

General Information

Parcel Number 02-07-14-327-001.000-073

Local Parcel Number 80-3779-0035

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Allen

Township WASHINGTON TOWNSHIP

District 073 (Local 080) 073 FT WAYNE WASHINGTON (80

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 733001-073 RODENBECKS & LUDWIG PARK

Section/Plat 0143112

Location Address (1) 807 LUDWIG PARK DR FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, April 12, 2025

Review Group 2024

Ownership

Burch James A & Sonja M Trustees* 807 Ludwig Park Dr Fort Wayne, IN 46825

Legal

5-14-1-043 RODENBECKS 2ND LOT 35



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

Table with columns for Assessment Year (2025, 2024, 2023, 2022, 2021), Reason For Change (AA), As Of Date (03/26/2025, 03/22/2024, 04/07/2023, 03/21/2022, 03/08/2021), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checked), Land (\$46,600), Land Res (1) (\$46,600), Land Non Res (2) (\$0), Land Non Res (3) (\$0), Improvement (\$196,200), Imp Res (1) (\$196,200), Imp Non Res (2) (\$0), Imp Non Res (3) (\$0), Total (\$242,800), Total Res (1) (\$242,800), Total Non Res (2) (\$0), Total Non Res (3) (\$0)

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 113' X 220', CI 113' X 220')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (113), Size (113x225), Factor (1.03), Rate (\$400), Adj. Rate (\$412), Ext. Value (\$46,556), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$46,560)

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 10/01/2024 Burch James A & Sonj, 12/31/2008 BURCH JAMES ALLE, 05/14/2007 BENDY SUE A, 09/27/1984 GEISELMAN LARRY, 01/01/1900 GEISELMAN LARRY

Res

Notes

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.58), Actual Frontage (113), Developer Discount, Parcel Acreage (0.00), 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 (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$46,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$46,600)

Data Source N/A

Collector 08/27/2024 ivgoaa

Appraiser 08/27/2024 ivgoaa

General Information

Occupancy Single-Family
Description Single-Family (1736 S
Story Height 1
Style 40 Conventional 1 stor
Finished Area 1736 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
Patio, Concrete	40	\$400

Plumbing

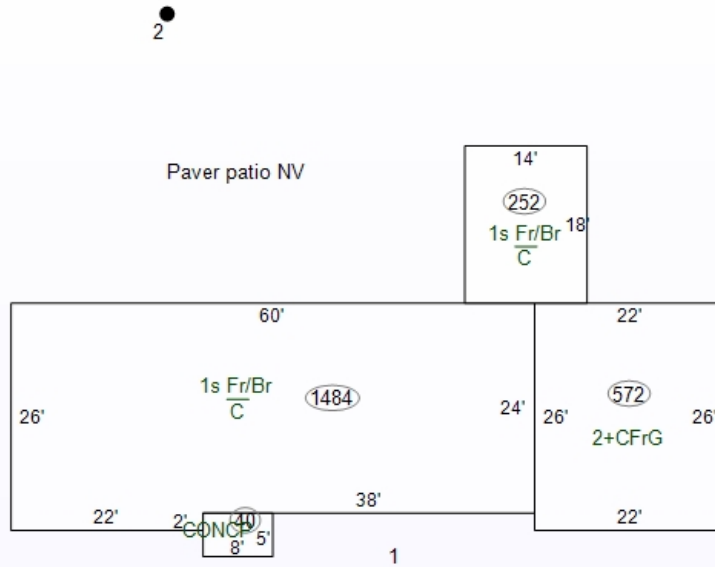
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	92	1736	1736	\$154,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1736	0		\$10,200
Slab				

Total Base \$164,300

Adjustments 1 Row Type Adj. x 1.00 \$164,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1736	\$5,200
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$175,600

Sub-Total, 1 Units

Exterior Features (+)	\$400	\$176,000
Garages (+) 572 sqft	\$21,400	\$197,400
Quality and Design Factor (Grade)		1.05
Location Multiplier		0.96

Replacement Cost \$198,979

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: Single-Family (1736 SqFt)	1	2/6 Maso	C+1	1958	1958	67	A		0.96		1,736 sqft	\$198,979	42%	\$115,410	0%	100%	1.7000	1.000	100.00	0.00	0.00	\$196,200
2: Utility Shed (10x12)	1	SV	D	1985	1985	40	A		0.96		10'x12'		65%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0