02-08-21-279-004.000-072	WENE EDWAR	RD M & JEANETTE	6111 PHEASA	NT PASS	ed Lot	Bohde Grove Add Sec A-I/7			
General Information	Ow	vnership		Tra		Notes			
Parcel Number		M & JEANETTE C	Date Ow	ner	dj Sale Price V/I				
02-08-21-279-004.000-072	6111 PHEASANT FORT WAYNE, IN		01/01/1900 WE	NE EDWARD M &	N	ND /	\$0 I		
Local Parcel Number 75-2180-0071		40035-3720							
Tax ID:		Legal							
Routing Number	4-21-1-122 BOHDE GROVE ADD	SEC E LOT 71							
 Property Class 510									
1 Family Dwell - Platted Lot		luation Records (Worl	k In Progress valu	les are not certifi					
Year: 2021	2021 Assessment Year		2021	2020	2017				
Location Information	WIP	Reason For Change	AA	AA	2019 AA	2018 AA	AA		
County	01/29/2021	As Of Date	03/11/2021	03/13/2020	03/15/2019	03/20/2018	03/18/2017		
Allen	Indiana Cost Mod	Valuation Method	Indiana Cost Mod						
Township	1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000		
ST. JOSEPH TOWNSHIP	1.0000	Notice Required							
District 072 (Local 075)	\$16,500	Land	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500		
072 FT WAYNE ST JOSEPH (75)	\$16,500	Land Res (1)	\$16,500	\$16,500	\$16,500	\$16,500	\$16,500		
School Corp 0235	\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0		
FORT WAYNE COMMUNITY	\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0		
Neighborhood 724701-072	\$144,600 \$144,600	Improvement Imp Res (1)	\$144,600 \$144,600	\$143,600 \$143,600	\$139,400 \$139,400	\$118,600 \$118,600	\$113,600 \$113,600		
Bohde Grove Add Sec A-I	\$144,000	Imp Non Res (2)	\$144,000 \$0	\$143,000	\$139,400	\$118,000 \$0	\$113,000		
	\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0		
Section/Plat 0213113	\$161,100	Total	\$161,100	\$160,100	\$155,900	\$135,100	\$130,100		
	\$161,100 \$0	Total Res (1) Total Non Res (2)	\$161,100 \$0	\$160,100	\$155,900	\$135,100	\$130,100 \$0	Land Computation	
Location Address (1) 6111 PHEASANT PASS	\$0 \$0	Total Non Res (2)	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	\$0 \$0	Calculated Acreage	0.32
FORT WAYNE, IN 46835	÷-	Land Data (Standard	· ·		· · ·		+-	Actual Frontage Developer Discount	100
Zoning	Land Pricing S			Δ	di Evt	Pos Ma	rket		0.00
	Type Method I		Size Factor		ate Value ^{Ir}	nfl. % Elig % Fac		Parcel Acreage 81 Legal Drain NV	0.00
	F F	100 100	x140 0.94	\$175 \$1	65 \$16,500	0% 100% 1.	\$16,500	82 Public Roads NV	0.00
Subdivision Lot								83 UT Towers NV	0.00
								9 Homesite	0.00
								91/92 Acres	0.00
								Total Acres Farmland	0.00
Market Model								Farmland Value	\$0
N/A								Measured Acreage	پ 0.00
Characteristics								Avg Farmland Value/Acre	0.00
Topography Flood Hazard								Value of Farmland	\$0
Level								Classified Total	\$0
Public Utilities ERA								Farm / Classifed Value	\$0 \$0
All								Homesite(s) Value	\$0
Streets or Roads TIF								91/92 Value	\$0
Paved								Supp. Page Land Value	ψΟ
Neighborhood Life Cycle Stage								CAP 1 Value	\$16,500
Other								CAP 2 Value	\$0
Printed Wednesday, April 28, 2021					Appraiser			CAP 3 Value	\$0
Review Group 2017	Data Source N/	A Colle	ector			Total Value	\$16,500		

02-08-21-279-004.000-072	2 WENE EDWARD M & JEANETTE				6111 PHEASANT PASS 5				510	510, 1 Family Dwell - Platted Lot					Bohde Grove Add Sec A-I/7 2/2					
General Information	ion Plumbing															Cost Ladder				
Occupancy Single-Family		#	TF									Floo	r Constr	Base	Finish	Value	Totals			
Description Single-Family (1752 S	Full Bath	2	6									1	91A	1752	1752	\$105,700				
Story Height 1	Half Bath	1	2						ſ	20' (220)		2								
Style12 Older conv 1 stoy/b	Kitchen Sinks	1	1							11'	11'	3								
Finished Area 1752 sqft	Water Heaters	1	1									4								
Make	Add Fixtures	0	0	a/c						OFP 20'		1/4								
Floor Finish	Total	5	10			40"				24'		1/2								
Earth T ile			_								3/4									
Slab Carpet	Accommo	dations							(432)		Attic									
Sub & Joint Unfinished	Bedrooms		3						18'	1s Fr/Br	18'	Bsm	1	1320	0	\$28,900				
Wood Other	Living Rooms		0			1320				C 24'		Craw	/	432	0	\$3,800				
Parquet	Dining Rooms		0	33'				33'				Slab								
Wall Finish	Family Rooms			0		1s <u>Fr/</u> Br		~~	-	214'						Total Base	\$138,400			
			6		B					24		Adju	stments	1 R	ow Type	Adj. x 1.00	\$138,400			
✓ Plaster/Drywall ✓ Unfinished	11 4 T -		- 1									Unfir	ı Int (-)				\$0			
Paneling Other	Heat Ty									(576)		Ex L	v Units (+)				\$0			
Fiberboard	Central Warm Air	•							24'	<u> </u>	24'	Rec	Room (+)			2:660	\$5,400			
Roofing	a					40'			4	2CFrG		Loft	(+)				\$0			
Built-Up Metal Asphalt		Tile	_				20'	180				Firep	lace (+)			MS:1 MO:1	\$4,300			
Wood Shingle						9'		9'				No H	eating (-)				\$0			
	4		-				20			24'		A/C	(+)			1:1752	\$3,800			
Exterior Fea			(alua									No E	lec (-)				\$0			
Description	Area		/alue									Plum	bing (+ / -)		10 – 5	= 5 x \$800	\$4,000			
Patio, Concrete	180		\$900									Spec	Plumb (+)				\$0			
Canopy, Roof Extension	180		1,600			\$	Specialty F	Plumbin	g			Eleva	ator (+)				\$0			
Porch, Open Frame	220	φ	7,400	Desc	cription				C	ount	Value				Sub-Tota	l, One Unit	\$155,900			
															Sub-To	tal, 1 Units				
												Exte	rior Features	s (+)		\$9,900	\$165,800			
												Gara	ges (+) 576	•		\$16,700	\$182,500			
									Quality and Design Factor (Grade)											
												Location Multiplier					0.95			
															Replace	ement Cost	\$173,375			
							of Improv		6						_	_				
Description Res S	tory Construction	Grad	Year			Base	LCM	Adj		Size	RCN	Norm	Remain			lbhd Mrkt	Improv			
. Eligidi He	agni		Buiii		Agend 56 A	Rate		Rate	0			Dep 40%	Valu		5		Value			
1: Single-Family (1752 Sq 100%	1 1/6 Masonr	у	C 1965	1965	50 A		0.95		3	,072 sqft	\$173,375	40%	\$104,03	0 0%	0 100% 1	.3900 1.0000	\$144,600			