

General Information

Parcel Number 02-11-14-231-024.000-075
Local Parcel Number 11-4634-0068

Tax ID:

Routing Number

11-14-5-20

Property Class 510

1 Family Dwell - Platted Lot

Year: 2019

Location Information

County Allen

Township ABOITE TOWNSHIP

District 075 (Local 059)

075 FORT WAYNE ABOITE (59)

School Corp 0125

M.S.D. SOUTHWEST ALLEN COU

Neighborhood 383501-075

Shores Of Oakborough Sec 1-3

Section/Plat

0143011

Location Address (1)

2827 RIDGE VALLEY DR
FORT WAYNE, IN 46804

Zoning

Subdivision

Lot

Market Model

N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

All

Streets or Roads TIF

Paved

Neighborhood Life Cycle Stage

Other

Printed Monday, March 18, 2019

Review Group 2015

Ownership

BURRELL MARGUERITE W
2827 RIDGE VALLEY DR
FORT WAYNE, IN 46804-7829

Legal

SHORES OF OAK BOROUGH SEC II
LOT 68 & W1/2 VAC DICKE RD
ADJ ON E



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/03/2000 and 01/01/1900.

Notes

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for 2019 and 2018.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 63' X 120', CI 63' X 120')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value.

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source N/A

Collector

Appraiser

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	1
<b>Style</b>	71 Newer Conv 1 stor
<b>Finished Area</b>	2763 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joint	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

**Wall Finish**

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

**Roofing**

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Other			

**Exterior Features**

Description	Area	Value
Patio, Concrete	32	\$200
Patio, Concrete	108	\$600
Canopy, Roof Extension	32	\$600

**Plumbing**

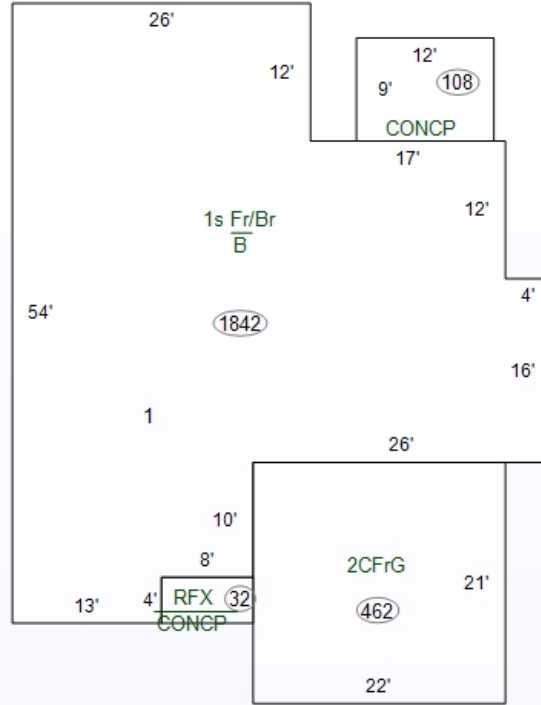
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accomodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	1
<b>Total Rooms</b>	5

**Heat Type**

Central Warm Air



Description	Count	Value
Specialty Plumbing		

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1842	1842	\$110,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1842	921	\$61,100	
Crawl				
Slab				

<b>Total Base</b>	\$171,200
<b>Adjustments</b>	<b>1 Row Type Adj. x 1.00</b>
	\$171,200

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	PS:1 PO:1 \$2,900
No Heating (-)	\$0
A/C (+)	1:1842 \$3,800
No Elec (-)	\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800 \$4,000
Spec Plumb (+)	\$0
Elevator (+)	\$0

<b>Sub-Total, One Unit</b>	\$181,900
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<b>Sub-Total, 1 Units</b>	
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Exterior Features (+)	\$1,400	\$183,300
Garages (+) 462 sqft	\$12,800	\$196,100
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.95	
<b>Replacement Cost</b>		\$186,295

**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 R 01	100%	1	1/6 Masonry	C	1986	1986	33 A		0.95		3,684 sqft	\$186,295	26%	\$137,860	0%	100%	1.3600 1.0000	\$187,500