

General Information

Parcel Number

02-02-10-100-026.000-057

Local Parcel Number

24-0010-0004

Tax ID:

Routing Number

- - -

Property Class 501

Vacant - Unplatted (0 to 9.99 Acres)

Year: 2021

Location Information

County

Allen

Township

PERRY TOWNSHIP

District 057 (Local 024)

057 PERRY (24)

School Corp 0225

NORTHWEST ALLEN COUNTY

Neighborhood 571023-057

Perry Res Rural Low 057

Section/Plat

0103212

Location Address (1)

1421 GLACIER RIDGE RD

FORT WAYNE, IN 46845

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography

Flood Hazard

Level

Public Utilities

ERA

Gas, Electricity

Streets or Roads

TIF

Paved

Neighborhood Life Cycle Stage

Improving

Ownership

WELLS RONALD D & EDITH J TRUST

1421 GLACIER RIDGE RD

FORT WAYNE, IN 46845-9720

Legal

3-10-1-120

43A S OF CRK MID PT

EX W 8.73A & EX OTHER TRS

SEC 10



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

2021	Assessment Year	2021	2020	2019	2018	2017
WIP	Reason For Change	AA	AA	AA	AA	AA
01/19/2021	As Of Date	03/08/2021	03/13/2020	03/15/2019	03/20/2018	03/17/2017
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	☐	☐	☐	☐	☐
\$12,700	Land	\$12,700	\$12,700	\$12,700	\$12,700	\$12,700
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$12,700	Land Non Res (3)	\$12,700	\$12,700	\$12,700	\$12,700	\$12,700
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$12,700	Total	\$12,700	\$12,700	\$12,700	\$12,700	\$12,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$12,700	Total Non Res (3)	\$12,700	\$12,700	\$12,700	\$12,700	\$12,700

Land Data (Standard Depth: Res 100', CI 100' Base Lot: Res 0' X 0', CI 0' X 0')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
91rr	A		0	1.4100	1.00	\$9,000	\$9,000	\$12,690	0%	0%	1.0000	\$12,690

Notes

Land Computations

Calculated Acreage	1.41
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	1.41
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	1.41
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	\$12,700
Supp. Page Land Value	
CAP 1 Value	\$0
CAP 2 Value	\$0
CAP 3 Value	\$12,700
Total Value	\$12,700

