

East Allen County, IN

Woodburn, IN

# REAL ESTATE AUCTION

Monday, May 18<sup>th</sup> @ 6:00 PM

## INFORMATION BOOK

8.25<sup>±</sup>  
Acres

OFFERED IN 3 TRACTS  
OR COMBINATIONS

- 3 Bedroom/2 Bath Ranch Style Home
- Full Finished Basement
- 36' x 68' x 14' Pole Barn
- Awesome Elevated Scenic View  
Overlooking Riverbottom
- Fantastic Walk-Out Potential  
Building Sites
- Maumee River Access
- Hunting & Recreation



### PERSONAL PROPERTY AUCTION:

The personal property auction will be an online only auction and will close on Tuesday, May 19 at 6:00pm.

Go to [www.schraderfortwayne.com](http://www.schraderfortwayne.com) for photos, complete list and bidding. Mowers, Lawn & Garden, Tools, and more!

Auction Held At The Woodburn Community Center  
22651 Main St., Woodburn, IN 46797

 **SCHRADER**  
REAL ESTATE & AUCTION  
*of Fort Wayne*

**866-340-0445**  
**SchraderFortWayne.com**

## DISCLAIMER:

This information booklet includes information obtained or derived from third-party sources. Although believed to be accurate and from reliable sources, such information is subject to verification and is not intended as a substitute for a prospective buyer's independent review and investigation of the property. Prospective buyers are responsible for completing their own due diligence.

THIS PROPERTY IS OFFERED "AS IS, WHERE IS". NO WARRANTY OR REPRESENTATION, STATED OR IMPLIED, IS MADE CONCERNING THE PROPERTY. Without limiting the foregoing, Owner and Auction Company and their respective agents and representatives, assume no liability for (and disclaim any and all promises, representations and warranties with respect to) the information and reports contained herein.

**SELLERS:** Michael & Sue Lothamer, Jay Kammeyer



**SCHRADER REAL ESTATE AND AUCTION OF FORT WAYNE, LLC**  
7009 N River Rd, Fort Wayne, IN 46815  
**260-749-0445 • 866-340-0445**  
**www.SchraderFortWayne.com • www.SchraderAuction.com**

### REAL ESTATE AUCTION TERMS & CONDITIONS:

**PROCEDURE:** The property will be offered in 3 Tracts: The combination of Tracts 1 and 2, and as a total unit. However Tract 3 bids may not be combined with Tract 1 or Tract 2 bids. There will be open bidding during the auction as determined by the Auctioneer.

**DOWN PAYMENT: Tract 1:** \$10,000 down payment and all other tracts, a 10% down payment on the day of auction with the balance in cash at closing. The down payment may be made in the form of cash, cashier's check, personal check or corporate check. Your bidding is not conditional upon financing, so be sure you have arranged financing, if needed, and are capable of paying cash at closing.

**ACCEPTANCE OF BID PRICES:** All successful bidders will be required to enter into purchase agreements at the auction site immediately following the close of the auction. Seller reserves the right to reject any and all bids.

**EVIDENCE OF TITLE:** Seller(s) shall provide an owner's title insurance policy in the amount of the purchase price.

**DEED:** Seller(s) shall provide a Warranty Deed(s).

**CLOSING:** The balance of the purchase price is due at

closing, which will take place on or before June 19, 2026. Costs for an insured closing shall be shared 50:50 between Buyer(s) and Seller.

**POSSESSION:** Possession on day of closing immediately following the closing.

**REAL ESTATE TAXES:** The 2026 Real Estate Taxes due in 2027 to be pro-rated to the date of closing.

**DITCH ASSESSMENTS:** Buyer shall pay all ditch assessments due after closing.

**PROPERTY INSPECTION:** Each potential Bidder is responsible for conducting, at their own risk, their own independent inspections, investigations, inquiries and due diligence concerning the property. Inspection dates have been scheduled and will be staffed with auction personnel. Further, Seller disclaims any and all responsibility for Bidder's safety during any physical inspection of the property. No party shall be deemed an invitee of the property by virtue of the offering of the property for sale.

**ACREAGE:** All tract acreage, dimensions and proposed boundaries are approximate and have been estimated based on current legal descriptions and/or aerial photos.

**SURVEY:** A new perimeter survey shall be prepared on the entirety prior to the auction. The Seller shall also provide a new survey where the tract divisions in this auction create new boundaries. Seller and successful bidder shall each pay half (50:50) of the cost of the survey. The type of survey performed shall be at the Seller's option and sufficient for providing title insurance. Combination purchase will receive a perimeter survey only.

**TRACT MAP and ACRES:** Pre-auction tract maps and acre estimates are approximations provided for identification and illustration purposes only. They are not provided for as survey products and are not intended to depict or establish authoritative boundaries or locations.

**EASEMENTS:** All real estate is being sold subject to any existing recorded easements. Existing recorded leases, if any will be assigned to the Buyer.

**AGENCY:** Schrader Real Estate & Auction of Fort Wayne, LLC and its representatives are exclusive agents of the Seller.

**DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the Purchase Agreement. The property is being

sold on an "AS IS, WHERE IS" basis, and no warranty or representation, either expressed or implied, concerning the property is made by the Seller or the Auction Company. All sketches and dimensions in the brochure are approximate. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is subject to verification by all parties relying on it. No liability for its accuracy, errors, or omissions is assumed by the Seller or the Auction Company. Conduct of the auction and increments of bidding are at the direction and discretion of the Auctioneer. The Seller and Selling Agents reserve the right to preclude any person from bidding if there is any question as to the person's credentials, fitness, etc. All decisions of the Auctioneer are final.

**ANY ANNOUNCEMENTS MADE THE DAY OF THE SALE TAKE PRECEDENCE OVER PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.**

**AUCTION MANAGERS:** Jerry W. Ehle • 260.410.1996 #AU19300123, #RB14044208

#LC20700176, #AC63001504

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# REGISTRATION FORMS

# **BIDDER PRE-REGISTRATION FORM**

**MONDAY, MAY 18, 2026**

**8.25± ACRES – ALLEN COUNTY, INDIANA**

For pre-registration, this form must be received at Schrader Real Estate and Auction Company, Inc.,  
P.O. Box 508, Columbia City, IN, 46725,

Email to [auctions@schraderauction.com](mailto:auctions@schraderauction.com) or fax to 260-244-4431, no later than Monday, May 11, 2026.

Otherwise, registration available onsite prior to the auction.

## **BIDDER INFORMATION**

(FOR OFFICE USE ONLY)

Name \_\_\_\_\_

Bidder # \_\_\_\_\_

Address \_\_\_\_\_

City/State/Zip \_\_\_\_\_

Telephone: (Res) \_\_\_\_\_ (Office) \_\_\_\_\_

My Interest is in Tract or Tracts # \_\_\_\_\_

## **BANKING INFORMATION**

Check to be drawn on: (Bank Name) \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Contact: \_\_\_\_\_ Phone No: \_\_\_\_\_

## **HOW DID YOU HEAR ABOUT THIS AUCTION?**

Brochure  Newspaper  Signs  Internet  Radio  TV  Friend

Other \_\_\_\_\_

## **WOULD YOU LIKE TO BE NOTIFIED OF FUTURE AUCTIONS?**

Regular Mail  E-Mail E-Mail address: \_\_\_\_\_

Tillable  Pasture  Ranch  Timber  Recreational  Building Sites

What states are you interested in? \_\_\_\_\_

*Note: If you will be bidding for a partnership, corporation or other entity, you must bring documentation with you to the auction which authorizes you to bid and sign a Purchase Agreement on behalf of that entity.*

I hereby agree to comply with terms of this sale including, but not limited to, paying all applicable buyer's premiums, and signing and performing in accordance with the contract if I am the successful bidder. Schrader Real Estate and Auction Company, Inc. represents the Seller in this transaction.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



**Online Auction Bidder Registration**  
**8.25± Acres • Allen County, Indiana**  
**Monday, May 18, 2026**

This form and deposit are only required if you cannot attend the auction and wish to bid remotely through our online bidding system.

This registration form is for the auction listed above only. The person signing this form is personally responsible for any bids placed on the auction site, whether bidding on behalf of their personal account or on behalf of a corporation or other third party. If you are bidding on behalf of a third party, you are responsible for obtaining the necessary documentation authorizing you to bid on behalf of the third party. Schrader Real Estate and Auction Co., Inc. will look to the herein registered bidder for performance on any bid placed on this auction if you are the successful high bidder.

As the registered bidder, I hereby agree to the following statements:

1. My name and physical address is as follows:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

My phone number is: \_\_\_\_\_

2. I have received the Real Estate Bidder's Package for the auction being held on Monday, May 18, 2026 at 6:00 PM (EST).
3. I have read the information contained in the Real Estate Bidder's Package as mailed to me or by reading the documents on the website ([www.schraderauction.com](http://www.schraderauction.com)) and understand what I have read.
4. I hereby agree to comply with all terms of this sale, including paying all applicable buyer's premiums, and signing and performing in accordance with the Real Estate Purchase Agreement if I am the successful bidder.
5. I understand that Schrader Real Estate and Auction Co., Inc. represent the Seller in this transaction.
6. I am placing a deposit with Schrader Real Estate and Auction Co., Inc. Escrow in the amount of \$\_\_\_\_\_. I understand that the maximum bid or combination of bids I place may not exceed an amount equal to ten times the amount of my deposit. My deposit is being conveyed herewith in the form of a cashier's check payable to Schrader Real Estate and Auction, Co., Inc. Escrow or via wire transfer to the escrow account of Schrader Real Estate and Auction, Co., Inc. per the instructions below. I understand that my deposit money will be returned in full via wire transfer on the next business day if I am not the successful high bidder on any tract or combination of tracts.

Schrader Real Estate & Auction Company, Inc.  
950 North Liberty Drive / P.O. Box 508, Columbia City, IN 46725  
Phone 260-244-7606; Fax 260-244-4431; email: [auctions@schraderauction.com](mailto:auctions@schraderauction.com)

For wire instructions please call 1-800-451-2709.

7. My bank routing number is \_\_\_\_\_ and bank account number is \_\_\_\_\_.  
(This for return of your deposit money). My bank name, address and phone number is:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. **TECHNOLOGY DISCLAIMER:** Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors, make no warranty or guarantee that the online bidding system will function as designed on the day of sale. Technical problems can and sometimes do occur. If a technical problem occurs and you are not able to place your bid during the live auction, Schrader Real Estate and Auction Co., Inc., its affiliates, partners and vendors will not be held liable or responsible for any claim of loss, whether actual or potential, as a result of the technical failure. I acknowledge that I am accepting this offer to place bids during a live outcry auction over the Internet *in lieu of actually attending the auction* as a personal convenience to me.

9. This document and your deposit money must be received in the office of Schrader Real Estate & Auction Co., Inc. by **4:00 PM, Monday, May 11, 2026**. Send your deposit and return this form via fax or email to: **260-244-4431 or auctions@schraderauction.com**.

I understand and agree to the above statements.

\_\_\_\_\_  
Registered Bidder's signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

***This document must be completed in full.***

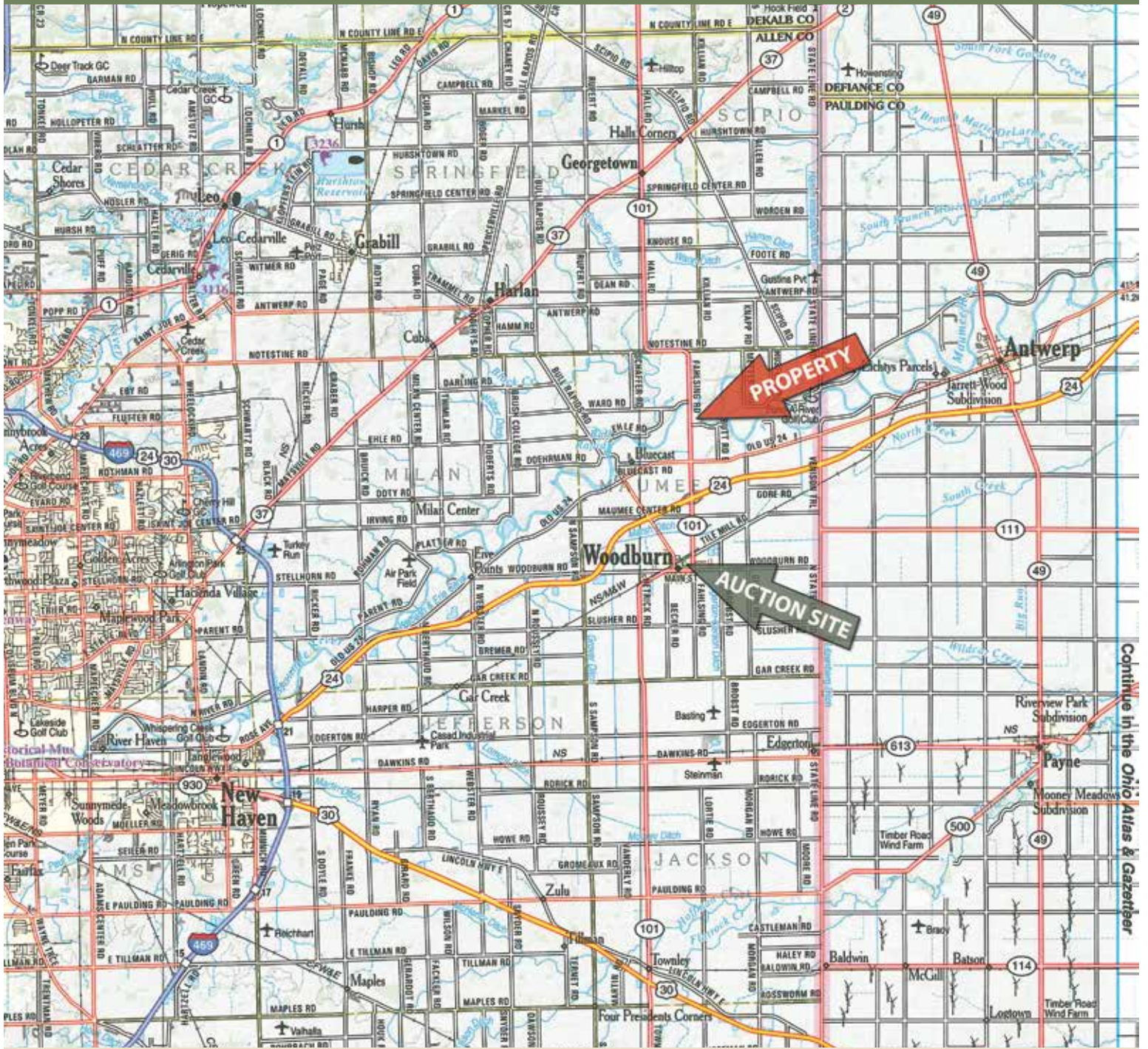
**Upon receipt of this completed form and your deposit money, you will be sent a bidder number and password via e-mail. Please confirm your e-mail address below:**

E-mail address of registered bidder: \_\_\_\_\_

Thank you for your cooperation. We hope your online bidding experience is satisfying and convenient. If you have any comments or suggestions, please send them to:  
kevin@schraderauction.com or call Kevin Jordan at 260-244-7606.

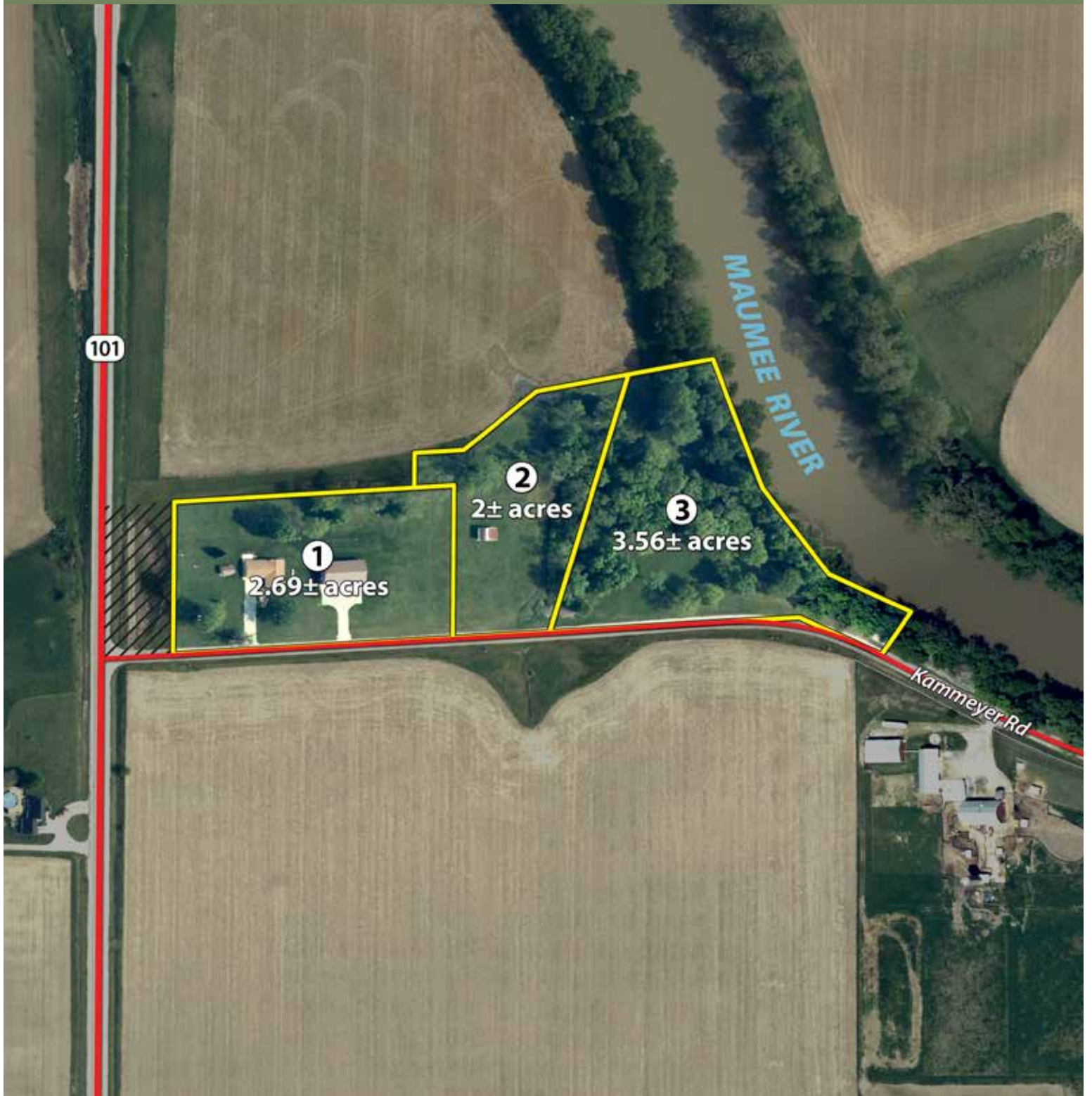
# LOCATION & TRACT MAPS

# LOCATION MAP



**AUCTION LOCATION:** Held at The Woodburn Community Center, 22651 Main St, Woodburn, IN 46797.  
**PROPERTY LOCATION:** 22825 Kammeyer Rd, Woodburn, IN 46797. Located 7/10 Mile North Of Old U.S. 24, 1.4 Mile North Of New U.S. 24

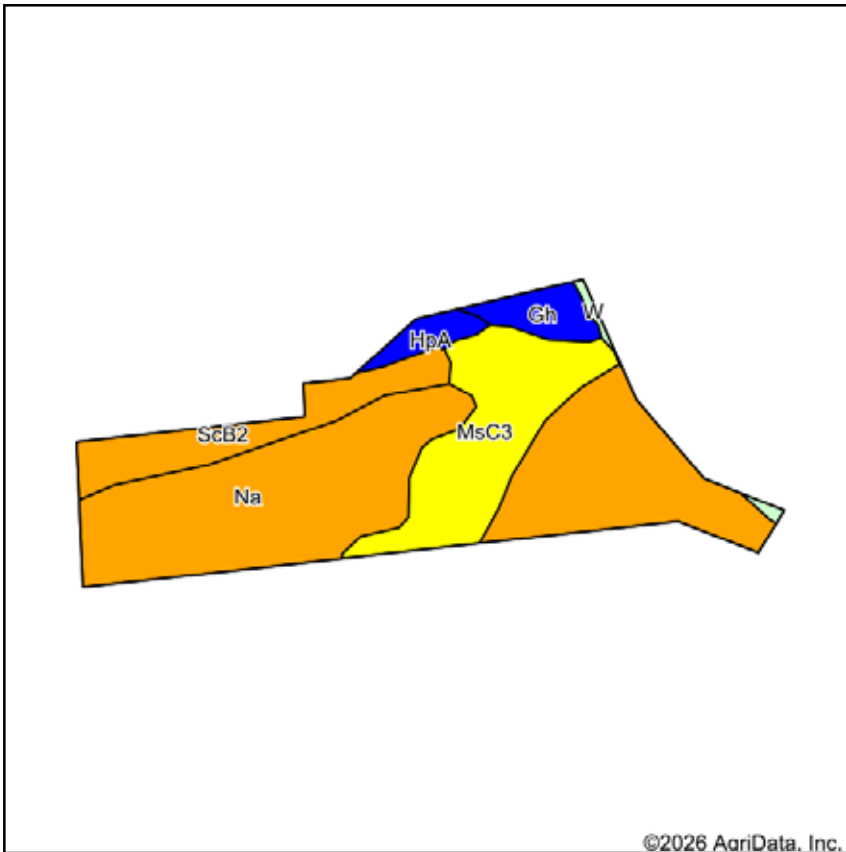
# TRACT MAP





# SOILS MAP

# SOILS MAP



State: **Indiana**  
 County: **Allen**  
 Location: **9-31N-15E**  
 Township: **Maumee**  
 Acres: **7.94**  
 Date: **4/8/2026**



Area Symbol: IN003, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class	Corn Bu	Corn silage Tons	Grass legume hay Tons	Grass legume pasture AUM	Pasture AUM	Soybeans Bu	Winter wheat Bu	
Na	Nappanee silt loam	4.68	58.8%		IIlw	126	17	5		8	41	57	
MsC3	Morley silty clay loam, 6 to 12 percent slopes, severely eroded	1.69	21.3%		IVe	105	15	4	7		37	47	
ScB2	St. Clair silty clay loam, 2 to 6 percent slopes, moderately eroded	0.95	12.0%		IIIe	119	16	4		8	42	53	
Gh	Genesee silt loam, 0 to 2 percent slopes, occasionally flooded	0.33	4.2%		IIlw	127		4	9		45	41	
HpA	Whitaker silt loam, 0 to 2 percent slopes	0.22	2.8%		IIlw	140	20	5		9	46	63	
W	Water	0.07	0.9%										
<b>Weighted Average</b>						<b>*-</b>	<b>120</b>	<b>15.7</b>	<b>4.6</b>	<b>1.9</b>	<b>5.9</b>	<b>40.2</b>	<b>53.4</b>

\*- Non Irr Class weighted average cannot be calculated on the current soils data due to missing data.

# **TOPOGRAPHY CONTOURS MAP**

# TOPOGRAPHY CONTOURS MAP



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Source: USGS 1 meter dem

Interval(ft): 2.0

Min: 712.3

Max: 747.8

Range: 35.5

Average: 737.2

Standard Deviation: 10.27 ft



4/8/2026

**9-31N-15E**  
**Allen County**  
**Indiana**

Boundary Center: 41° 9' 53.25, -84° 50' 46.69

Maps Provided By



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# SURVEY



# HOUSE INFORMATION

# HOUSE INFORMATION

MICHAEL LOTHAMER


KAMMEYER ROAD, WOODBURN

2016	SHED
2016	SEPTIC SYSTEM
2016	CARPET
2016	KITCHEN LAMINATE FLOOR
2018	GENERATOR, 22KW
2019	FURNACE
2019	REVERSE OSMOSIS
2020	WINDOWS
2021	SUNSETTER AWNING, 14'
2022	WATER SOFTENER
2022	HOT WATER HEATER
2022	PRESSURE TANK
2023	WELL
2023	SUMP PUMP

# MLS GRID

# MLS GRID

## Residential Agent Full Detail Report

<b>Property</b>	RESIDENTIAL	<b>Status</b>	Active	<b>CDOM</b>	5	<b>DOM</b>	5	<b>Auction</b>	Yes	
<b>MLS #</b>	202613115	<b>22825 Kammeyer Road</b>	<b>Woodburn</b>	<b>IN</b>	46797	<b>\$0</b>	<b>LP</b>			
	<b>Area</b>	Allen County	<b>Parcel ID</b>	02-10-09-100-001.000-052	<b>Type</b>	Site-Built Home	<b>Waterfront</b>	No		
	<b>Sub</b>	None	<b>Cross Street</b>		<b>Bedrms</b>	3	<b>F Baths</b>	2	<b>H Baths</b>	0
	<b>Township</b>	Maumee	<b>St...</b>	One Story	<b>REO</b>	No	<b>Short Sale</b>	No		
	<b>School District</b>	EAC	<b>Elem</b>	Woodlan	<b>JrH</b>	Woodlan	<b>SrH</b>	Woodlan		
	<b>Legal Description</b>	02-10-09-100-001.000-052								
	<b>Directions</b>	From the corner of 24 and 101 go N on 101 until you get to Kaymmeyer road and 101.								

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

**Remarks** COUNTRY LIVING WITH SPACE, FUNCTION & EXCEPTIONAL OUTBUILDINGS! Don't miss this well-maintained I-story ranch with a full finished basement, offering the perfect blend of comfort, practicality, and versatility—ideal for homeowners, hobbyists, or entrepreneurs alike! Step inside to find multiple inviting living spaces, including a cozy family room anchored by a stone fireplace with a wood-burning insert, plus a bright front living room filled with natural light. The spacious eat-in kitchen features beautiful maple cabinetry, ample prep space, and a functional layout that connects seamlessly to the laundry/mudroom with garage access. This home offers 3 bedrooms, including a primary suite with a private bath, along with a full hall bath. You'll appreciate year-round comfort with central air, ceiling heat, vinyl crank windows, and the added peace of mind of a Generac whole-house generator

**Agent Remarks** ALL SHOWINGS MUST BE CONFIRMED BEFORE SHOWING>Please use Showing Time through the MLS. Room measurements are approximate and not guaranteed by the listing agent; buyers are responsible for confirming all measurements. Agents must register their clients with Michelle Lake by emailing michelle@schraderfortwayne.com. All completed registration forms must be submitted to Michelle no later than the day before the auction.

<b>Sec</b>	<b>Lot</b>	<b>Lot Ac/SF/Dim</b>	2.7000 / 117,612 / 460x260	<b>Lot Desc</b>	0-2.9999						
<b>Above Gd Fin SqFt</b>	1,488	<b>Above Gd Unfin SqFt</b>	0	<b>Below Gd Fin SqFt</b>	1,400	<b>Ttl Below Gd SqFt</b>	1,400	<b>Ttl Fin SqFt</b>	2,888	<b>Year Built</b>	1974
<b>Age</b>	52	<b>New Const</b>	No	<b>Date Complete</b>		<b>Ext</b>	Aluminum, St...	<b>Bsmt</b>	Finished	<b># Rooms</b>	9
<b>Room Dimensions</b>		<b>Baths</b>	Full	Half		<b>Water</b>	WELL	<b>Basement Material</b>			
<b>RM DIM</b>	<b>LVL</b>	<b>B-Main</b>	2	0		<b>Well Type</b>	Private	<b>Dryer Hookup Gas</b>	No	<b>Fireplace</b>	Yes
LR	12 x 18	M	<b>B-Upper</b>	0	0	<b>Sewer</b>	Septic	<b>Dryer Hookup Elec</b>	No	<b>Guest Qtrs</b>	No
DR	x		<b>B-Blw G</b>	0	0	<b>Fuel /</b>	Ceiling	<b>Dryer Hookup G/E</b>	No	<b>Split Firpin</b>	No
FR	x		<b>Laundry Rm</b>	Main		<b>Heating</b>		<b>Disposal</b>	No	<b>Ceiling Fan</b>	No
KT	21 x 11	M	<b>Laundry L/W</b>	8 x 6		<b>Cooling</b>	Central Air	<b>Water Soft-Owned</b>	No	<b>Skylight</b>	No
BK	x							<b>Water Soft-Rented</b>	No	<b>ADA Features</b>	No
DN	x							<b>Alarm Sys-Sec</b>	No	<b>Fence</b>	
1B	12 x 11	M						<b>Alarm Sys-Rent</b>	No	<b>Golf Course</b>	No
2B	14 x 10	M						<b>Garden Tub</b>	No	<b>Nr Wlkg Trails</b>	No
3B	11 x 10	M	<b>Garage</b>	2.0 / Attached	19 x 18 / 342.00			<b>Jet Tub</b>	No	<b>Garage Y/N</b>	Yes
4B	x		<b>Outbuilding 1</b>	Pole/Post Building	35 x 68			<b>Pool</b>	No	<b>Off Street Pk</b>	
5B	x		<b>Outbuilding 2</b>	Shed	18 x 10 180			<b>Pool Type</b>			
RR	x		<b>Assn Dues</b>			<b>Frequency</b>	Not Applicable	<b>FIREPLACE</b>	Living/Great Rm, Wood Burning		
LF	x		<b>Other Fees</b>								
EX	x		<b>Restrictions</b>								

<b>Water Access</b>		<b>Wtr Name</b>		<b>Water Frontage</b>		<b>Channel Frontage</b>	
<b>Water Features</b>				<b>Water Type</b>		<b>Lake Type</b>	
<b>Auctioneer Name</b>	Jerry Ehle	<b>Lic #</b>	AU19300123	<b>Auction Date</b>	5/18/2026	<b>Time</b>	6:0...
<b>Financing:</b>	Existing	<b>Proposed</b>		<b>Location</b>	Woodburn Community Center		
<b>Annual Taxes</b>	\$2,352.00	<b>Exemptions</b>		<b>Year Taxes Payable</b>	2025		
<b>Possession</b>	at closing			<b>Excluded Party</b>	None		
<b>List Office</b>	Schrader RE and Auction/Fort W - Off: 260-749-0445			<b>List Agent</b>	Jerry Ehle - Off: 260-749-0445		
<b>Agent E-mail</b>	jwehle1@aol.com			<b>List Agent - User Code</b>	UP388010700		
<b>Co-List Office</b>		<b>Co-List Agent</b>		<b>List Team</b>			
<b>Showing Instr</b>	We will need to shut off the alarm before any showings.						
<b>List Date</b>	4/15/2026	<b>Start Showing Date</b>		<b>Exp Date</b>	6/24/2026	<b>Owner/Seller a Real Estate Licensee</b>	No
<b>Seller Concessions Offer Y/N</b>		<b>Seller Concession Amount \$</b>		<b>Agent/Owner Related</b>	No		
<b>Contract Type</b>	Exclusive Right to Sell			<b>Special List Cond.</b>	None		
<b>Virtual Tours:</b>	Unbranded Virtual Tour			<b>Lockbox Type</b>	Electronic Master Lock	<b>Lockbox Location</b>	front door
<b>Pending Date</b>		<b>Closing Date</b>		<b>Selling Price</b>		<b>Type of Sale</b>	
<b>Ttl Concessions Paid</b>		<b>Sold/Concession Remarks</b>		<b>How Sold</b>			
<b>Sell Office</b>		<b>Sell Agent</b>		<b>Conc Paid By</b>			
<b>Co-Sell Office</b>		<b>Co-Sell Agent</b>		<b>Sell Team</b>			
<b>Presented by:</b>	Jerry Ehle - Off: 260-749-0445 / Schrader RE and Auction/Fort W - Off: 260-749-0445						

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# DISCLOSURES

# DISCLOSURES



**SELLER'S RESIDENTIAL REAL ESTATE SALES DISCLOSURE**  
State Form 46234 (R8 / 8-25)

Date (month, day, year)

\_\_\_/\_\_\_/\_\_\_

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

*22825 KAMMEYER ROAD, WOODBURN, IN*

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 following information is not the representations of the real estate broker, if any. The form applies to residential real estate and purchases. Also, 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. IC 32-21-5-1(b) states that this form is **not** required for:

IC 32-21-5-1(b) states that this form is not required for:

1. Transfers ordered by a court, including transfers:
  - A. in the administration of an estate;
  - B. by foreclosure sale;
  - C. by a trustee in bankruptcy;
  - D. by eminent domain;
  - E. from a decree of specific performance;
  - F. from a decree of divorce; or
  - G. from a property settlement agreement.
2. Transfers by a mortgagee who has acquired the real estate at a sale conducted under a foreclosure decree or who has acquired the real estate by a deed in lieu of foreclosure.
3. Transfers by a fiduciary in the course of the administration of the decedent's estate, guardianship, conservatorship, or trust.
4. Transfers made from at least one (1) co-owner solely to at least one (1) other co-owner.
5. Transfers made solely to any combination of a spouse or an individual in the lineal line of consanguinity of at least one (1) of the transferors.
6. Transfers made because of the record owner's failure to pay any federal, state, or local taxes.
7. Transfers to or from any governmental entity.
8. Transfers involving the first sale of a dwelling that has not been inhabited.
9. Transfers to a living trust.

**Purpose of Disclosure Form:** Completion of this form shall satisfy the requirements of IC 32-21-5-7 that mandates the seller's disclosure of conditions relevant to the listed property. This disclosure is based on the Seller's current knowledge of the property's conditions and the improvements thereon, however that knowledge was gained. This disclosure form shall not be a warranty by the Seller and shall not be used as a substitute for an inspection or warranty that the purchaser may wish to obtain. This form is a statement of the conditions and other information about the property known by the Seller. 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 part of any contract between the Buyer and the Seller. The Seller 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 property. The Buyer is encouraged to obtain his or her own professional inspections of this property. A Buyer may not invalidate a real estate transaction or a contract to purchase real estate due to the Buyer's failure to sign a Seller's disclosure form that has been received or acknowledged by the Buyer.

**Instructions to the Seller(s):** (1) Answer every question truthfully. (2) Report all known conditions affecting the property, regardless of how you know about them or when you learned. (3) Attach additional pages, if necessary, with your signature and the date and time of signing. (4) Complete this form yourself. (5) If an item does not apply to your property or is rented, mark "not applicable/rented." (6) If you truthfully do not know the answer to a question, mark "unknown." (7) If you learn any fact prior to closing that changes one or more of your answers to this form after you have completed and submitted it, immediately notify any potential buyer of the change in writing.

**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.

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 <i>Michael L. Rothman</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	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)
----------------------------------	-----------------------	----------------------------------	-----------------------

# DISCLOSURES

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

22825 KAMMEYER ROAD, WOODBRIDGE, IN.

1. The following are in the conditions indicated:

A. APPLIANCES	Not Applicable / Rented	Defective	Not Defective	Unknown
Built-in Vacuum System	✓			
Clothes Dryer	✓			
Clothes Washer	✓			
Dishwasher	✓			
Disposal	✓			
Freezer	✓			
Gas Grill	✓			
Hood			✓	
Microwave Oven	✓			
Oven			✓	
Range			✓	
Refrigerator	✓			
Room Air Conditioner(s)	✓			
Trash Compactor	✓			
TV Antenna / Dish	✓			
Other:				
B. ELECTRICAL SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Security Systems(s)	✓			
Ceiling Fan(s)	✓			
Garage Door Opener / Controls			✓	
Inside Telephone Wiring and Blocks / Jacks			✓	
Light Fixtures			✓	
Sauna	✓			✓
Smoke / Fire Alarms			✓	✓
Carbon Monoxide Detectors				✓
Switches and Outlets			✓	
Vent Fan(s)			✓	
<input type="checkbox"/> 60 <input type="checkbox"/> 100 <input checked="" type="checkbox"/> 200 Amp Service				
Generator			✓	

C. WATER & SEWER SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown	
Cistern	✓				
Septic Field / Bed			✓		
Septic & Holding Tank / Septic Mound			✓		
Hot Tub	✓				
Plumbing			✓		
Aerator System	✓				
Sump Pump			✓		
Irrigation Systems	✓				
Water Heater / Electric			✓		
Water Heater / Gas	✓				
Water Heater / Solar	✓				
Water Purifier	✓				
Water Softener			✓		
Well			✓		
Geothermal and Heat Pump	✓				
Other Sewer System (Explain)	✓				
Swimming Pool & Pool Equipment	✓				
			Yes	No	Unknown
Are the structures connected to a public water system?				✓	
Are the structures connected to a public sewer system?				✓	
Are there any additions that may require improvements to the sewage disposal system?				✓	
If yes, have the improvements been completed on the sewage disposal system?				✓	
Are the structure(s) connected to a private / community water system?				✓	
Are the structure(s) connected to a private / community sewer system?				✓	

SEPTIC MOUND SYSTEM

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 <i>Michael L. Starnell</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	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)

# DISCLOSURES

Property address (number and street, city, state, and ZIP code)  
22825 KAMMEYER ROAD, WOODBURN, MI

D. HEATING & COOLING SYSTEM	Not Applicable / Rented	Defective	Not Defective	Unknown
Attic Fan		<del>✓</del>	✓	
Boiler / Radiator	✓			
Central Air Conditioning		<del>✓</del>	✓	
Electric Heat Pump	✓			
Furnace Heat / Gas <i>PROPANE</i>		<del>✓</del>	✓	
Furnace Heat / Electric	✓			
Geothermal	✓			
Solar House-Heating	✓			
Woodburning Stove		<del>✓</del>	✓	
Fireplace			✓	
Fireplace Insert			✓	
Air Cleaner			✓	
Humidifier	<del>✓</del>		✓	
Propane Tank	<i>RENTED</i>			
Other Heating Source				
<b>2. ROOF</b>		Yes	No	Unknown
Age, if known: <u>12</u> Years. <i>REPAIRS MADE 3 WEEKS AGO AFTER WIND.</i>				
Does the roof leak?			✓	
Is there present damage to the roof?			✓	
Is there more than one layer of shingles on the house?			✓	
If yes, how many layers? _____				
<b>3. WATER HEATER</b>				
Age, if known: <u>4</u> Years.				
<b>4. FURNACE</b>				
Age, if known: <u>5</u> Years.				
<b>5. CENTRAL AIR CONDITIONING</b>				
Age, if known: <u>6 5</u> Years.				
<b>6. HAZARDOUS CONDITIONS</b>		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?			✓	
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?			✓	
Has there been manufacture of methamphetamine or dumping of waste from the manufacture of methamphetamine in a residential structure on the property?			✓	
Explain:				

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 <i>Michael L. Rothman</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	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.

# DISCLOSURES

Property address (number and street, city, state, and ZIP code)  
22825 KAMMEYER ROAD, WOODBURN, IN.

7. OTHER DISCLOSURES	Yes	No	Unknown
Do structures have aluminum wiring?		✓	
Are there any foundation problems with the structures?		✓	
Are there any encroachments?		✓	
Are there any violations of zoning, building codes, or restrictive covenants?		✓	
Does the property have a shared driveway with another property?		✓	
Is the property subject to covenants, conditions and / or restrictions of a homeowner's association?		✓	
Is the property subject to a homeowner's association assessment? If yes, what is the current amount?		✓	
Is this property located within a locally designated historic district under IC 36-7-11?		✓	
Is the present use a non-conforming use? Explain:		✓	
Is the access to your property via a private road?		✓	
Is the access to your property via a public road?	✓		
Is the access to your property via an easement?	✓	✓	
Have you received any notices by any governmental or quasi-governmental agencies affecting this property?		✓	
Are there any structural problems with the building?		✓	
Have any substantial additions or alterations been made without a required building permit?		✓	
Are there moisture and/or water problems in the basement, crawl space area, or any other area?		✓	
Is there any damage due to wind, flood, termites or rodents?		✓	
Have any structures been treated for wood destroying insects?		✓	
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 <a href="https://msc.fema.gov/portal/home">https://msc.fema.gov/portal/home</a> .		✓	
Do you currently pay flood insurance?		✓	
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.		✓	
Does the property contain underground storage tank(s)?		✓	
Is the homeowner a licensed real estate broker?		✓	
Is there any threatened or existing litigation regarding the property?		✓	
Is the Owner subject to the Foreign Investment in Real Property Tax Act? See <a href="http://www.irs.gov/publications/p515/index.html">http://www.irs.gov/publications/p515/index.html</a> .		✓	
Is the property located within one (1) mile of an airport?		✓	
Is the property subject to a conservation easement as defined in IC 32-23-5-2?		✓	

8. ADDITIONAL COMMENTS AND/OR EXPLANATIONS:  
 (Use additional pages and attach, if necessary)

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 <i>Michael D. Schmitt</i>	Date (mm / dd / yyyy)	Signature of Buyer	Date (mm / dd / yyyy)
Signature of Seller	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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# DISCLOSURES



## LEAD-BASED PAINT CERTIFICATION AND ACKNOWLEDGMENT Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards (SALES)

For use only by members of the Indiana Association of REALTORS®

1 PROPERTY ADDRESS: 22825 KAMMEYER ROAD, WOODBURN, IN  
2  
3

### 4 LEAD WARNING STATEMENT

5 Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that  
6 such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead  
7 poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities,  
8 reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to  
9 pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information  
10 on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any  
11 known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended  
12 prior to purchase.

### 13 SELLER'S DISCLOSURE

14 (a.) Presence of lead-based paint and/or lead-based paint hazards: **(check (i) or (ii) below)**

15 (i)  Known lead-based paint and/or lead-based paint hazards are present in the housing (explain): \_\_\_\_\_  
16

17 (ii)  Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.  
18  
19  
20  
21  
22

23 (b.) Records and reports available to the seller: **(check (i) or (ii) below)**

24 (i)  Seller has provided the buyer with all available records and reports including *Seller's Residential Real Estate Sales*  
25 *Disclosure form*, if applicable, pertaining to lead-based paint and/or lead-based paint hazards in the housing (list and  
26 attach documents below): \_\_\_\_\_  
27

28 (ii)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.  
29  
30

### 31 BUYER'S ACKNOWLEDGEMENT (initial)

32 (c.) \_\_\_\_\_ Buyer has received copies of all information listed above.

33 (d.) \_\_\_\_\_ Buyer has received the pamphlet Protect Your Family From Lead In Your Home.

34 (e.) \_\_\_\_\_ Buyer has **(check (i) or (ii) below)**:

35 (i)  received a 10-day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for  
36 the presence of lead-based paint and/or lead-based paint hazards;

37 OR

38 (ii)  waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or  
39 lead-based paint hazards.

### 40 BROKER'S ACKNOWLEDGMENT (initial)

41 (f.) QWE Broker has informed the seller of seller's obligations under the Residential Lead-Based Paint Hazard Reduction Act  
42 of 1992 (42 U.S.C. 4852d) and is aware of Broker's responsibility to ensure compliance. (NOTE: where the word  
43 "Broker" appears, it shall mean "Licensee" as provided in I.C.25-34.1-10-6.8.)  
44  
45

(Property Address)

Page 1 of 2 (Lead-Based Paint - Sales)

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# DISCLOSURES

46 **CERTIFICATION OF ACCURACY**

47 The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they  
 48 have provided is true and accurate.  
 49

50 This *Certification* and *Acknowledgment* may be executed simultaneously or in two or more counterparts, each of which shall be  
 51 deemed an original, but all of which together shall constitute one and the same instrument. The parties agree that this  
 52 *Certification* and *Acknowledgment* may be transmitted between them electronically or digitally. The parties intend that  
 53 electronically or digitally transmitted signatures constitute original signatures and are binding on the parties. The original  
 54 document shall be promptly delivered, if requested.  
 55

56	_____	_____	<i>Michael L. L. Latham</i>	<i>4/15/24</i>
57	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
58	_____	_____	_____	_____
59	PRINTED		MICHAEL L LOTHAMER	
60	_____	_____	_____	_____
61	PRINTED		PRINTED	
62	_____	_____	_____	_____
63	BUYER'S SIGNATURE	DATE	SELLER'S SIGNATURE	DATE
64	_____	_____	_____	_____
65	PRINTED		PRINTED	
66	_____	_____	_____	_____
67	PRINTED		PRINTED	
68	_____	_____	_____	_____
69	SELLING BROKER*	DATE	LISTING BROKER	DATE

\*Only required if the Buyer's Broker receives compensation from the Seller.



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**Form #37. Copyright IAR 2026**



(Property Address)

# DISCLOSURES



Environmental Services Division ♦ Pollution Control Program  
200 E. Berry Street, Suite 360 ♦ Fort Wayne, IN 46802

Phone: (260) 449-7530 ♦ Fax: (260) 449-3010 ♦ www.allencountyhealth.com

## SELLER DISCLOSURE FORM FOR PROPERTIES SERVED BY ON-SITE SEWAGE SYSTEMS

\*\*\*\*\*

NAME OF SELLER MICHAEL AND Sue Kammeyer TELEPHONE \_\_\_\_\_

MAILING ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

Information on person authorized by seller is required only if seller authorizes someone to provide and sign form

PERSON AUTHORIZED BY SELLER \_\_\_\_\_ TELEPHONE \_\_\_\_\_

PRESENT ADDRESS \_\_\_\_\_ CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

The following real property is being offered for sale:

NUMBERED ADDRESS OF SITE: \_\_\_\_\_

CITY \_\_\_\_\_ STATE \_\_\_\_\_ ZIP \_\_\_\_\_

LOT NUMBER \_\_\_\_\_ SUBDIVISION NAME \_\_\_\_\_

SECTION \_\_\_\_\_ TOWNSHIP NAME \_\_\_\_\_

\*\*\*\*\*

This disclosure form is being provided by the Seller to a prospective Buyer because the property being offered for sale is served by an On-site Sewage System and is not connected to a public sewer. The Allen County Department of Health recommends that the Buyer retain a Certified Evaluator to evaluate any On-Site Sewage System prior to closing the sale transaction. The purpose of the recommended evaluation is to assess the functionality of the system and to determine if repairs to the system are required. If repairs are required to ensure proper/legal functionality, the outcome of the evaluation will allow the Buyer and the Seller to work together on this issue prior to the actual sale.

A Seller (or someone authorized by seller) must provide this Seller's Disclosure Form to a prospective buyer before an offer for the sale of real estate is accepted and shall make the property available for inspection/evaluation of the On-Site Sewage System prior to closing the sale transaction if Buyer requests said inspection/evaluation.

Should a Buyer or Seller desire an evaluation of an On-Site Sewage System, the Allen County Department of Health will provide a current list of Certified Evaluators to any person making a request for it. Any Onsite Sewage System evaluation conducted by a Certified Evaluator shall be performed according to the procedures established by the Allen County Department of Health.

For additional information, or to obtain a list of Certified Evaluators, please visit the Department of Health's website at <http://www.allencountyhealth.com/get-licensed/private-sewage-disposal-systems/>.

### INFORMATION ABOUT CURRENT SEPTIC SYSTEM

1. Have there been any updates/repairs since you purchased the property? INSTALLED 2017

2. When was the system last serviced and/or pumped? HAS BEEN SERVICED EVERY OTHER YEAR NOT PUMPED

THE SIGNATURES BELOW INDICATE THE PROVISION AND RECEIPT OF THIS DOCUMENT ONLY

Signature of Seller or Person Authorized by Seller Michael S. Kammeyer Date \_\_\_\_\_

Signature of Prospective Buyer \_\_\_\_\_ Date \_\_\_\_\_

WITHIN 30 DAYS OF THE TRANSFER OF THE PROPERTY, A COPY OF THIS COMPLETED FORM MUST BE EMAILED TO [FWACBOHPOLLUTION.CONTROL@ALLENCOUNTY.US](mailto:FWACBOHPOLLUTION.CONTROL@ALLENCOUNTY.US), MAILED OR HAND-DELIVERED TO THE ADDRESS NOTED ABOVE OR FAXED TO (260) 449-3010 BY THE SELLER OR PERSON AUTHORIZED BY THE SELLER.

Seller Disclosure Form 8-184  
GAC 6/16/17; DF Revised 1/24/19 MRW MRH 16

Env Services - Pollution Control  
Allen County Department of Health

Schrader Real Estate, 7009 North River Road Fort Wayne, IN 46815

Phone: 260.749.0445/07

Fax: 260.749.0913

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

# TAX INFORMATION

# TAX INFORMATION

02-10-09-100-004-003-052

**General Information**

Parcel Number 02-10-09-100-004-003-052  
 Local Parcel Number 21-0009-0043  
 Tax ID:

Routing Number

Property Class 501  
 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2025

**Location Information**

County Allen  
 Township MAUMEE TOWNSHIP  
 District 052 (Local 021)  
 052 MAUMEE (21)  
 School Corp 0255  
 EAST ALLEN COUNTY  
 Neighborhood 521008-052  
 AGRURAL RES HOMESITES 01-0  
 Section/Plat 0009  
 Location Address (1)  
 KAMMEYER RD  
 WOODBURN, IN 46797

Kammeyer Jay R

**Ownership**

Kammeyer Jay R  
 16341 E 101st St  
 Fortville, IN 46040

KAMMEYER RD

**Transfer of Ownership**

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	Value
08/30/2016	Kammeyer Jay R	2016046861	LW	/	/	\$20,452	
03/23/2016	SAWVILLA LLC	2016014657	WD	/	/		
01/01/1900	Kammeyer William &		W/D	/	/		

**Legal**

2.10 ac Ir r 747 fl E of Inter W Line NW 1/4 & ct  
 Kammeyer Rd Sec 9



Res

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

Assessment Year	Reason For Change	As Of Date	Valuation Method	Equalization Factor	Notice Required	Land Res (1)	Land 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)
2025	W/P	05/28/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$15,700	\$0	\$0	\$0	\$0	\$0	\$0	\$15,700	\$0	\$0	\$0
2025	Misc	05/29/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$15,700	\$0	\$0	\$0	\$0	\$0	\$0	\$15,700	\$0	\$0	\$0
2025	AA	03/26/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$15,700	\$0	\$0	\$0	\$0	\$0	\$0	\$15,700	\$0	\$0	\$0
2024	AA	03/22/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$15,700	\$0	\$0	\$0	\$0	\$0	\$0	\$15,700	\$0	\$0	\$0
2023	AA	04/07/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$15,700	\$0	\$0	\$0	\$0	\$0	\$0	\$15,700	\$0	\$0	\$0
2022	AA	03/21/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$15,700	\$0	\$0	\$0	\$0	\$0	\$0	\$15,700	\$0	\$0	\$0

Land Data (Standard Depth: Res: 120' Cl: 120' Base Lot: Res: 0' X: 0' Cl: 0' X: 0')

Land Type	Pricing Method	Soil ID	Act Front	Size Factor	Rate	Adj. Rate	Ext. Value	Inf. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
91rr A	A	D	0	1.96	1.00	\$8,000	\$8,000	0%	1.0000	0.00	100.00	0.00	\$15,680
82	A		0	.14	1.00	\$2,120	\$2,120	-100%	1.0000	0.00	100.00	0.00	\$00

**Land Computations**

Calculated Acreage	2.10
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.10
81 Legal Drain NV	0.00
82 Public Roads NV	0.14
83 UT Towers NV	0.00
9 Homeste	0.00
91/92 Acres	1.96
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homeste(s) Value	\$0
91/92 Value	\$15,700
Supp. Page Land Value	\$0
CAP 1 Value	\$15,700
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$15,700

Market Model N/A  
 Characteristics  
 Topography Flood Hazard   
 Level   
 Public Utilities ERA   
 Electricity   
 Streets or Roads TIF   
 Paved   
 Neighborhood Life Cycle Stage  
 Other  
 Printed Saturday, May 31, 2025  
 Review Group 2023

Data Source N/A  
 Collector 02/22/2023 tmplaa  
 Appraiser 02/22/2023 tmplaa

AG/RURAL RES HOMESIT 1/2

# TAX INFORMATION

02-10-09-100-003,000-052

**General Information**

Parcel Number 02-10-09-100-003,000-052  
 Local Parcel Number 21-0009-0029  
 Tax ID:

Routing Number

Property Class 501  
 Vacant - Unplatted (0 to 9.99 Acres)

Year: 2025

**Location Information**

County Allen  
 Township MAUMIE TOWNSHIP  
 District 052 (Local 021)  
 052 MAUMIE (21)  
 School Corp 0255  
 EAST ALLEN COUNTY  
 Neighborhood 521008-052  
 AG/RURAL RES HOMESITES 01-0

Zoning

Subdivision

Lot

Market Model

N/A

**Characteristics**

Topography Flood Hazard   
 Level   
 Public Utilities ERA   
 Electricity   
 Streets or Roads TIF   
 Paved   
 Neighborhood Life Cycle Stage  
 Other   
 Saturday, May 31, 2025  
 Printed  
 Review Group 2023

Kammeyer Jay Randall

**Ownership**

Kammeyer Jay Randall  
 16341 E 101st St  
 Fortville, IN 46040

23504 KAMMEYER RD

**Transfer of Ownership**

Date	Owner
08/25/2016	Kammeyer Jay Randall
04/22/2013	Kammeyer W Randall
01/01/1900	KAMMEYER JAY RAN

501, Vacant - Unplatted (0 to 9.99 Acres)

**Notes**

1/2

E 311.5 OF W 11618 OF S 317.2  
 N OF KAMMEYER RD NW1/4 SEC 9



Res

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

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)
2025	W/P	05/28/2025	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$10,300	\$0	\$10,300	\$0	\$0	\$0	\$0	\$0	\$10,300	\$0	\$10,300	\$0
2024	Misc	05/29/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$10,300	\$0	\$10,300	\$0	\$0	\$0	\$0	\$0	\$10,300	\$0	\$10,300	\$0
2023	AA	03/26/2025	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$10,300	\$0	\$10,300	\$0	\$0	\$0	\$0	\$0	\$10,300	\$0	\$10,300	\$0
2022	AA	03/22/2024	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$10,300	\$0	\$10,300	\$0	\$0	\$0	\$0	\$0	\$10,300	\$0	\$10,300	\$0
2023	AA	04/07/2023	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$10,300	\$0	\$10,300	\$0	\$0	\$0	\$0	\$0	\$10,300	\$0	\$10,300	\$0
2022	AA	03/21/2022	Indiana Cost Mod	1.0000	<input type="checkbox"/>	\$10,300	\$0	\$10,300	\$0	\$0	\$0	\$0	\$0	\$10,300	\$0	\$10,300	\$0

Land Pricing Soil Act Front Size Factor Rate Adj. Rate Ext. Value Int. % Market Factor Cap 1 Cap 2 Cap 3 Value

Land Type	Pricing Method	Soil ID	Act	Front	Size	Factor	Rate	Adj. Rate	Ext. Value	Int. %	Market Factor	Cap 1	Cap 2	Cap 3	Value
81r	A	A	0	0	1.281	1.00	\$8,000	\$8,000	\$10,248	0%	1.0000	0.00	100.00	0.00	\$10,250
82	A	A	0	0	0.179	1.00	\$2,120	\$2,120	\$379	-100%	1.0000	0.00	100.00	0.00	\$00

**Land Computations**

Calculated Acreage	1.46
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	1.46
81 Legal Drain NV	0.00
82 Public Roads NV	0.18
83 UT Towers NV	0.00
9 Homeste	0.00
91/92 Acres	1.28
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homeste(s) Value	\$0
91/92 Value	\$10,300
Supp. Page Land Value	\$0
CAP 1 Value	\$10,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$10,300

Data Source N/A

Collector 02/22/2023 tmplaa

Appraiser 02/22/2023 tmplaa



# TAX INFORMATION

02-10-09-100-001,000-052

Lothamer Michael L

22825 KAMMEYER RD

511, 1 Family Dwell - Unplatted (0 to 9.9

AGR/RURAL RES HOMESIT

2/2

### General Information

Occupancy: Single-Family  
 Description: Single-Family (1488 S  
 Story Height: 1  
 Style: 41 Conventional 1 stor  
 Finished Area: 1488 sqft  
 Make:

### Plumbing

# TF  
 Full Bath: 2 6  
 Half Bath: 0 0  
 Kitchen Sinks: 1 1  
 Water Heaters: 1 1  
 Add Fixtures: 0 0  
 Total: 4 8

### Floor Finish

Earth:  Tile  
 Slab  
 Sub & Joist:  Carpet  
 Wood  
 Parquet:  Unfinished  
 Other

### Accommodations

Bedrooms: 3  
 Living Rooms: 0  
 Dining Rooms: 0  
 Family Rooms: 1  
 Total Rooms: 6

### Wall Finish

Plaster/Drywall:  Unfinished  
 Paneling  
 Fiberboard  
 Other

### Heat Type

Central Warm Air

### Roofing

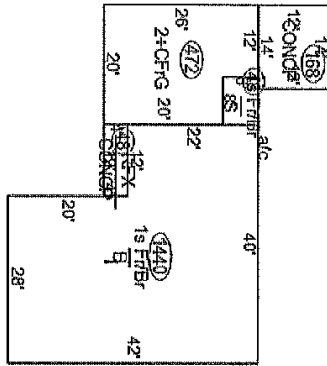
Built-Up:  Metal  
 Wood Shingle  
 Asphalt  
 Slate  
 Tile  
 Other

### Exterior Features

Description: Area Value  
 Patio, Concrete: 48 \$400  
 Patio, Concrete: 188 \$1,300  
 Canopy, Roof Extension: 48 \$1,000

### Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1488	1488	\$136,800	
2				
3				
4				
1/4				
1/2				
3/4				
2 Attic				
Bsmt	1440	0	\$44,200	
Crawl				
Slab	48	0	\$0	
Total Base			\$181,000	
Adjustments			\$181,000	
Unfin Int (-)			\$0	
Ex Liv Units (+)			\$0	
Rec Room (+)			\$7,220	
Loft (+)			\$0	
Fireplace (+)			\$4,500	
No Heating (-)			\$0	
A/C (+)			\$4,800	
No Elec (-)			\$0	
Plumbing (+/-)			\$2,400	
Spec Plumb (+)			\$0	
Elevator (+)			\$0	
Sub-Total, One Unit			\$200,300	
Exterior Features (+)			\$203,000	
Garages (+) 472 sqft			\$18,900	
Quality and Design Factor (Grade)			1.05	
Location Multiplier			0.96	
Replacement Cost			\$223,675	



### Specialty Plumbing

Description	Count	Value
Exterior Features (+)		\$203,000
Garages (+) 472 sqft		\$18,900
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.96
Replacement Cost		\$223,675
Sub-Total, One Unit		\$200,300

### Summary of Improvements

Description	Year Const	Grade	Year Built	Year Eff	Age	Eff Co	nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC Nbrhd	Mkt	Cap 1	Cap 2	Cap 3	Improv Value	
1: Single-Family (1488 SqFt)	1	1/6	1974	1974	51	A		\$16.16	0.96		2,928 sqft	\$223,675	40%	\$134,210	0%	100%	1,000	1,770	100.00	0.00	0.00	\$237,600
2: Barn, Pole (T3) (55x88x14)	1	TS&NV	2016	2016	9	A		\$16.16	0.96		35' x 68' x 14'	\$36,832	20%	\$29,550	0%	100%	1,000	0,650	100.00	0.00	0.00	\$19,200
3: Utility Shed (12x22)	1	SV	2012	2012	13	A		\$16.16	0.96		12x22'		40%		0%	100%	1,000	1,000	100.00	0.00	0.00	\$0

Total all pages \$256,800

\$256,800

Total this page

\$256,800



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