

02-07-11-279-007.000-073

General Information

Parcel Number
02-07-11-279-007.000-073

Local Parcel Number
80-4197-0036

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 652401-073
WATERSWOLDE SEC A-C & PAR

Section/Plat
0113112

Location Address (1)
119 SOUTHRIDGE RD
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Sewer, Gas, Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Thursday, March 28, 2024

Review Group 2024

LYON SHELLEY L

Ownership

LYON SHELLEY L
119 SOUTHRIDGE DR
FORT WAYNE, IN 46825-2720

Legal

5-11-1-064
WATERSWOLDE SEC B LOT 36



119 SOUTHRIDGE RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/21/2008	LYON SHELLEY L	2008049845	WD	FL SHF/58210	\$93,620	I
10/14/2008	FEDERSPIEL ROGER	2008048718	SH	SHERIF/57947	\$93,621	I
06/17/2002	MEREDITH BRENDA		QC	02/9760		I
01/08/1999	MEREDITH BRENDA	0	QC	98-/14933		I
01/29/1998		0	WD	97-/14503		I
02/05/1997	MEREDITH BRENDA	0	WD	96-/18508		I

Res

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
02/23/2024	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	☒	☒	☒	☒	☒
\$33,000	Land	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
\$33,000	Land Res (1)	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$205,800	Improvement	\$205,800	\$190,100	\$158,600	\$127,700	\$107,400
\$205,800	Imp Res (1)	\$205,800	\$190,100	\$158,600	\$127,700	\$107,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$238,800	Total	\$238,800	\$223,100	\$191,600	\$160,700	\$140,400
\$238,800	Total Res (1)	\$238,800	\$223,100	\$191,600	\$160,700	\$140,400
\$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 200', CI 200' Base Lot: Res 150' X 201', CI 150' X 201')

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		127	149x195	0.99	\$235	\$233	\$34,717	-5%	1.0000	100.00	0.00	0.00	\$32,980

WATERSWOLDE SEC A-C

Notes

Land Computations

Calculated Acreage	0.67
Actual Frontage	127
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	\$33,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$33,000

General Information

Occupancy

Single-Family

Description

Single-Family (2228 S

Story Height

1

Style

40 Conventional 1 stor

Finished Area

2228 sqft

Make

Floor Finish

☐ Earth

☒ Tile

☒ Slab

☒ Carpet

☐ Sub & Joist

☐ Unfinished

☐ Wood

☐ Other

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

640

\$3,100

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

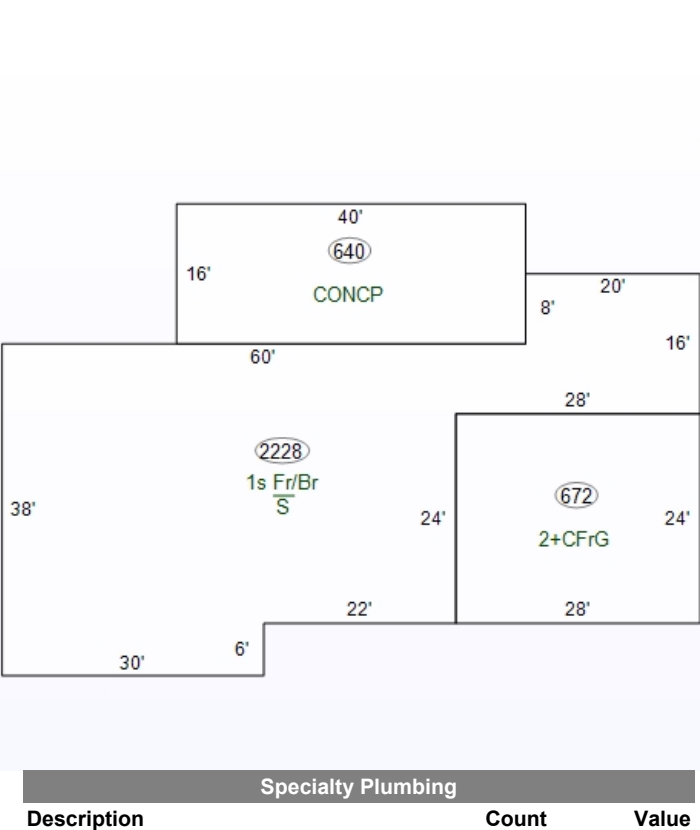
0

Total Rooms

5

Heat Type

Hot Water or Steam



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	92	2228	2228	\$140,200	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		2228	0	\$0	
				Total Base	\$140,200
Adjustments				1 Row Type Adj. x 1.00	\$140,200
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)				MS:1 MO:1	\$4,500
No Heating (-)					\$0
A/C (+)				1:2228	\$4,700
No Elec (-)					\$0
Plumbing (+ / -)				8 – 5 = 3 x \$800	\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
				Sub-Total, One Unit	\$151,800
				Sub-Total, 1 Units	
Exterior Features (+)				\$3,100	\$154,900
Garages (+) 672 sqft				\$19,600	\$174,500
Quality and Design Factor (Grade)				1.00	
Location Multiplier				0.92	
				Replacement Cost	\$160,540

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 (2228 SqFt)	1	2/6 Maso	C	1955	1955	69	A		0.92		2,228 sqft	\$160,540	42%	\$93,110	0%	100%	2.2100	1.000	100.00	0.00	0.00	\$205,800
2: Utility Shed (8x8)	1	SV	C	2010	2010	14	A		0.92		8'x8'		40%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0