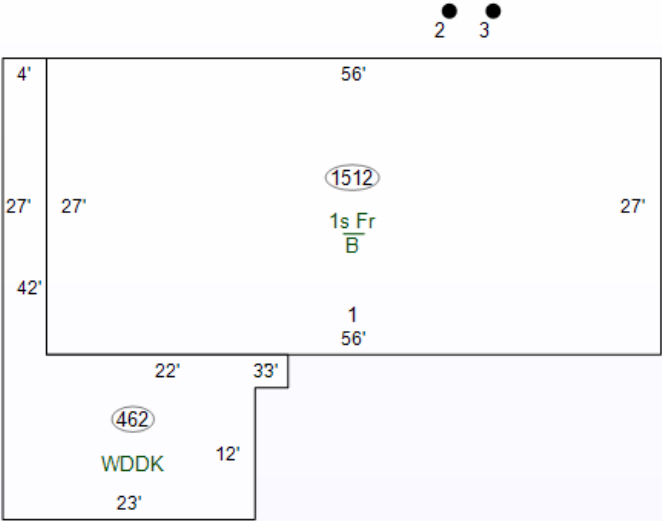
	#	TF
Full Bath	3	9
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	11

Accommodations

Bedrooms	2
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1512	1512	\$101,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1512	0	\$34,200	
Crawl					
Slab					

	Total Base	\$136,100
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Adjustments	1 Row Type Adj. x 1.00	\$136,100
-------------	------------------------	-----------

Unfin Int (-)		\$0
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Ex Liv Units (+)		\$0
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Rec Room (+)	4:1512	\$21,000
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Loft (+)		\$0
----------	--	-----

Fireplace (+)		\$0
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No Heating (-)		\$0
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A/C (+)	1:1512	\$3,600
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No Elec (-)		\$0
-------------	--	-----

Plumbing (+ / -)	11 - 5 = 6 x \$800	\$4,800
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Spec Plumb (+)		\$0
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Elevator (+)		\$0
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Sub-Total, One Unit		\$165,500
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Sub-Total, 1 Units		
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Exterior Features (+)	\$7,300	\$172,800
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Garages (+) 0 sqft	\$0	\$172,800
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Quality and Design Factor (Grade)		0.70
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Location Multiplier		0.93
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Replacement Cost		\$112,493
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Summary of Improvements

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family R 01 (15	100%	1	Wood Frame	D-1	2000	2000	23 A		0.93		3,024 sqft	\$112,493	26%	\$83,240	0%	100%	1.510	1.0000	\$125,700
2: Barn, Pole (T3) (1344s	0%	1	T31SO	C	2018	2018	5 A	\$16.06	0.93		32' x 42' x 12'	\$19,620	15%	\$16,680	0%	100%	1.000	1.0000	\$16,700
3: Lean-To (280sqft)	0%	1	Earth Floor	C	2018	2018	5 A	\$5.58	0.93		10'x28' x 10'	\$1,453	15%	\$1,240	0%	100%	1.000	1.0000	\$1,200
4: Utility Shed (64sqft)	0%	1	SV	C	2000	2000	23 A		0.93		8'x8'		55%		0%	100%	1.000	1.0000	\$100

General Information

OccupancyBarn, Pole (T3)

DescriptionBarn, Pole (T3) (1344s

Story Height0

StyleN/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

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
-------------	------	-------

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

Row Type Adj.

Adjustments

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

0.93

Replacement Cost

\$20,539

Summary of Improvements																				
Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Barn, Pole (T3) (1344s	0%	1	T31SO	C	2018	2018	5	A	\$16.06	0.93		32' x 42' x 16'	\$20,539	15%	\$17,460	0%	100%	1.000	1.0000	\$17,500
2: Barn, Pole (T3) R 01 (2	0%	1	T3AW	D+2	1988	1988	35	A	\$15.39	0.93		40' x 72' x 12'	\$46,889	55%	\$21,100	0%	100%	1.000	1.0000	\$21,100
3: Lean-To (280sqft)1	0%	1	Concrete Floor	C	2018	2018	5	A	\$8.80	0.93		10'x28' x 8'	\$2,292	15%	\$1,950	0%	100%	1.000	1.0000	\$2,000

...Generation after Generation



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