

General Information

Parcel Number 02-08-31-130-013.000-074
Local Parcel Number 91-3605-0032

Tax ID:

Routing Number 6-(NE)-31-22-013

Property Class 510 RENTAL
1 Family Dwell - Platted Lot

Year: 2019

Location Information

County Allen
Township WAYNE TOWNSHIP
District 074 (Local 091)
School Corp 0235
Neighborhood 171114-074
Section/Plat 0313012
Location Address (1)
2017 KENWOOD AV
FORT WAYNE, IN 46805

Ownership

NEAL CRAIG W & RHONDA S
17304 PLATTER PKWY
NEW HAVEN, IN 46774-9556

Legal

LOT 32 PARAMOUNT ADD



Transfer of Ownership

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

Notes

Approach used will show in the valuation method

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 132', CI 132' Base Lot: Res 50' X 128', CI 50' X 128')

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

Subdivision

Lot

Market Model N/A

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage Other

Printed Friday, February 22, 2019

Review Group 2020

Data Source N/A

Collector

Appraiser

Land Computations

Table with columns: Description, Value

Table with columns: Valuation Method, Cost, AV%, Value

Using the same proportion for land value ensures that there is not the possibility of a negative improvement value, especially in a low real estate market. The cost value of the land and improvements will always show on the property card.

Cost Land Value

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family R 01  
**Story Height** 1  
**Style** 40 Conventional 1 stor  
**Finished Area** 1108 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	72	\$400
Patio, Concrete	80	\$400

**Plumbing**

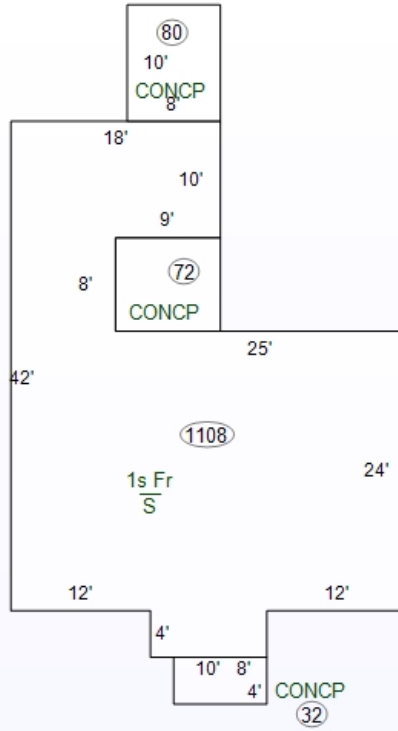
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accomodations**

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

**Heat Type**

Hot Water or Steam



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1108	1108	\$78,000	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1108	0	\$0	
			<b>Total Base</b>	\$78,000

**Adjustments**

<b>1 Row Type Adj. x 1.00</b>		\$78,000
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$80,400
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$800	\$81,200
Garages (+) 0 sqft	\$0	\$81,200
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.95
<b>Replacement Cost</b>		\$65,569

**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+1	1950	1950	69 A		0.95		1,108 sqft	\$65,569	47%	\$34,750	0%	100%	1.4700 1.0000	\$51,100
2: Detached Garage R 01	100%	1	Wood Frame	D	1950	1950	69 A	\$28.37	0.95	\$28.37	24'x23'	\$11,902	47%	\$6,310	0%	100%	1.0000 1.0000	\$6,300

Cost Improvement Value