

02-07-24-280-004.000-073

General Information

Parcel Number
02-07-24-280-004.000-073

Local Parcel Number
80-4484-0126

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2023

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 733602-073
WOODLANDS OF RIVERSIDE RE

Section/Plat
0243112

Location Address (1)
1624 CHANNEL PL
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, April 13, 2023

Review Group 2020

WONG MILTON W & GLENNAVE

Ownership

WONG MILTON W & GLENNAVER E
1624 CHANNEL PL
FORT WAYNE, IN 46825-5935

Legal

5-24-6-128
WOODLANDS OF RIVERSIDE
LOT 126



1624 CHANNEL PL

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/I
01/01/1900	WONG MILTON W &		WD	/	\$0	I

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

2023	Assessment Year	2023	2022	2021	2020	2019
WIP	Reason For Change	AA	AA	AA	AA	AA
01/27/2023	As Of Date	04/07/2023	03/21/2022	03/08/2021	03/13/2020	03/15/2019
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$34,500	Land	\$34,500	\$34,500	\$23,900	\$23,900	\$23,900
\$34,500	Land Res (1)	\$34,500	\$34,500	\$23,900	\$23,900	\$23,900
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$251,700	Improvement	\$251,700	\$231,800	\$193,800	\$170,300	\$163,700
\$251,700	Imp Res (1)	\$251,700	\$231,800	\$193,800	\$170,300	\$163,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$286,200	Total	\$286,200	\$266,300	\$217,700	\$194,200	\$187,600
\$286,200	Total Res (1)	\$286,200	\$266,300	\$217,700	\$194,200	\$187,600
\$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 80' X 131', CI 80' X 131')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		90	93x124	0.97	\$425	\$412	\$38,316	-10%	100%	1.0000	\$34,480

WOODLANDS OF RIVERSI 1/2

Notes

Land Computations

Calculated Acreage	0.26
Actual Frontage	90
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$34,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$34,500

General Information

Occupancy

Single-Family

Description

Single-Family (2365 S

Story Height

1

Style

71 Newer Conv 1 stor

Finished Area

2365 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

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

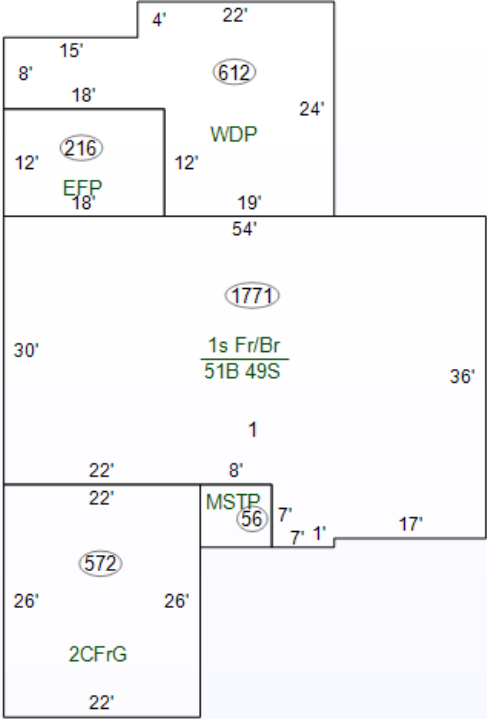
0

Total Rooms

6

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1771	1771	\$117,100	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		903	594	\$44,900	
Crawl					
Slab		868	0	\$0	
		Total Base			\$162,000
Adjustments		1 Row Type Adj. x 1.00			\$162,000
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				PS:1 PO:1	\$4,700
No Heating (-)					\$0
A/C (+)				1:1771	\$4,100
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$173,200
Sub-Total, 1 Units					
Exterior Features (+)				\$16,000	\$189,200
Garages (+) 572 sqft				\$16,200	\$205,400
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.93
Replacement Cost					\$191,022

Description	Area	Value
Stoop, Masonry	56	\$1,800
Porch, Enclosed Frame	216	\$11,400
Patio, Treated Pine	612	\$2,800

Specialty Plumbing		
Description	Count	Value

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 (2365 Sq	100%	1	1/6 Masonry	C	1986	1986	37	A		0.93		2,674 sqft	\$191,022	28%	\$137,540	0%	100%	1.8300	1.0000	\$251,700