

General Information

Parcel Number 02-11-29-451-002.000-038
Local Parcel Number 11-4649-0011

Ownership

COZZI MICHAEL
6533 POST RD
FORT WAYNE, IN 46814-9407

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 02/13/2002 COZZI MICHAEL and 01/01/1900 HOOVEN HOWARD E.

Notes

Tax ID:

Legal

WEST HAMILTON ESTATES LOT 11

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2019

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

Location Information

County Allen
Township ABOITE TOWNSHIP
District 038 (Local 011)
School Corp 0125
Neighborhood 387401-038
Section/Plat 0293011
Location Address (1) 6533 POST RD FORT WAYNE, IN 46814

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3). Values range from 2016 to 2019.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Land Computations

Table with columns: Description, Value. Rows include Calculated Acreage (2.67), Actual Frontage (0), 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 (1.00), 91/92 Acres (1.67), Total Acres Farmland (-2.67), 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 (\$80,000), 91/92 Value (\$41,700), Supp. Page Land Value, CAP 1 Value (\$80,000), CAP 2 Value (\$0), CAP 3 Value (\$41,700), Total Value (\$121,700).

**General Information**

<b>Occupancy</b>	Single-Family
<b>Description</b>	Single-Family R 01
<b>Story Height</b>	3
<b>Style</b>	92 Newer Conv 2 stor
<b>Finished Area</b>	7081 sqft
<b>Make</b>	

**Floor Finish**

<input type="checkbox"/> Earth	<input checked="" 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 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, Brick	886	\$10,900
Porch, Open Frame	72	\$3,700

**Plumbing**

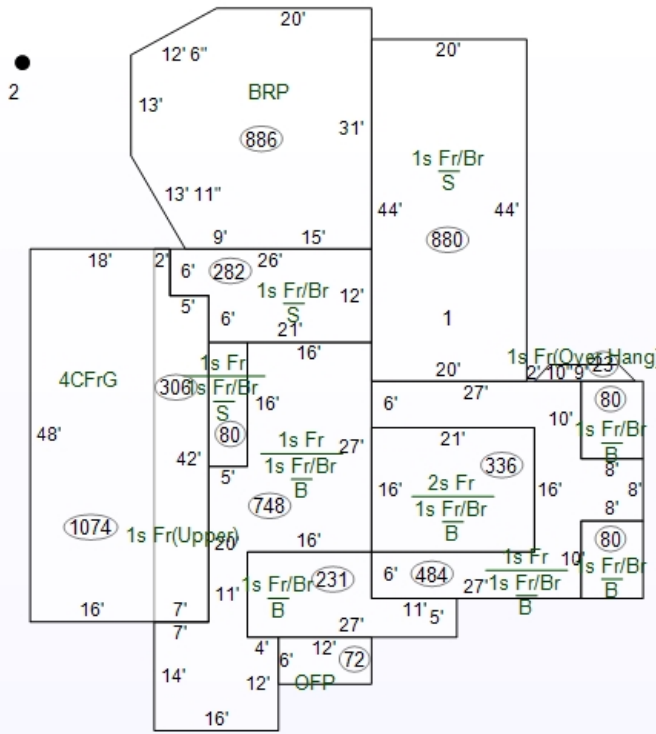
#	TF
<b>Full Bath</b>	4 12
<b>Half Bath</b>	1 2
<b>Kitchen Sinks</b>	1 1
<b>Water Heaters</b>	1 1
<b>Add Fixtures</b>	4 4
<b>Total</b>	11 20

**Accomodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	17

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
Bath Tub With Jets	1	\$1,700
Whirl Pool (4)	1	\$6,600

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 94	3224	3224	\$182,900	
2 1Fr	1954	1954	\$57,400	
3 1Fr	336	336	\$19,400	
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1959	1567	\$75,000	
Crawl				
Slab	1242	0	\$0	

**Total Base** \$334,700

**Adjustments 1 Row Type Adj. x 1.00** \$334,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:3 MO:5	\$19,700
No Heating (-)		\$0
A/C (+)	1:3224 2:1954 3:336	\$10,300
No Elec (-)		\$0
Plumbing (+ / -)	20 - 5 = 15 x \$800	\$12,000
Spec Plumb (+)		\$8,300
Elevator (+)		\$0

**Sub-Total, One Unit** \$385,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$14,600	\$399,600
Garages (+) 1074 sqft	\$25,600	\$425,200
Quality and Design Factor (Grade)		1.40
Location Multiplier		0.95
<b>Replacement Cost</b>		<b>\$565,516</b>

**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%	3	2/6 Masonry	B+2	1987	1987	32 A		0.95		7,473 sqft	\$565,516	24%	\$429,790	0%	100%	0.9000 1.0000	\$386,800
2: Pool, In Ground R 01	0%	1		C	2006	2006	13 A	\$70.38	0.95	\$76.32	20'x42'	\$67,454	40%	\$40,470	50%	100%	1.0000 1.0000	\$20,200