

Expanding your Horizon...




Metzger
Property Services, LLC

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260-982-0238

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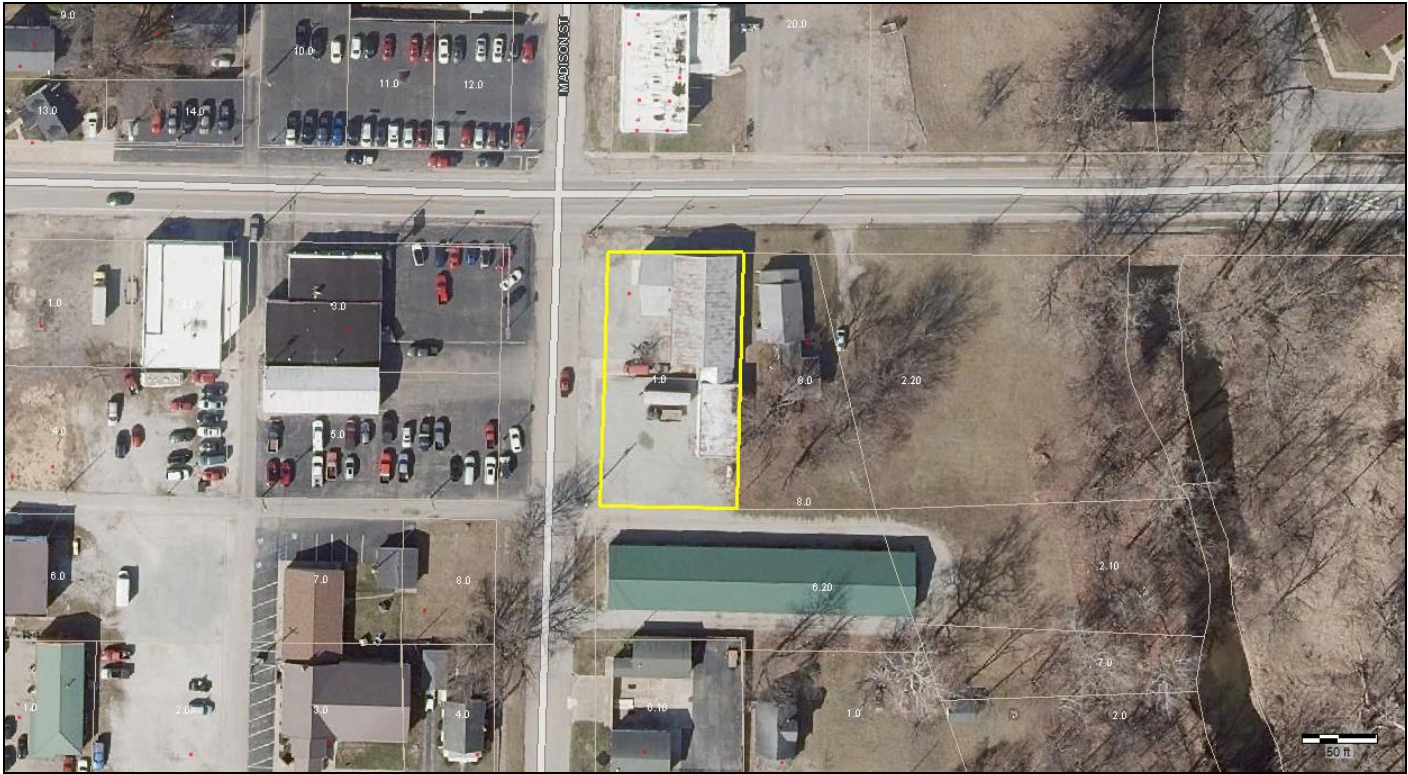
Property Type	COMMERCIAL	Status	Active	CDOM	34	DOM	34	Auction	No
MLS	202549369	405 Madison Street		Rochester	IN	46975	Statu	Active	LP \$200,000
		Area	Fulton County	Parcel ID	25-07-91-461-001.000-009			Type	Warehouse
		Cross Street				Age	80		
		REO	N	Short Sale	No				
		Legal Description	LOTS 1 2 & 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		Exterior	Concrete, Metal	Foundation	Slab		
Const Type	Pole Frame			Total # Bldgs	1	Stories	1.0	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					
Water Access				Water Name				Lake Type					
Water Features													
Auction	No	Auctioneer Name				Auctioneer License #							
Occupancy					Owner Name								
Financing:	Existing					Proposed							
Annual Taxes	\$1,824.9	Exemption				Year Taxes Payable	2025	Excluded Party	None				
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

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
All

ERA
☐

Streets or Roads
Paved

TIF
☒

Neighborhood Life Cycle Stage
Other

Printed Wednesday, August 7, 2024

Review Group 4

Triple Oak Group LLC

Ownership

Triple Oak Group LLC
14704 Candie Ln
Plymouth, IN 46563

Legal

LOTS 1 2 & 4 SMITHS



405 MADISON ST

499, Other Commercial Structures

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

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	Reason For Change	AA	AA	AA	AA	AA
02/27/2024	As Of Date	04/05/2024	03/29/2023	03/08/2022	03/12/2021	03/10/2020
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$31,400	Land	\$31,400	\$31,400	\$31,400	\$31,400	\$31,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$31,400	Land Non Res (3)	\$31,400	\$31,400	\$31,400	\$31,400	\$31,400
\$46,300	Improvement	\$46,300	\$42,500	\$40,700	\$27,900	\$25,800
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$46,300	Imp Non Res (3)	\$46,300	\$42,500	\$40,700	\$27,900	\$25,800
\$77,700	Total	\$77,700	\$73,900	\$72,100	\$59,300	\$57,200
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$77,700	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

88140/88140-009

1/2

Notes

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

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

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

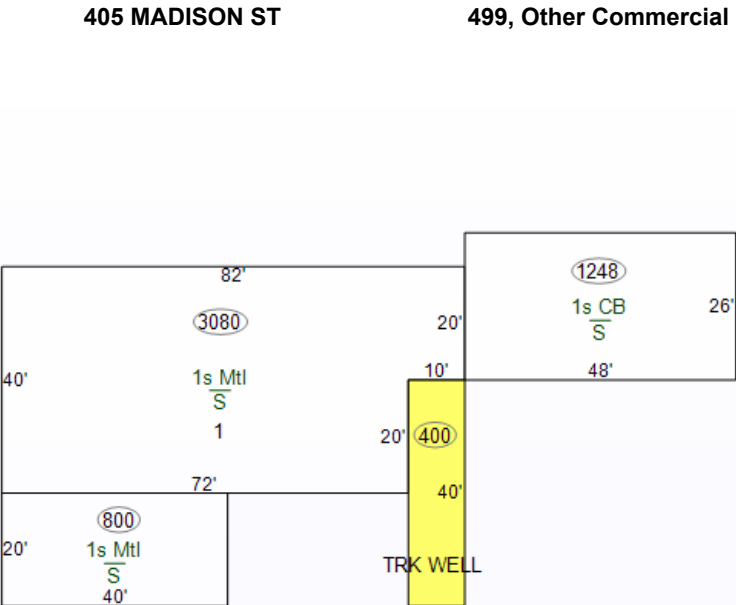
25-07-91-461-001.000-009		Triple Oak Group LLC	
General Information			
Occupancy	C/I Building	Pre. Use	GCK
Description	BLDG	Pre. Framing	Pole Frame
Story Height	1	Pre. Finish	Semi-Finished
Type	N/A	# of Units	0

	SB	B	1	U
Wall Type			1: 1(392')	
Heating			5128 sqft	
A/C			800 sqft	
Sprinkler				

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

Exterior Features		
Description	Area	Value

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



499, Other Commercial Structures

88140/88140-009

2/2

Floor/Use Computations			
Pricing Key	GCK	GCK	GCI
Use	GCK	GCK	LUTLSTOR
Use Area	800 sqft	3080 sqft	1248 sqft
Area Not in Use	0 sqft	0 sqft	0 sqft
Use %	15.6%	60.1%	24.3%
Eff Perimeter	392'	392'	392'
PAR	8	8	8
# of Units / AC	0 / N	0 / N	0 / N
Avg Unit sz dpth			
Floor	1	1	1
Wall Height	8'	12'	12'
Base Rate	\$20.02	\$20.02	\$69.77
Frame Adj	\$0.00	\$0.00	\$0.00
Wall Height Adj	(\$2.64)	\$0.00	(\$2.28)
Dock Floor	\$0.00	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00	\$0.00
Adj Base Rate	\$20.02	\$20.02	\$67.49
BPA Factor	1.00	1.00	1.00
Sub Total (rate)	\$20.02	\$20.02	\$67.49
Interior Finish	\$4.45	\$15.77	\$0.00
Partitions	\$0.00	\$0.00	\$0.00
Heating	\$0.00	\$0.00	\$0.00
A/C	\$4.23	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00	\$0.00
Lighting	\$0.00	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00	\$0.00
GCK Adj.	\$4.30	\$4.30	\$0.00
S.F. Price	\$30.36	\$40.09	\$67.49
Sub-Total			
Unit Cost	\$0.00	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00	\$0.00
Total (Use)	\$24,288	\$123,477	\$84,228

1248

1s CB

S

48'

26'

ns

\$0

(building)

\$244,093

(ade)

\$1

ultiplier

0.87

New

\$212,361

Building Computations			
Sub-Total (all floors)	\$231,993	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$244,093
Plumbing	\$6,400	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.87
Special Features	\$5,700	Repl. Cost New	\$212,361
Exterior Features	\$0		

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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