

02-12-04-103-007.000-074

General Information

Parcel Number
02-12-04-103-007.000-074

Local Parcel Number
96-4819-0011

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
WAYNE TOWNSHIP

District 074 (Local 091)
074 FT WAYNE WAYNE (91-95)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 761101-074
FALL CREEK SEC 1 074

Section/Plat
0003012

Location Address (1)
1402 MISTY RIVER DR
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
RES | WAY Twp 8

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 10, 2026

Review Group 2024

PANYARD RAYMOND J

Ownership

PANYARD RAYMOND J
1402 MISTY RIVER DR
FORT WAYNE, IN 46808-2916

Legal

FALL CREEK SEC I LOT 11



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
03/18/2026	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	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	☒	☐	☐	☐	☒
\$27,900	Land	\$27,900	\$27,900	\$20,400	\$20,400	\$20,400
\$27,900	Land Res (1)	\$27,900	\$27,900	\$20,400	\$20,400	\$20,400
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$211,000	Improvement	\$211,000	\$210,100	\$121,400	\$118,500	\$121,100
\$211,000	Imp Res (1)	\$211,000	\$210,100	\$121,400	\$118,500	\$121,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$238,900	Total	\$238,900	\$238,000	\$141,800	\$138,900	\$141,500
\$238,900	Total Res (1)	\$238,900	\$238,000	\$141,800	\$138,900	\$141,500
\$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 66' X 130', CI 66' X 130')

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	S		65	8190.000000	2.24	\$1.52	\$3.4	\$27,846	0%	1.0000	100.00	0.00	0.00	\$27,850

1402 MISTY RIVER DR

Transfer of Ownership

Date Owner Doc ID Code Book/Page Adj Sale Price V/I
01/01/1900 PANYARD RAYMOND WD /

Res

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

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Data Source Aerial

Collector 04/26/2024 kkpeab

Appraiser 05/16/2024 dacaab

FALL CREEK SEC 1 074/76 1/2

Notes

7/2/2024 Permit: 25p26: hea permit - Replace AC
9/22/2021 Permit: 22p23: bld permit - installing new soffit and fascia and siding on front of house only.
1/3/2017 Permit: 17p18: hea permit - GAS FIRED REPLACEMENT.

Land Computations

Calculated Acreage	0.19
Actual Frontage	65
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	0.19
91/92 Acres	0.00
Total Acres Farmland	-0.19
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	\$27,900
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$27,900
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$27,900

02-12-04-103-007.000-074

General Information

Occupancy Single-Family
Description Single-Family (1504 S
Story Height 1
Style 70 Newer Convention
Finished Area 1504 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

Exterior Features

Description	Area	Value
Patio, Concrete	120	\$1,000

PANYARD RAYMOND J

Plumbing

	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

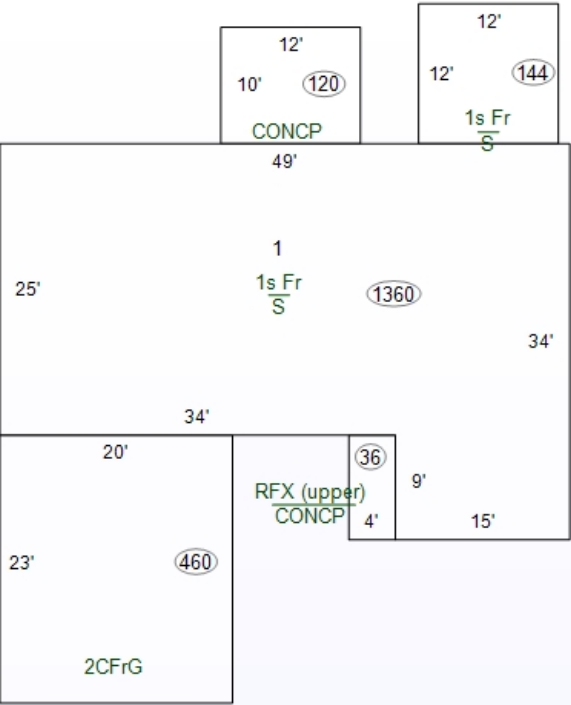
Central Warm Air

1402 MISTY RIVER DR

510, 1 Family Dwell - Platted Lot

FALL CREEK SEC 1 074/76

2/2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1504	1504	\$169,400	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1504	0	\$0	

Total Base \$169,400

Adjustments 1 Row Type Adj. x 1.00 \$169,400

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1504	\$4,600
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$1,400	\$4,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$178,200

Sub-Total, 1 Units

Exterior Features (+)	\$1,000	\$179,200
Garages (+) 460 sqft	\$21,500	\$200,700
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	

Replacement Cost \$192,672

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 (1504 SqFt)	1	Wood Fr	C	1991	1991	35 A		0.96		1,504 sqft	\$192,672	26%	\$142,580	0%	100%	1.000	1.480	100.00	0.00	0.00	\$211,000