

General Information

Parcel Number 02-07-04-401-003.000-065

Local Parcel Number 29-0004-0013

Tax ID:

Routing Number - - -

Property Class 199 Other Agricultural Use

Year: 2019

Location Information

County Allen

Township WASHINGTON TOWNSHIP

District 065 (Local 029) 065 WASHINGTON (29)

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 651024-065 Ag/Rural Res Homesites 01 065

Section/Plat 0004

Location Address (1) 2635 W TILL RD FORT WAYNE, IN 46818

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA All

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, March 19, 2019

Review Group 2016

Ownership

Pruitt Charles P & Susan K 11508 Wayfair Pl Fort Wayne, IN 46845

Legal

13.281 A Irr Tract SE 1/4 Sec 4



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/25/2012 to 01/01/1900.

Notes

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

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

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show land data for lots 4, 71, and 82.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (13.28), Actual Frontage (0), Parcel Acreage (13.28), Total Acres Farmland (12.99), and Total Value (\$17,700).

Data Source N/A

Collector

Appraiser

Total Value \$17,700

**General Information**

Occupancy Steel Grain Bin  
 Description Steel Grain Bin  
 Story Height 0  
 Style N/A  
 Finished Area  
 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

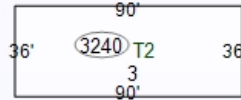
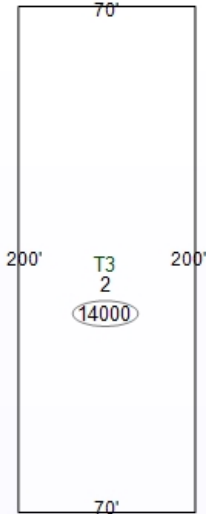
**Plumbing**

# TF  
 Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Accomodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Heat Type**



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1				
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab				

**Adjustments**

Adjustments	Total Base	Row Type Adj.
Unfin Int (-)		
Ex Liv Units (+)		
Rec Room (+)		
Loft (+)		
Fireplace (+)		
No Heating (-)		
A/C (+)		
No Elec (-)		
Plumbing (+ / -)		
Spec Plumb (+)		
Elevator (+)		

<b>Sub-Total, One Unit</b>	\$0
<b>Sub-Total, 1 Units</b>	
Exterior Features (+)	\$0 \$0
Garages (+) 0 sqft	\$0 \$0
Quality and Design Factor (Grade)	
Location Multiplier	0.95
<b>Replacement Cost</b>	\$7,790

**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: Steel Grain Bin	0%	1		D-1	1950	1950	69 VP		0.95		16' x 20'	\$7,790	85%	\$1,170	0%	100%	1.0000	1.0000	\$1,200
2: Barn, Pole (T3) (70x20)	0%	1	T3AW	C	1982	1982	37 A	\$8.65	0.95	\$6.55	200' x 70' x 16'	\$87,086	55%	\$39,190	0%	100%	1.0000	0.6500	\$25,500
3: Barn, Flat (T2)	0%	1		D-1	1920	1920	99 VP	\$25.77	0.95	\$19.33	36' x 90' x 20'	\$41,656	85%	\$6,250	0%	100%	1.0000	0.6500	\$4,100