Notes

**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

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	- 1							
10/15/1996	WELLS RONALD D &	0	WD	/	\$0	- 1							
04/18/1972	WELLS RONALD D &	0	WD	F/1406	\$0	- 1							
01/01/1900	DEISTER RICHARD M		WD	1	\$0	- 1							

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

Res

511, 1 Family Dwell - Unplatted (0 to 9.9

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										
1.0000	<b>Equalization Factor</b>	1.0000	1.0000	1.0000	1.0000	1.0000						
	Notice Required	$\checkmark$	<b>~</b>		<b>~</b>	~						
\$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						

1421 GLACIER RIDGE RD

		Land Data (	Standard I	Depth: Re	)' Base L	ot: Res 0' )	( 0', CI 0	' X 0')			
	Pricing Soil Method ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
9rr	Α	0	1.0000	1.00	\$45,000	\$45,000	\$45,000	0%	100%	1.0000	\$45,000
91rr	Α	0	1.5000	1.00	\$9,000	\$9,000	\$13,500	0%	0%	1.0000	\$13,500

Land Computation	IS
Calculated Acreage	2.50
Actual Frontage	0
Developer Discount	
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 / Classifed 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

Data Source N/A Collector **Appraiser** 08/30/2018 1421 GLACIER RIDGE RD

	Cost Ladder												
	Floor	Constr	Base	Finish	Value	Totals							
	1	92	1548	1548	\$98,500								
	2												
	3												
	4												
	1/4												
	1/2												
	3/4												
	Attic												
	Bsmt		1548	0	\$31,600								
	Crawl												
	Slab												
					Total Base	\$130,100							
		tments	1 R	low Type	Adj. x 1.00								
	Unfin	٠,,				\$0							
		Units (+)				\$0							
		loom (+)			3:400	\$5,700							
•	Loft (+	,				\$0							
2		ace (+)			MS:1 MO:1	\$4,300							
		eating (-)				\$0							
	A/C (+	-				\$0							
	No Ele	٠,,				\$0							
		oing (+ / -)		7 - 5	$5 = 2 \times $800$	\$1,600							
		Plumb (+)				\$0							
	Elevat	or (+)		O. I. T. 4	al, One Unit	\$0							
		\$141,700											
	Exteri	or Footure	o (1)	Sub-10	otal, 1 Units	¢454.000							
		or Feature	` '		\$10,100	\$151,800 \$174,100							
	Garag	es (+) 900	\$22,300	\$174,100 0.95									
		Qualit	ctor (Grade)	0.95									
			on Multiplier	\$157,125									
				Replace	ement Cost	φ15 <i>1</i> ,125							

511, 1 Family Dwell - Unplatted (0 to 9.9 Perry Res Rural Low 057/5

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		PC Nbhd	Mrkt	Improv Value
1: Single-Family (1548 Sq	100%	1	2/6 Masonry	C-1	1972	1972	49 A		0.95		3,096 sqft	\$157,125	35%	\$102,130	0%	100% 1.6700 1	.0000	\$170,600
2: Barn, Bank & Flat (T2)	0%	1		D	1920	1920	101 A	\$43.30	0.95	\$39.39	14' x 24' x 10'	\$10,059	65%	\$3,520	0%	100% 1.0000 0	.6500	\$2,300

Total all pages \$172,900 Total this page \$172,900