

02-07-24-103-001.000-073

General Information

Parcel Number
02-07-24-103-001.000-073

Local Parcel Number
80-3537-0167

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 733501-073
Northcrest Addition Sec 1 - 4, Ext &

Section/Plat
0243112

Location Address (1)
701 N CAMDEN DR
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, March 19, 2019

Review Group 2016

Kline Gentry

Ownership

Kline Gentry
701 N Camden Dr
Fort Wayne, IN 46825

Legal

Northcrest Sec II Lot 167

701 N CAMDEN DR

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/06/2018	Kline Gentry	2018011516	WD	/	\$102,900	V
05/17/2017	Allen County Homes L	2017024884	TD	/	\$42,000	I
03/24/2017	Katt Tracy R Trustee of	2017015618	AS	/	\$0	I
06/10/2011	Katt Patsy R		WD	/	\$0	I
01/01/1900	KATT DAVID L & PAT		WD	/	\$0	I

510, 1 Family Dwell - Platted Lot

Northcrest Addition Sec 1 - 1/2

Notes



Res

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

2019	Assessment Year	2019	2018	2017	2016	2015
WIP	Reason For Change	AA	AA	AA	AA	AA
02/05/2019	As Of Date	03/15/2019	03/20/2018	03/18/2017	03/23/2016	05/20/2015
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$16,300	Land	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
\$16,300	Land Res (1)	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$78,800	Improvement	\$78,800	\$71,000	\$59,400	\$56,500	\$52,600
\$78,800	Imp Res (1)	\$78,800	\$71,000	\$59,400	\$56,500	\$52,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$95,100	Total	\$95,100	\$87,300	\$75,700	\$72,800	\$68,900
\$95,100	Total Res (1)	\$95,100	\$87,300	\$75,700	\$72,800	\$68,900
\$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 68' X 132', CI 68' X 132')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		177	95x136	1.01	\$200	\$202	\$19,190	-15%	100%	1.0000	\$16,310

Land Computations

Calculated Acreage	0.30
Actual Frontage	177
Developer Discount	<input type="checkbox"/>
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	\$16,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$16,300

Data Source N/A

Collector

Appraiser

General Information

OccupancySingle-Family
DescriptionSingle-Family R 01
Story Height1
Style40 Conventional 1 stor
Finished Area1441 sqft
Make

Floor Finish

☐Earth☐Tile

☒Slab☒Carpet

☐Sub & Joint☐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	128	\$700

Plumbing

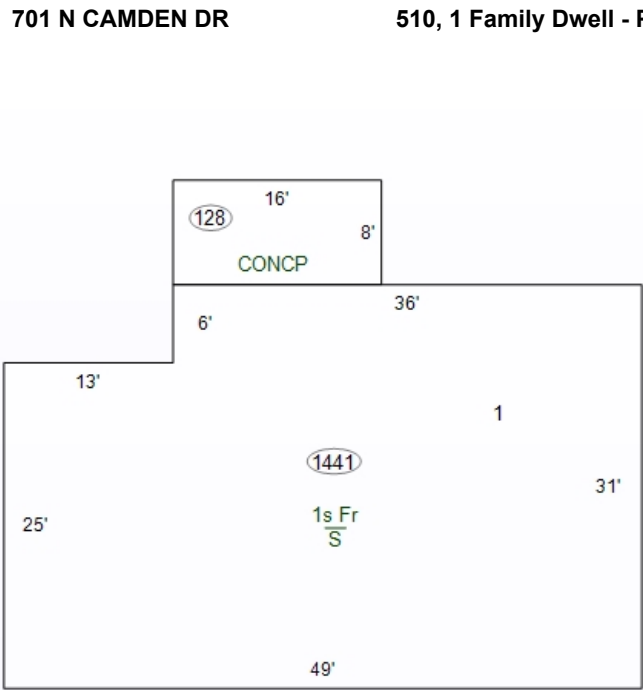
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accomodations

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

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1441	1441	\$91,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1441	0	\$0	

Total Base \$91,200

Adjustments 1 Row Type Adj. x 1.00 \$91,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1441 \$3,200
No Elec (-)	\$0
Plumbing (+ / -)	5 – 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$94,400

Sub-Total, 1 Units

Exterior Features (+)	\$700	\$95,100
Garages (+) 0 sqft	\$0	\$95,100
Quality and Design Factor (Grade)	0.90	
Location Multiplier	0.95	

Replacement Cost \$81,311

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: Single-Family R 01	100%	1	Wood Frame	D+2	1958	1958	61 A		0.95		1,441 sqft	\$81,311	47%	\$43,090	0%	100%	1.7300 1.0000	\$74,500
2: Detached Garage R 01	100%	1	Wood Frame	D	1974	1958	61 F	\$29.46	0.95	\$29.46	22'x22'	\$10,837	60%	\$4,330	0%	100%	1.0000 1.0000	\$4,300