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**260-982-0238**

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

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**Property Type** COMMERCIAL      **Status** Active      **CDOM** 548      **DOM** 548      **Auction** No

**MLS** 202427417      1550 Wentzel Street      Rochester      IN 46975      **Statu** Active      **LP** \$395,000



**Area** Fulton County      **Parcel ID** 25-07-91-200-019.010-008      **Type** Mixed Use

**Cross Street**      **Age** 34

**REO** N      **Short Sale** No

**Legal Description** DANZINGER W1/2 LOT 25 ALSO 20' ADJ TO W SIDE LOT 25 & N 35' W Pt Lot 24 Danzingers Also adj E1/2

**Directions** Head north out of Rochester on Old US 31. Turn east on Lucas St, then north on Wentzel St. Property is on the west

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

**Remarks** Expansive 12,000+ SF Commercial building, featuring versatile warehouse and workshop space designed to accommodate a wide range of business needs. Boasting 2 overhead doors & a loading dock, this property offers seamless access for loading and unloading of goods and materials. Multiple office spaces, breakroom, kitchen area, & 2 bathrooms - 1 with a shower. Situated on 2.3+/- acres, the property features ample gravel parking, ensuring convenience and accessibility for employees and customers alike. Whether you're looking to expand your business operations or establish a new venture, this commercial building is a great opportunity to create a workspace tailored to your business needs.

**Agent Remarks** PRICE IMPROVED, MOTIVATED SELLER!

Sec	Lo	25	Township	Rochester	Lot Ac/SF/Dim	2.3200 / 101,059 / 330x315	Src
<b>Year Built</b>	1992	<b>Age</b>	34	<b>New</b>	No	<b>Years Established</b>	
<b>Const Type</b>	site built		<b>Total # Bldgs</b>	1		<b>Exterior</b>	Metal
<b>Bldg #1 Total Above Gd SqFt</b>	12,000		<b>Total Below Gd SqFt</b>	0		<b>Stories</b>	1.0
<b>Bldg #2 Total Above Gd SqFt</b>			<b>Total Below Gd SqFt</b>			<b>Story</b>	1
<b>Bldg #3 Total Above Gd SqFt</b>			<b>Total Below Gd SqFt</b>			<b>Story</b>	
<b>Location</b>			<b>Fire Protection</b>	Township, Volunteer		<b>Foundation</b>	Slab
<b>Bldg Height</b>			<b>Roof Material</b>	Metal		<b>Int Height</b>	12
<b>Interior Walls</b>	Drywall, Metal, Wood		<b>Ceiling Height</b>	12		<b>Column Spcg</b>	n/a
<b>Flooring</b>	Carpet, Concrete, Vinyl		<b>Parking</b>	Gravel, Lot, Off-Street		<b>Water</b>	City
<b>Road Access</b>	County		<b>Equipment</b>	No		<b>Well Type</b>	
<b>Currently Lsd</b>	No		<b>Enterprise Zone</b>	No		<b>Sewer</b>	City
<b>SALE INCLUDES</b>	Building, Land					<b>Fuel /</b>	Gas, Forced Air
<b>INTERNAL ROOMS</b>	Office, Warehouse, Workroom					<b>Heating</b>	
<b>SPECIAL FEATURES</b>	Overhead Door 1, Overhead Door 2, Office Space					<b>Cooling</b>	Central Air
<b>PROPERTY USE</b>	Vacant-Best for Owner/Usr					<b>Burglar Alarm</b>	No
						<b>Channel Frtg</b>	
						<b>Water Frtg</b>	

<b>Water Access</b>		<b>Water Name</b>		<b>Lake Type</b>	
<b>Water Features</b>					
<b>Auction</b>	No	<b>Auctioneer Name</b>			
<b>Occupancy</b>			<b>Owner Name</b>	<b>Auctioneer License #</b>	
<b>Financing:</b>	Existing	<b>Proposed</b>			
<b>Annual Taxes</b>	\$1,617.9	<b>Exemption</b>	No Exemptions	<b>Year Taxes Payable</b>	2025
<b>Is Owner/Seller a Real Estate Licensee</b>	No		<b>Possession</b>	at closing	
<b>List Office</b>	Metzger Property Services, LLC - Off: 260-982-0238		<b>List Agent</b>	Chad Metzger - Cell: 260-982-9050	
<b>Agent ID</b>	RB14045939	<b>Agent E-mail</b>	chad@metzgerauction.com		
<b>Co-List Office</b>			<b>Co-List Agent</b>		
<b>Showing Instr</b>	Showingtime				
<b>List Date</b>	7/23/2024	<b>Exp Date</b>	2/15/2026	<b>Publish to Internet</b>	Yes
<b>IDX Include</b>	Y	<b>Contract Type</b>	Exclusive Right to Sell	<b>Show Addr to Public</b>	Yes
<b>Seller Concessions Offer Y/N</b>		<b>Seller Concession Amount \$</b>			
<b>Virtual Tour</b>	Unbranded Virtual Tour		<b>Type of Sale</b>		
<b>Pending Date</b>		<b>Closing Date</b>		<b>How Sold</b>	
<b>Total Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>CDOM</b>	548
<b>Sell Office</b>			<b>Sell Agent</b>	<b>Sell Team</b>	
<b>Co-Sell Office</b>			<b>Co-Selling Agent</b>		

**Presented by:** Tiffany Reimer - Cell: 260-571-7910 / 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. Broker Commissions are not set by law and are fully negotiable. © 2025 IRMLS. All Rights Reserved.



25-07-91-200-019.010-008

Pro Tree Service & Stump Remo

1550 Wentzel St

370, Small Shop

99085-008/99085-008

1/2

General Information

Parcel Number 25-07-91-200-019.010-008

Local Parcel Number 00911900200

Tax ID:

Routing Number 07-91-000-063

Property Class 370 Small Shop

Year: 2023

Location Information

County Fulton

Township ROCHESTER TOWNSHIP

District 008 (Local 009) ROCHESTER TOWNSHIP

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 99085-008 99085-008

Section/Plat

Location Address (1) 1550 Wentzel St ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 99085-008I

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, July 19, 2023

Review Group 3

Ownership

Pro Tree Service & Stump Removal of 1550 Wentzel St Rochester, IN 46975

Legal

Danzinger W1/2 Lot 25 Also 20' Adj To W Side Lot 25



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2023, 2022, 2021, 2020, 2019.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows for lots 11, 12, 13.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for dates 10/29/2018, 10/29/2018, 09/15/2010, 06/21/2005.

Industrial

Notes

10/20/2020 21RS: 10/20/2020: Per cyc/rev Shop Obs removed, Truck well moved to Special Feature - Carport metal x2 & carport pole added -kah

6/12/2012 : PER DUDLEY: REMOVE SV AND CHG. OBS FROM 30% TO 40% -- ALSO CHG. MARKET MODEL TO INDUSTRIAL----12 PAY 13 AND 13 PAY 14 ---DM.

9/26/2011 : CYC/REV. 4/26/11--RTO--A/C IN OFFICE ONLY--(1800 SF), 12 PAY 13 ---DM.

10/15/2010 : CHECKED FOR VALID SALE 10/15/10 SR

11/14/2009 : CORRECTED LAND USAGE, PROPERTY CLASS FROM 480 TO 370; GAVE BLDG 30% VACANCY FACTOR; RECHECK 2010 FOR BLDG BEING USED. SIGN SAID GRAND OPENING BUT GAVE NO DATE PER CYCLICAL REVIEW INFORMATION. 11-14-09 JD

3/1/2009 : 0091901500 1.958A FROM FULTON CO ASSOC OF RETARDED CITIZENS INC. ADDED FOR 1993 PAY 1994.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (1.96), Actual Frontage (0), Developer Discount, Parcel Acreage (1.96), 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 (1.96), 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 (\$31,300), Total Value (\$31,300).

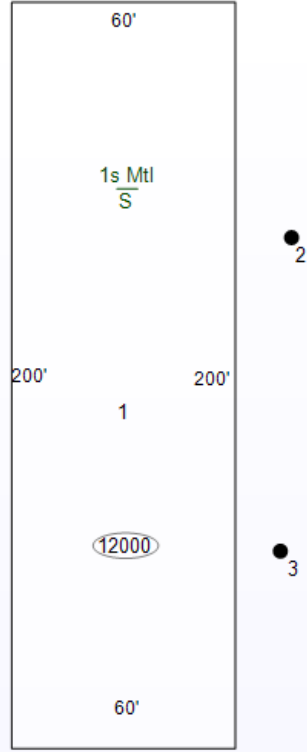
General Information			
Occupancy	C/I Building	Pre. Use	Small Shop
Description	SHOP	Pre. Framing	Wood Joist
Story Height	1	Pre. Finish	Unfinished
Type	N/A	# of Units	0

SB	B	1	U
Wall Type			
1: 1(520')			
Heating			
12000 sqft			
A/C			
1800 sqft			
Sprinkler			

Plumbing RES/CI				Roofing		
#	TF	#	TF	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Full Bath	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Half Bath	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kitchen Sinks	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Heaters	0	0	0	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Add Fixtures	0	6	6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total	0	0	6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Exterior Features		
Description	Area	Value

Special Features		Other Plumbing	
Description	Value	Description	Value
DF, TW/R 416' 416sqft	\$21,650		



Building Computations			
Sub-Total (all floors)	\$498,582	Garages	\$0
Racquetball/Squash	\$0	Fireplaces	\$0
Theater Balcony	\$0	Sub-Total (building)	\$529,832
Plumbing	\$9,600	Quality (Grade)	\$1
Other Plumbing	\$0	Location Multiplier	0.88
Special Features	\$21,650	Repl. Cost New	\$373,002
Exterior Features	\$0		

Floor/Use Computations		
Pricing Key	GCI	GCI
Use	SMSHOP	INDOFF
Use Area	10200 sqft	1800 sqft
Area Not in Use	0 sqft	0 sqft
Use %	85.0%	15.0%
Eff Perimeter	520'	520'
PAR	4	4
# of Units / AC	0 / N	0 / N
Avg Unit sz dpth		
Floor	1	1
Wall Height	12'	12'
Base Rate	\$49.66	\$81.25
Frame Adj	(\$12.47)	(\$11.83)
Wall Height Adj	(\$0.56)	\$0.00
Dock Floor	\$0.00	\$0.00
Roof Deck	\$0.00	\$0.00
Adj Base Rate	\$36.63	\$69.42
BPA Factor	1.00	1.00
Sub Total (rate)	\$36.63	\$69.42
Interior Finish	\$0.00	\$0.00
Partitions	\$0.00	\$0.00
Heating	\$0.00	\$0.00
A/C	\$0.00	\$0.00
Sprinkler	\$0.00	\$0.00
Lighting	\$0.00	\$0.00
Unit Finish/SR	\$0.00	\$0.00
GCK Adj.	\$0.00	\$0.00
S.F. Price	\$36.63	\$69.42
Sub-Total		
Unit Cost	\$0.00	\$0.00
Elevated Floor	\$0.00	\$0.00
Total (Use)	\$373,626	\$124,956

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: SHOP	0%	1	Metal	D	1992	1992	31 A		0.88		12,000 sqft	\$373,002	80%	\$74,600	0%	100%	1.000	1.4300	\$106,700
2: Carport Metal 1	0%	1		E	2012	2012	11 A	\$10.10	0.88	\$1.41	18'x20'	\$508	25%	\$380	0%	100%	1.000	1.0000	\$400
3: Carport Metal 2	0%	1		E	2012	2012	11 A	\$10.10	0.88	\$1.41	18'x20'	\$508	25%	\$380	0%	100%	1.000	1.0000	\$400
4: Carport Pole	0%	1		E+2	2012	2012	11 A	\$10.10	0.88	\$2.12	24'x24'	\$1,220	25%	\$910	0%	100%	1.000	1.0000	\$900

General Information

Parcel Number 25-07-91-200-019.012-008
Local Parcel Number 00911000600

Tax ID:

Routing Number 07-91-000-062

Property Class 400 Vacant Land

Year: 2023

Location Information

County Fulton

Township ROCHESTER TOWNSHIP

District 008 (Local 009) ROCHESTER TOWNSHIP

School Corp 2645 ROCHESTER COMMUNITY

Neighborhood 99085-008 99085-008

Section/Plat

Location Address (1) BESIDE 1550 WENTZEL ST ROCHESTER, IN 46975

Zoning

Subdivision

Lot

Market Model 99085-008C

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved

Neighborhood Life Cycle Stage Other

Printed Wednesday, July 19, 2023

Review Group 3

Ownership

Pro Tree Services & Stump Removal of Rochester, LLC 1550 Wentzel St Rochester, IN 46975

Legal

DANZINGERS W PART LOT 24

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/29/2018 to 12/05/1984.

Notes

10/12/2020 21RS: 10/12/2020: Per cyc/rev No changes made lc/kah
4/16/2012 : SPLIT FR 009-109006-00 DONE FOR 2013 PAY 2014



Commercial

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

Table with columns: 2023, 2022, 2021, 2020, 2019. Rows include Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total, and various Res (1, 2, 3) categories.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row 1: 13, A, 0, 0.264, 1.00, \$9,000, \$9,000, \$2,376, 0%, 0%, 1.0000, \$2,380

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (0.26), Actual Frontage (0), Developer Discount, Parcel Acreage (0.26), 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 (0.26), 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 (\$2,400), Total Value (\$2,400)

*...Generation after Generation*



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