

02-11-07-457-002.000-038

Hubler Angela A & Ables Andre

2425 SHORE OAKS PASS

510, 1 Family Dwell - Platted Lot

BRIDGEWATER SEC I-VII/3

1/2

General Information

Parcel Number 02-11-07-457-002.000-038
Local Parcel Number 11-5003-0018

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County Allen
Township ABOITE TOWNSHIP
District 038 (Local 011)
School Corp 0125
Neighborhood 381401-038
Section/Plat 0007
Location Address (1)
2425 SHORE OAKS PASS
FORT WAYNE, IN 46814

Ownership

Hubler Angela A & Ables Andrew T
2429 Stonebriar Dr
Fort Wayne, IN 46814

Legal

BRIDGEWATER SEC I LOT 18

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates 11/07/2025, 06/27/2024, and 01/01/1900.

Notes



Res

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

Table with columns for Assessment Year (2026, 2025, 2024, 2023, 2022), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 150', CI 132' Base Lot: Res 107' X 155', CI 170' X 154')

Table with columns: 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.

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 Wednesday, April 8, 2026

Review Group 2023

Data Source N/A

Collector 06/07/2023 ivgoaa

Appraiser 07/24/2023 tmplaa

Land Computations

Table with columns: Land Computations (Calculated Acreage, Actual Frontage, etc.) and values.

General Information

Occupancy Single-Family
Description Single-Family (1811 S
Story Height 1
Style 70 Newer Convention
Finished Area 1811 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	35	\$200
Canopy, Roof Extension	35	\$800
Wood Deck	292	\$5,800

Plumbing

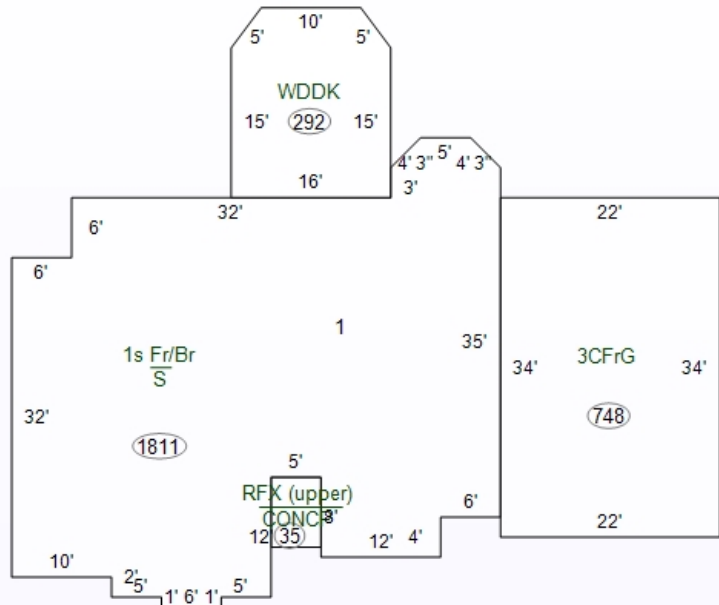
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	3	3
Total	8	13

Accommodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$2,500

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 91A	1811	1811	\$197,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1811	0	\$0	
Total Base			\$197,100	

Adjustments

1 Row Type Adj. x 1.00			\$197,100
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)	PS:1 PO:1		\$6,400
No Heating (-)			\$0
A/C (+)	1:1811		\$4,700
No Elec (-)			\$0
Plumbing (+ / -)	13 - 5 = 8 x \$1,400		\$11,200
Spec Plumb (+)			\$2,500
Elevator (+)			\$0

Sub-Total, One Unit			\$221,900
Sub-Total, 1 Units			
Exterior Features (+)	\$6,800		\$228,700
Garages (+) 748 sqft	\$32,400		\$261,100
Quality and Design Factor (Grade)		1.10	
Location Multiplier		0.96	
Replacement Cost			\$275,722

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 (1811 SqFt)	1	1/6 Maso	C+2	1996	1996	30 A		0.96		1,811 sqft	\$275,722	24%	\$209,550	0%	100%	1.0600	1.000	100.00	0.00	0.00	\$222,100