

02-07-14-278-017.000-073

General Information

Parcel Number
02-07-14-278-017.000-073

Local Parcel Number
80-0014-0006

Tax ID:

Routing Number
- - -

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2026

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 651024-073
AG/RURAL RES HOMESITES 01 0

Section/Plat
0143112

Location Address (1)
6725 COLDWATER RD
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
Res | Wash 651024-073 < 1765

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 8, 2026
Review Group 2024

Farmer Management Group I LL

Ownership

Farmer Management Group I LLC
1120 Old Bridge Pl
Fort Wayne, IN 46825

Legal

5-14-2-062
E 5.68A S1/2 S1/2 NE1/4
EX S 554.7 FT EX HWY
SEC 14



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

2026	Assessment Year	2026	2025	2025	2024	2023
WIP	Reason For Change	AA	Inf	AA	AA	AA
02/18/2026	As Of Date	03/30/2026	06/10/2025	03/26/2025	03/22/2024	04/07/2023
Income Approach	Valuation Method	Income Approach	Income Approach	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	☒	☒	☐	☒	☒
\$26,000	Land	\$26,000	\$24,200	\$29,100	\$29,100	\$29,100
\$26,000	Land Res (1)	\$26,000	\$24,200	\$29,100	\$29,100	\$29,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$227,600	Improvement	\$227,600	\$222,000	\$267,000	\$227,400	\$192,100
\$227,600	Imp Res (1)	\$227,600	\$222,000	\$267,000	\$227,400	\$175,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$16,300
\$253,600	Total	\$253,600	\$246,200	\$296,100	\$256,500	\$221,200
\$253,600	Total Res (1)	\$253,600	\$246,200	\$296,100	\$256,500	\$204,900
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$16,300

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

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
9	A		0	0.8900	1.09	\$30,000	\$32,700	\$29,103	0%	1.0000	100.00	0.00	0.00	\$29,100

6725 COLDWATER RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/07/2022	Farmer Management	2022059778	PR	/	\$225,000	I
01/01/1900	LAUBER BENJAMIN J		WD	/		I

Res

Collector 08/14/2024 tmplaa

511, 1 Family Dwell - Unplatted (0 to 9.9

Appraiser 08/14/2024 tmplaa

AG/RURAL RES HOMESIT

Notes

Land Computations

Calculated Acreage	0.89
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.89
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	0.89
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	\$29,100
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$29,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$29,100

General Information

OccupancySingle-Family
DescriptionSingle-Family (1680 S
Story Height1
Style40 Conventional 1 stor
Finished Area1680 sqft
Make

Floor Finish

☐Earth☒Slab☐Sub & Joist☐Wood☐Parquet

☒Tile☒Carpet☐Unfinished☐Other

Wall Finish

☒Plaster/Drywall☐Paneling☐Fiberboard

☐Unfinished☐Other

Roofing

☐Built-Up☐Metal☒Asphalt☐Slate☐Tile

☐Wood Shingle☐Other

Exterior Features

Description	Area	Value
Porch, Open Frame	340	\$14,900

Plumbing

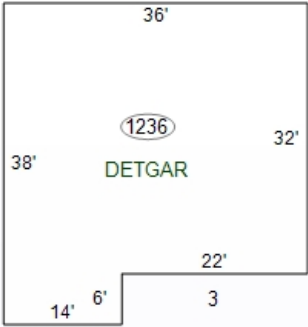
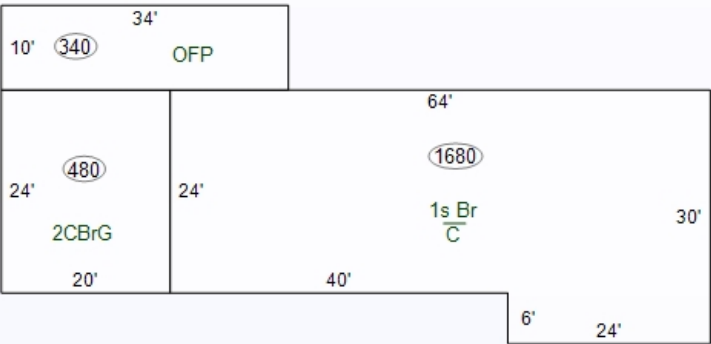
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
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	7	1680	1680	\$201,000	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl		1680	0	\$9,500	
Slab					

	Total Base	\$210,500
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Adjustments	1 Row Type Adj. x 1.00	\$210,500
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Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$7,300
No Heating (-)		\$0
A/C (+)	1:1680	\$4,700
No Elec (-)		\$0
Plumbing (+ / -)	7 – 5 = 2 x \$1,400	\$2,800
Spec Plumb (+)		\$0
Elevator (+)		\$0

	Sub-Total, One Unit	\$225,300
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	Sub-Total, 1 Units	
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Exterior Features (+)	\$14,900	\$240,200
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Garages (+) 480 sqft	\$28,700	\$268,900
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Quality and Design Factor (Grade)		1.00
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Location Multiplier		0.96
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	Replacement Cost	\$258,144
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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 (1680 SqFt)	1	Brick	C	1955	1955	71 A		0.96		1,680 sqft	\$258,144	45%	\$141,980	0%	100%	1.0000	1.620	100.00	0.00	0.00	\$230,000
2: Shed (10x10)	1	SV	C	1999	1999	27 A		0.96		10'x10'		60%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0
3: Detached Garage (14x38)	1	Wood Fr	C	1986	1955	71 A	\$38.31	0.96	\$36.78	14'x38'	\$45,457	45%	\$25,000	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$25,000