

02-02-10-200-015.000-057

General Information

Parcel Number
02-02-10-200-015.000-057

Local Parcel Number
24-0010-0061

Tax ID:

Routing Number
- - -

Property Class 511
1 Family Dwell - Unplatted (0 to 9.9

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
RES | PER Rural Low (40-61)

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Improving

Printed Tuesday, April 27, 2021

Review Group 2018

WELLS RONALD D & EDITH J T

Ownership

WELLS RONALD D & EDITH J TRS
EDITH J WELLS FAMILY TRUST
1421 GLACIER RIDGE RD
FORT WAYNE, IN 46845-9720

Legal

3-10-1-122
2.50A IRR TR OF W 221.8 FT
NE1/4 & OF E 40 FT NW1/4
S OF CED CRK & N OF



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

2021	Assessment Year	2021	2020	2019	2019	2018
WIP	Reason For Change	AA	AA	AA	AA	AA
01/19/2021	As Of Date	03/08/2021	03/13/2020	04/03/2019	03/15/2019	03/20/2018
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 type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$58,500	Land	\$58,500	\$58,500	\$58,500	\$58,500	\$51,500
\$45,000	Land Res (1)	\$45,000	\$45,000	\$45,000	\$45,000	\$38,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$13,500	Land Non Res (3)	\$13,500	\$13,500	\$13,500	\$13,500	\$13,500
\$172,900	Improvement	\$172,900	\$152,400	\$145,300	\$146,200	\$140,400
\$170,600	Imp Res (1)	\$170,600	\$150,100	\$143,000	\$143,000	\$138,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$2,300	Imp Non Res (3)	\$2,300	\$2,300	\$2,300	\$3,200	\$2,300
\$231,400	Total	\$231,400	\$210,900	\$203,800	\$204,700	\$191,900
\$215,600	Total Res (1)	\$215,600	\$195,100	\$188,000	\$188,000	\$176,100
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$15,800	Total Non Res (3)	\$15,800	\$15,800	\$15,800	\$16,700	\$15,800

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
9rr	A		0	1.0000	1.00	\$45,000	\$45,000	\$45,000	0%	100%	1.0000	\$45,000
91rr	A		0	1.5000	1.00	\$9,000	\$9,000	\$13,500	0%	0%	1.0000	\$13,500

1421 GLACIER RIDGE RD

511, 1 Family Dwell - Unplatted (0 to 9.9

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
09/22/1998	WELLS RONALD D &	0	WD	98/9882	\$0	I
10/15/1996	WELLS RONALD D &	0	WD	/	\$0	I
04/18/1972	WELLS RONALD D &	0	WD	F/1406	\$0	I
01/01/1900	DEISTER RICHARD M		WD	/	\$0	I

Res

Perry Res Rural Low 057/5 1/2

Notes

Land Computations

Calculated Acreage	2.50
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	2.50
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.50
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	\$45,000
91/92 Value	\$13,500
Supp. Page Land Value	
CAP 1 Value	\$45,000
CAP 2 Value	\$0
CAP 3 Value	\$13,500
Total Value	\$58,500

\$172,900