General Information

Parcel Number
02-11-18-103-008.000-038

Local Parcel Number
11-5419-0067

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)
038 ABOITE (11)

School Corp 0125
M.S.D. SOUTHWEST ALLEN COU

Neighborhood 389101-038
SHADOW RIDGE SEC I-III

Section/Plat
0018

Location Address (1)
14933 KNOBCONE CT
FORT WAYNE, IN 46814

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography	Flood Hazard
Level	☐
Public Utilities	**ERA**
Gas	☐
Streets or Roads	**TIF**
Paved	☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026
Review Group 2023

Ownership

Webb Warren C & Lou Ann & Sarah K
10409 White Cedar Rd
Fort Wayne, IN 46814

Legal

SHADOW RIDGE SEC III
LOT 67

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/04/2022	Webb Warren C & Lou	2022024451	QC	/		I
05/18/2020	Webb Warren C & Lou	2020026942	QC	/		I
12/18/2018	Webb Warren C & Lou	2018063445	QC	/		I
01/18/2017	Webb Warren C & Lou	2017004039	QC	/		I
03/25/2010	Webb Warren C & Lou	2010013103	QC	/81870		I
01/21/2010	WEBB WARREN C &	2010002597	QC	79190/		I

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
02/05/2026	As Of Date	03/27/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Income Approach	Income Approach	Income Approach	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	☑	☐	☑	☐	☑
$56,800	**Land**	**$56,800**	**$51,100**	**$48,400**	**$19,200**	**$27,000**
$56,800	Land Res (1)	$56,800	$51,100	$48,400	$19,200	$27,000
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$249,800	**Improvement**	**$249,800**	**$213,500**	**$196,500**	**$189,200**	**$222,600**
$249,800	Imp Res (1)	$249,800	$213,500	$196,500	$189,200	$222,600
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$306,600	**Total**	**$306,600**	**$264,600**	**$244,900**	**$208,400**	**$249,600**
$306,600	Total Res (1)	$306,600	$264,600	$244,900	$208,400	$249,600
$0	Total Non Res (2)	$0	$0	$0	$0	$0
$0	Total Non Res (3)	$0	$0	$0	$0	$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 70' X 135', CI 70' X 135')

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
F	F		71	71x131	1.00	$800	$800	$56,800	0%	1.0000	100.00	0.00	0.00	$56,800

Data Source N/A **Collector** 06/26/2023 ivgoaa **Appraiser** 08/28/2023 ivgoaa

Notes

Land Computations

Calculated Acreage	0.21
Actual Frontage	71
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$56,800
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$56,800**

General Information

Occupancy	Single-Family
Description	Single-Family (2205 S
Story Height	2
Style	90 Newer Convention
Finished Area	2205 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

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	1	1
Total	6	11

Accommodations

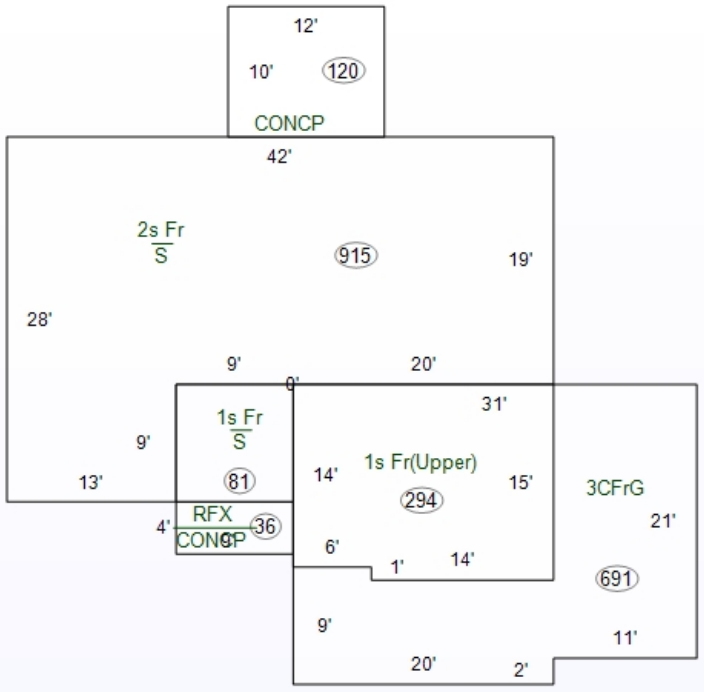
Bedrooms	4
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Patio, Concrete	36	$200
Patio, Concrete	120	$1,000
Canopy, Roof Extension	36	$800



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	996	996	$128,800	
2	1Fr	1209	1209	$90,600	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		996	0	$0	
				Total Base	$219,400
Adjustments				**1 Row Type Adj. x 1.00**	$219,400
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)				PO:1	$2,300
No Heating (-)					$0
A/C (+)				1:996 2:1209	$8,400
No Elec (-)					$0
Plumbing (+ / -)				11 – 5 = 6 x $1,400	$8,400
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$238,500
				Sub-Total, 1 Units	
Exterior Features (+)				$2,000	$240,500
Garages (+) 691 sqft				$30,700	$271,200
				Quality and Design Factor (Grade)	1.00
				Location Multiplier	0.96
				Replacement Cost	$260,352

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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 (2205 SqFt)	2	Wood Fr	C	2005	2005	21	A		0.96		2,205 sqft	$260,352	22%	$203,070	0%	100%	1.2300	1.000	100.00	0.00	0.00	$249,800

Total all pages $249,800 **Total this page** $249,800