

02-12-10-480-018.000-074

General Information

Parcel Number
02-12-10-480-018.000-074

Local Parcel Number
94-2678-0006

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2021

Location Information

County
Allen

Township
WAYNE TOWNSHIP

District 074 (Local 091)
074 FT WAYNE WAYNE (91-95)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 471239-074
Thompsons Outlots

Section/Plat
0103012

Location Address (1)
1332 MAPLE AVE
FORT WAYNE, IN 46807

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 28, 2021

Review Group 2020

LINDSAY PATRICIA A

Ownership

LINDSAY PATRICIA A
1332 MAPLE AVE
FORT WAYNE, IN 46807-1016

Legal

E 48 FT LOT 6 FAY PLACE EXTENDED ADD



1332 MAPLE AVE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj	Sale Price	V/I
01/01/1900	LINDSAY PATRICIA A		WD	/		\$0	I

510, 1 Family Dwell - Platted Lot

Thompsons Outlots/47123 1/2

Notes

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
12/01/2020	As Of Date	03/08/2021	03/13/2020	03/15/2019	03/20/2018	03/18/2017
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	☐	☒	☒	☒	☒
\$8,100	Land	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100
\$8,100	Land Res (1)	\$8,100	\$8,100	\$8,100	\$8,100	\$8,100
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$70,300	Improvement	\$70,300	\$71,500	\$70,800	\$64,900	\$62,400
\$70,300	Imp Res (1)	\$70,300	\$71,500	\$70,800	\$64,900	\$62,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$78,400	Total	\$78,400	\$79,600	\$78,900	\$73,000	\$70,500
\$78,400	Total Res (1)	\$78,400	\$79,600	\$78,900	\$73,000	\$70,500
\$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 132', CI 132' Base Lot: Res 50' X 140', CI 50' X 140')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		48	48x114	0.94	\$180	\$169	\$8,112	0%	100%	1.0000	\$8,110

Land Computations

Calculated Acreage	0.13
Actual Frontage	48
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	\$8,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$8,100

Data Source Aerial

Collector

Appraiser 10/12/2020 amobab

General Information

Occupancy Single-Family
Description Single-Family (1536 S
Story Height 2
Style 31 Older conv 2 story/
Finished Area 1536 sqft
Make

Floor Finish

☐ Earth ☒ Tile
☒ Slab ☒ Carpet
☒ Sub & Joint ☒ Unfinished
☐ Wood ☐ Other
☐ Parquet

Wall Finish

☒ Plaster/Drywall ☒ Unfinished
☐ Paneling ☐ Other
☐ Fiberboard

Roofing

☐ Built-Up ☐ Metal ☒ Asphalt ☐ Slate ☐ Tile
☐ Wood Shingle ☐ Other

Exterior Features

Description	Area	Value
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Plumbing

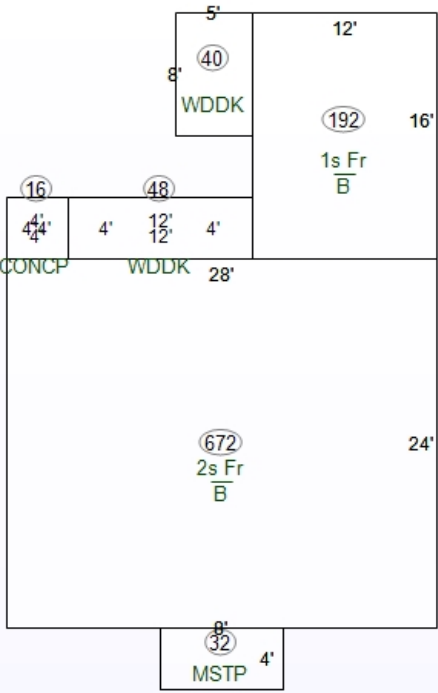
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	33

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	864	864	\$66,700	
2	1Fr	672	672	\$29,400	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		864	0	\$22,400	
Crawl					
Slab					

Total Base	\$118,500
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Adjustments	1 Row Type Adj. x 1.00	\$118,500
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Unfin Int (-)	\$0	
Ex Liv Units (+)	\$0	
Rec Room (+)	\$0	
Loft (+)	\$0	
Fireplace (+)	\$0	
No Heating (-)	\$0	
A/C (+)	1:864 2:672	\$4,300
No Elec (-)	\$0	
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)	\$0	
Elevator (+)	\$0	

Sub-Total, One Unit	\$125,200
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Sub-Total, 1 Units	\$125,200
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Exterior Features (+)	\$0	\$125,200
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Garages (+) 0 sqft	\$0	\$125,200
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Quality and Design Factor (Grade)	0.90
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Location Multiplier	0.95
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Replacement Cost	\$107,046
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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	Abn Obs	PC Nbhd	Mrkt	Improv Value
1: Single-Family (1536 Sq	100%	2	Wood Frame	D+2	1940	1940	81 A		0.95		2,400 sqft	\$107,046	50%	\$53,520	0%	100%	1.2400 1.0000	\$66,400
2: Detached Garage (14x	100%	1	Wood Frame	D	1940	1940	81 A	\$41.05	0.95	\$41.05	14'x18'	\$7,862	50%	\$3,930	0%	100%	1.0000 1.0000	\$3,900