

General Information

Parcel Number 02-08-21-279-004.000-072
Local Parcel Number 75-2180-0071

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County Allen
Township ST. JOSEPH TOWNSHIP
District 072 (Local 075)
School Corp 0235
Neighborhood 724701-072
Section/Plat 0213113
Location Address (1)
Zoning
Subdivision
Lot
Market Model
Characteristics
Topography
Public Utilities
Streets or Roads
Neighborhood Life Cycle Stage

Ownership

WENE EDWARD M & JEANETTE C
6111 PHEASANT PASS
FORT WAYNE, IN 46835-3726

Legal

4-21-1-122
BOHDE GROVE ADD SEC E LOT 71



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I

Notes

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total

Land Data (Standard Depth: Res 175', CI 175' Base Lot: Res 120' X 171', CI 120' X 171')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value

Land Computations

Table with columns: Computation Name, Value

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (1752 S  
**Story Height** 1  
**Style** 12 Older conv 1 stoy/b  
**Finished Area** 1752 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	180	\$900
Canopy, Roof Extension	180	\$1,600
Porch, Open Frame	220	\$7,400

**Plumbing**

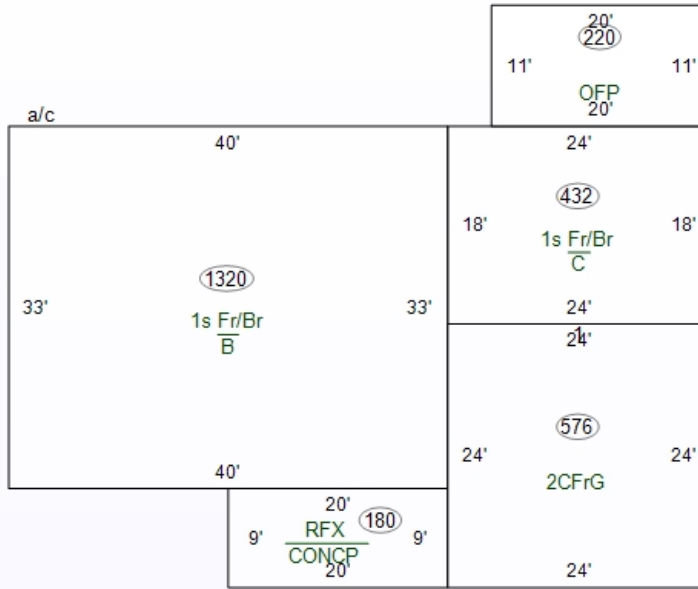
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1752	1752	\$105,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1320	0	\$28,900	
Crawl	432	0	\$3,800	
Slab				

**Total Base** \$138,400

**Adjustments 1 Row Type Adj. x 1.00** \$138,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	2:660	\$5,400
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,300
No Heating (-)		\$0
A/C (+)	1:1752	\$3,800
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$155,900

**Sub-Total, 1 Units**

Exterior Features (+)	\$9,900	\$165,800
Garages (+) 576 sqft	\$16,700	\$182,500
Quality and Design Factor (Grade)		1.00
Location Multiplier		0.95

**Replacement Cost** \$173,375

**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 (1752 Sq	100%	1	1/6 Masonry	C	1965	1965	56 A		0.95		3,072 sqft	\$173,375	40%	\$104,030	0%	100%	1.3900 1.0000	\$144,600