

General Information

Parcel Number 02-03-31-477-035.000-042
Local Parcel Number 13-5287-0164

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Allen

Township CEDAR CREEK TOWNSHIP

District 042 (Local 013)
042 CEDAR CREEK (13)

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 421301-042
CEDAR GLENS SUB SEC I-VII

Section/Plat 0031

Location Address (1)
10502 QUAIL RUN
FORT WAYNE, IN 46845

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Level Flood Hazard

Public Utilities ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage
Other

Printed Thursday, March 28, 2024

Review Group 2022

Ownership

Hanna Waseem & Amanda
10502 Quail Run
Fort Wayne, IN 46845

Legal

CEDAR GLENS SEC VI LOT 164

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 06/10/2020 to 01/01/1900.

Notes



Res Master Parcel of 1

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 data for years 2022-2024.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 85' X 132', CI 85' X 132')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, Value.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.25), Actual Frontage (47), Parcel Acreage (0.00), etc.

Data Source N/A

Collector 05/23/2022 mxreaa

Appraiser 05/23/2022 mxreaa

Total Value \$39,300

General Information

Occupancy	Single-Family
Description	Single-Family (2405 S
Story Height	2
Style	92 Newer Conv 2 stor
Finished Area	2405 sqft
Make	

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 & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input checked="" 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
Wood Deck	156	\$2,900
Porch, Open Frame	101	\$4,900

Plumbing

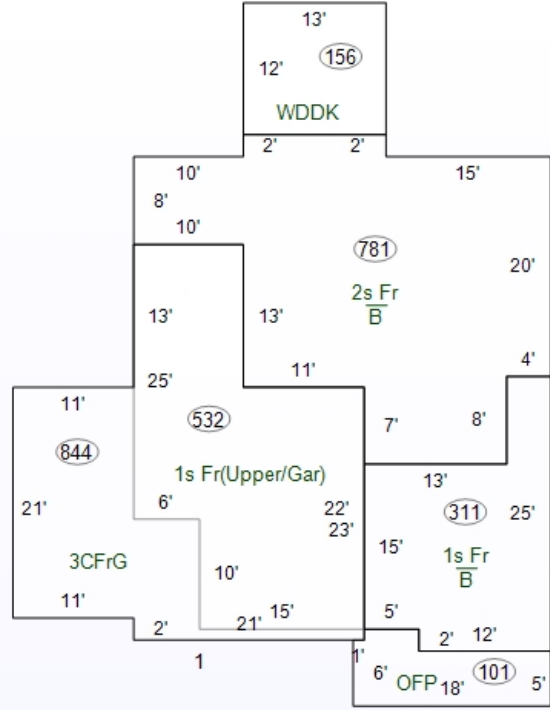
	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

Bedrooms	4
Living Rooms	1
Dining Rooms	1
Family Rooms	
Total Rooms	7

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1092	1092	\$85,100	
2 1Fr	1313	1313	\$48,000	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	1092	0	\$28,200	
Crawl				
Slab				

Total Base \$161,300

Adjustments 1 Row Type Adj. x 1.00 \$161,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1092 2:1313	\$5,100
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$178,500

Sub-Total, 1 Units

Exterior Features (+)	\$7,800	\$186,300
Garages (+) 844 sqft	\$23,800	\$210,100
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
Replacement Cost		\$212,621

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family (2405 SqFt)	2	Wood Fr	C+2	2016	2016	8	A		0.92		3,497 sqft	\$212,621	7%	\$197,740	5%	100%	1.9800	1.000	100.00	0.00	0.00	\$373,100