

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM

Property Type COMMERCIAL

Status Active

CDOM 34

DOM 34

Auction No

MLS 202549369	405 Madison Street	Rochester	IN 46975	Status Active	LP \$200,000
	Area Fulton County	Parcel ID 25-07-91-461-001.000-009	Type Warehouse		
	Cross Street		Age 80		
	REO N	Short Sale No			
	Legal Description LOTS 1 2 & 4 SMITHS				
	Directions In Rochester, head east on 4th St from Main St. Property is on the corner of 4th & Madison.				

Inside City Limits Y City Zoning OTH County Zoning

Zoning Description Industrial

Remarks Versatile 5,100+ SF Commercial Building on Corner Lot with Office & Loading Dock! Excellent opportunity to own 5,128 sq. ft. commercial building! This well-maintained property features a Newly finished office area, large open rooms & warehouse space for you to use as your business needs. The building is equipped with three overhead doors for easy access and workflow efficiency, plus a loading dock to accommodate shipping & receiving needs. Recent updates include a New Furnace & Water Heater, ensuring energy efficiency and reliability. This property offers flexible potential for light industrial, warehouse, service, or distribution use.

Agent Remarks

Sec	Lo 1	Township	Rochester	Lot Ac/SF/Dim 0.3300 / 14,505 / 165 X 88	Src
Year Built	1946	Age	80	New No	Years Established
Const Type	Pole Frame	Total # Bldgs	1	Exterior Stories 1.0	Concrete, Metal Total Restrooms 2
Bldg #1 Total Above Gd SqFt	5,128	Total Below Gd SqFt	0	Story 1	Finished Office SqFt 500
Bldg #2 Total Above Gd SqFt		Total Below Gd SqFt		Story	Finished Office SqFt
Bldg #3 Total Above Gd SqFt		Total Below Gd SqFt		Story	Finished Office SqFt
Location		Fire Protection	City	Fire Doors	No
Bldg Height		Roof Material	Metal	Int Height	12'
Interior Walls	Block, Metal, Wood	Ceiling Height	12'	Column Spcg	n/a
Flooring	Concrete	Parking	Gravel, Lot, Off-Street	Water	City
Road Access	City	Equipment	No	Well Type	
Currently Lsd	No	Enterprise Zone	No	Sewer	City
				Fuel /	Forced Air
				Heating	
				Cooling	Central Air
				Burglar Alarm	No
				Channel Frtg	
				Water Frtg	

SALE INCLUDES Building, Land**INTERNAL ROOMS** Manufacture, Office, Showroom, Storage, Warehouse, Workroom**SPECIAL FEATURES** Loading Dock 1, Overhead Door 1, Overhead Door 2, Delivery Door, Office Space, Reception Area**Water Access**

Water Name

Lake Type

Water Features

Auction No Auctioneer Name

Auctioneer License #

Occupancy

Owner Name

Financing: Existing

Proposed

Excluded Party None

Annual Taxes \$1,824.9 Exemption

Year Taxes Payable 2025

Assessed Value \$

Is Owner/Seller a Real Estate Licensee

No

Possession at closing

List Office Metzger Property Services, LLC - Off: 260-982-0238

List Agent Chad Metzger - Cell: 260-982-9050

Agent ID RB14045939

Agent E-mail chad@metzgerauction.com

Co-List Office

Co-List Agent

Showing Instr Showingtime

List Date 12/19/2025 Exp Date 2/28/2026 Publish to Internet Yes Show Addr to Public Yes Allow AVM Ye Show Comments Yes

IDX Include Y Contract Type Exclusive Right to Sell

Special Listing Cond. None

Seller Concessions Offer Y/N

Seller Concession Amount \$

Virtual Tour Unbranded Virtual Tour

Type of Sale

Pending Date

Closing Date

Selling Price

How Sold

CDOM 34

Total Concessions Paid

Sold/Concession Remarks

Sell Office

Sell Agent

Sell Team

Co-Sell Office

Co-Selling Agent

Presented by: Tiffany Reimer - Cell: 260-571-7910

/ Metzger Property Services, LLC - Off: 260-982-0238

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5,128 sq. ft. Commercial Building

405 Madison Street, Rochester, IN 46975
Rochester Township • Fulton County

Printed
08/26/2025

25-07-91-461-001.000-009

Triple Oak Group LLC

405 MADISON ST

499, Other Commercial Structures

88140/88140-009

1/2

General Information

Parcel Number: 25-07-91-461-001.000-009
 Local Parcel Number: 01010608900
 Tax ID:
 Routing Number: 07-91-400-124
 Property Class 499: Other Commercial Structures

Year: 2024

Location Information

County: Fulton
 Township: ROCHESTER TOWNSHIP

District 009 (Local 010): ROCHESTER CITY

School Corp 2645: ROCHESTER COMMUNITY

Neighborhood 88140-009: 88140

Section/Plat

Location Address (1): 405 MADISON ST
 ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model: 88140-009C

Characteristics

Topography: Level
 Flood Hazard:
 Public Utilities: ERA
 All
 Streets or Roads: TIF
 Paved:

Neighborhood Life Cycle Stage

Other

Printed: Wednesday, August 7, 2024

Ownership

Triple Oak Group LLC
 14704 Candie Ln
 Plymouth, IN 46563

Legal

LOTS 12 & 4 SMITHS

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
11/15/2021	Triple Oak Group LLC	202103531	QC	/			I
10/05/2021	The Revocable Living	202103089	WD	/	\$200,000		I
06/28/2017	Betcher Daniel L	201701573	CW	/	\$55,000	V	
08/25/2011	Team Pride Properties	201102127	WD	/	\$115,000	V	
06/01/2010	BARNETT MICHAEL S	01001350	WD	/	\$117,000	I	
08/24/2000	HOFFMAN MONTE H		WD	/			I

Notes

12/2/2021 22RS: Per cyc/rev: CORRECTED USE TYPE, TW PRICING EFF YR TO 1986 DUE TO REMODEL -Ic

5/15/2018 : PER PERMIT AND ONSITE VISIT NO CHANGE WINDOWS STILL BOARDED UP. RECHECK 19 PAY 20 FOR CHANGES. 5-15-18 JD

11/29/2011 : CYC/REV. 9/14/11--RTO--THIS IS NOT FIRE RESIST.--WOOD FRAME--NO CHG---12 PAY 13 ---DM.

10/27/2009 : CHGD NBHD FROM 99135 TO 88140; RESKETCHED BLDG AND RECLASSED USAGE FROM SHOP TO OFFICE/UTILITY PER CYCLICAL REVIEW INFORMATION. 10-27-09 JD

3/1/2009 : LOTS 1, 2, & 4

Commercial

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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	AA	AA	AA	AA	AA	AA
02/27/2024	04/05/2024	03/29/2023	03/08/2022	03/12/2021	03/10/2020	
Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	
1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	
	Notice Required	<input type="checkbox"/>				
	Land	\$31,400	\$31,400	\$31,400	\$31,400	\$31,400
	Land Res (1)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Land Non Res (3)	\$31,400	\$31,400	\$31,400	\$31,400	\$31,400
	Improvement	\$46,300	\$42,500	\$40,700	\$27,900	\$25,800
	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Imp Non Res (3)	\$46,300	\$42,500	\$40,700	\$27,900	\$25,800
	Total	\$77,700	\$73,900	\$72,100	\$59,300	\$57,200
	Total Res (1)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
	Total Non Res (3)	\$77,700	\$73,900	\$72,100	\$59,300	\$57,200

Land Data (Standard Depth: Res 100', CI 100' 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. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
Fci	F		165	165x88	0.95	\$200	\$190	\$31,350	0%	1.0000	0.00	0.00	100.00	\$31,350

Land Computations

Calculated Acreage	0.33
Actual Frontage	165
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.33
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	0.33
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$31,400
Total Value	\$31,400

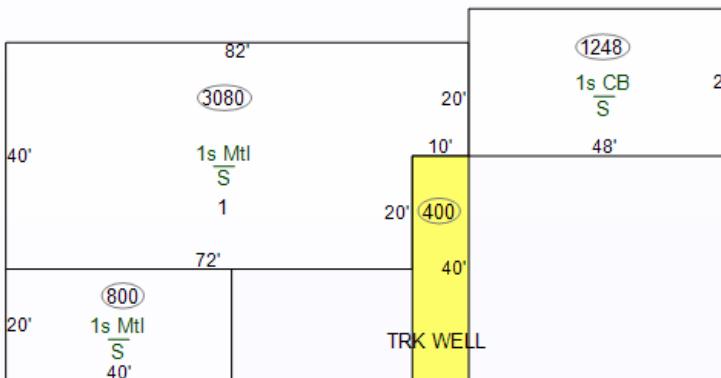
Data Source: Tenant

Collector: 12/06/2022 Jay

Appraiser: 12/06/2022 Jay

General Information

Occupancy	C/I Building	Pre. Use	GCK
Description	BLDG	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0
	SB	B	1
			II



Plumbing PES/CI

Plumbing RES/CI				Roofing			
	#	TF	#	TF			
Full Bath		0	0	0	<input type="checkbox"/> Built Up	<input type="checkbox"/> Tile	<input type="checkbox"/> Metal
Half Bath		0	2	4	<input type="checkbox"/> Wood	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Slate
Kitchen Sinks		0		0	<input type="checkbox"/> Other		
Water Heaters		0		0			
Add Fixtures		0	0	0			
Total	0	0	2	4			
					GCK Adjustments		
					<input type="checkbox"/> Low Prof	<input type="checkbox"/> Ext Sheat	<input checked="" type="checkbox"/> Insulatio
					<input type="checkbox"/> SteelGP	<input type="checkbox"/> AluSR	<input checked="" type="checkbox"/> Int Liner
					<input checked="" type="checkbox"/> HGSR	<input type="checkbox"/> PPS	<input type="checkbox"/> Sand Pn

Exterior Features

Description	Area	Value
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Special Features

Special Features		Other Planning	
Description	Value	Description	Value
DF, TW/R 80' 10x40	\$5,700		

Building Computations

Building Compartments		Building	\$0.00	\$0.00	\$0.00
Sub-Total (all floors)	\$231,993	Garages	\$0	Unit Finish/SR	\$0.00
Racquetball/Squash	\$0	Fireplaces	\$0	GCK Adj.	\$4.30
Theater Balcony	\$0	Sub-Total (building)	\$244,093	S.F. Price	\$30.36
Plumbing	\$6,400	Quality (Grade)	\$1	Sub-Total	
Other Plumbing	\$0	Location Multiplier	0.87	Unit Cost	\$0.00
Special Features	\$5,700	Repl. Cost New	\$212,361	Elevated Floor	\$0.00
Exterior Features	\$0			Total (Use)	\$24,288
					\$123,477
					\$84,228

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: BLDG	1	Metal	C	1946	1986	38 A	0.87			5,128 sqft	\$212,361	80%	\$42,470	0%	100%	1.000	1.090	0.00	0.00	100.00	\$46,300

...Generation after Generation



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