

02-11-14-105-002.000-075

General Information

Parcel Number
02-11-14-105-002.000-075

Local Parcel Number
11-5280-0109

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Allen

Township
ABOITE TOWNSHIP

District 075 (Local 059)
075 FORT WAYNE ABOITE (59)

School Corp 0125
M.S.D. SOUTHWEST ALLEN COU

Neighborhood 384001-075
COVINGTON RESERVE SEC I-III

Section/Plat
0143011

Location Address (1)
2915 SUGARMANS TRL
FORT WAYNE, IN 46804

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Monday, April 1, 2024

Review Group 2023

BOLLINGER BERNADINE I

Ownership

BOLLINGER BERNADINE I
2915 SUGARMANS TRL
FORT WAYNE, IN 46804-2450

Legal

COVINGTON RESERVE
PHASE III SEC II LOT 109



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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
02/12/2024	As Of Date	03/22/2024	04/07/2023	03/21/2022	03/08/2021	03/13/2020
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	☒	☒	☒	☒	☒
\$45,000	Land	\$45,000	\$30,800	\$30,800	\$30,800	\$30,800
\$45,000	Land Res (1)	\$45,000	\$30,800	\$30,800	\$30,800	\$30,800
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$301,500	Improvement	\$301,500	\$304,300	\$271,800	\$229,100	\$226,600
\$301,500	Imp Res (1)	\$301,500	\$304,300	\$271,800	\$229,100	\$226,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$346,500	Total	\$346,500	\$335,100	\$302,600	\$259,900	\$257,400
\$346,500	Total Res (1)	\$346,500	\$335,100	\$302,600	\$259,900	\$257,400
\$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 175', CI 175' Base Lot: Res 91' X 157', CI 91' X 157')

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
F	F		50	76x130	0.91	\$650	\$592	\$44,992	0%	1.0000	100.00	0.00	0.00	\$44,990

510, 1 Family Dwell - Platted Lot

2915 SUGARMANS TRL

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/05/2005	BOLLINGER BERNAD		LW	05/18749	\$31,900	I
01/01/1900	SOUTHWEST DEVEL		WD	/		I

COVINGTON RESERVE SE

1/2

Notes

Land Computations

Calculated Acreage	0.23
Actual Frontage	50
Developer Discount	☐
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	\$45,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$45,000

General Information

Occupancy

Single-Family

Description

Single-Family (1968 S

Story Height

1

Style

71 Newer Conv 1 stor

Finished Area

1968 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

1

1

Total

5

9

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

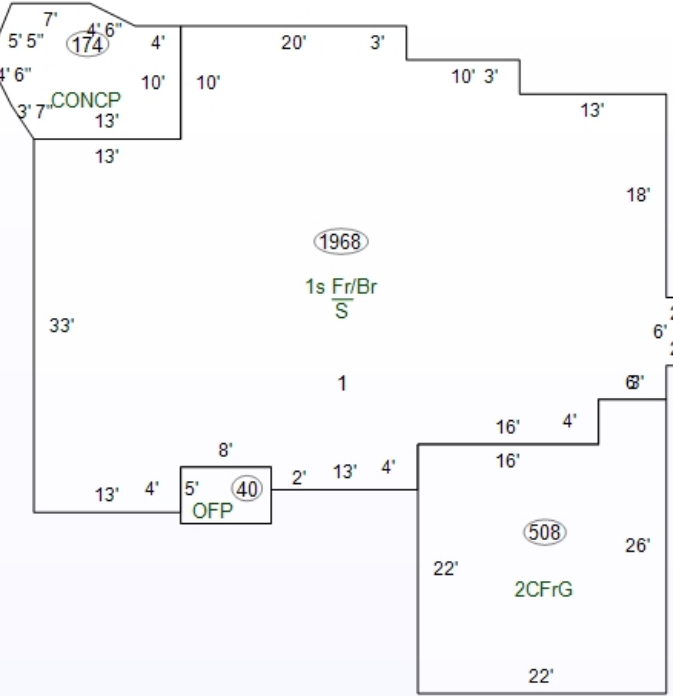
1

Total Rooms

7

Heat Type

Central Warm Air



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	91A	1968	1968	\$126,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab		1968	0	\$0
Total Base				\$126,600
Adjustments				1 Row Type Adj. x 1.00
Unfin Int (-)				\$0
Ex Liv Units (+)				\$0
Rec Room (+)				\$0
Loft (+)				\$0
Fireplace (+)				PO:1
No Heating (-)				\$0
A/C (+)				1:1968
No Elec (-)				\$0
Plumbing (+ / -)				9 - 5 = 4 x \$800
Spec Plumb (+)				\$0
Elevator (+)				\$0
Sub-Total, One Unit				\$135,800
Sub-Total, 1 Units				
Exterior Features (+)				\$4,400
Garages (+) 508 sqft				\$15,200
Quality and Design Factor (Grade)				1.10
Location Multiplier				0.92
Replacement Cost				\$157,265

Description	Area	Value
Porch, Open Frame	40	\$3,400
Patio, Concrete	174	\$1,000

Specialty Plumbing		
Description	Count	Value

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 (1968 SqFt)	1	1/6 Maso	C+2	2006	2006	18	A		0.92		1,968 sqft	\$157,265	17%	\$130,530	0%	100%	2.3100	1.000	100.00	0.00	0.00	\$301,500