

02-06-17-401-003.000-049

General Information

Parcel Number
02-06-17-401-003.000-049

Local Parcel Number
18-3176-0013

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Allen

Township
LAKE TOWNSHIP

District 049 (Local 018)
049 LAKE (18)

School Corp 0225
NORTHWEST ALLEN COUNTY

Neighborhood 491009-049
AG/RURAL RES HOMESITES 01 0

Section/Plat
0173111

Location Address (1)
6328 BUTT RD
FORT WAYNE, IN 46818

Zoning

Subdivision

Lot

Market Model
Res | LAK 491009 (40-61)

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
Electricity ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, May 31, 2025

Review Group 2024

Edwards Douglas E & Rebecca

Ownership

Edwards Douglas E & Rebecca
6328 Butt Rd
Fort Wayne, IN 46818

Legal

Kindy Farm Subdivision Lot 13



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

2025	Assessment Year	2025	2025	2024	2023	2022
WIP	Reason For Change	Misc	AA	AA	AA	AA
05/28/2025	As Of Date	05/29/2025	03/26/2025	03/22/2024	04/07/2023	03/21/2022
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	☒	☐	☒	☒	☒
\$71,700	Land	\$71,700	\$71,700	\$71,800	\$71,800	\$41,900
\$40,000	Land Res (1)	\$40,000	\$40,000	\$40,000	\$40,000	\$30,000
\$31,700	Land Non Res (2)	\$31,700	\$31,700	\$31,800	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$31,800	\$11,900
\$160,600	Improvement	\$160,600	\$160,600	\$149,200	\$129,300	\$145,200
\$160,600	Imp Res (1)	\$160,600	\$160,600	\$149,200	\$118,100	\$126,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$11,200	\$18,600
\$232,300	Total	\$232,300	\$232,300	\$221,000	\$201,100	\$187,100
\$200,600	Total Res (1)	\$200,600	\$200,600	\$189,200	\$158,100	\$156,600
\$31,700	Total Non Res (2)	\$31,700	\$31,700	\$31,800	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$43,000	\$30,500

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

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
9	A		0	1.0000	1.00	\$40,000	\$40,000	\$40,000	0%	1.0000	100.00	0.00	0.00	\$40,000
91	A		0	1.586	1.00	\$20,000	\$20,000	\$31,720	0%	1.0000	0.00	100.00	0.00	\$31,720
82	A		0	.164	1.00	\$2,120	\$2,120	\$348	-100%	1.0000	0.00	100.00	0.00	\$00

Printed Saturday, May 31, 2025

Review Group 2024

Data Source N/A

Collector 03/18/2024 cxroab

Appraiser 06/24/2024 cxroab

510, 1 Family Dwell - Platted Lot

6328 BUTT RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/12/2018	Edwards Douglas E &	2018052510	WD	/	\$167,000	V
10/03/2017	Global Asset Recovery	2017052178	WD	/	\$55,000	V
07/31/2017	RNS Properties LLC	2017040534	WD	/	\$36,000	I
07/17/2013	Roach Barry & Ann	2013039932	TD	/12414	\$40,000	I
07/08/1999	BECKER CARL E & M	0	WD	99/6543		I
01/01/1900	BECKER CARL E & M		WD	/		I

Res

AG/RURAL RES HOMESIT 1/2

Notes

3/6/2020 Permit: 21P22 T3 not started. JG/LT

Land Computations

Calculated Acreage	2.75
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.16
83 UT Towers NV	0.00
9 Homesite	1.00
91/92 Acres	1.59
Total Acres Farmland	-2.75
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	\$40,000
91/92 Value	\$31,700
Supp. Page Land Value	
CAP 1 Value	\$40,000
CAP 2 Value	\$31,700
CAP 3 Value	\$0
Total Value	\$71,700

General Information

OccupancySingle-Family

DescriptionSingle-Family (1636 S

Story Height1

Style40 Conventional 1 stor

Finished Area1636 sqft

Make

Floor Finish

☐ Earth

☒ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☒ Tile

☒ Carpet

☐ Unfinished

☐ Other

Wall Finish

☒ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Plumbing

#TF

Full Bath13

Half Bath12

Kitchen Sinks00

Water Heaters00

Add Fixtures00

Total25

Accommodations

Bedrooms3

Living Rooms0

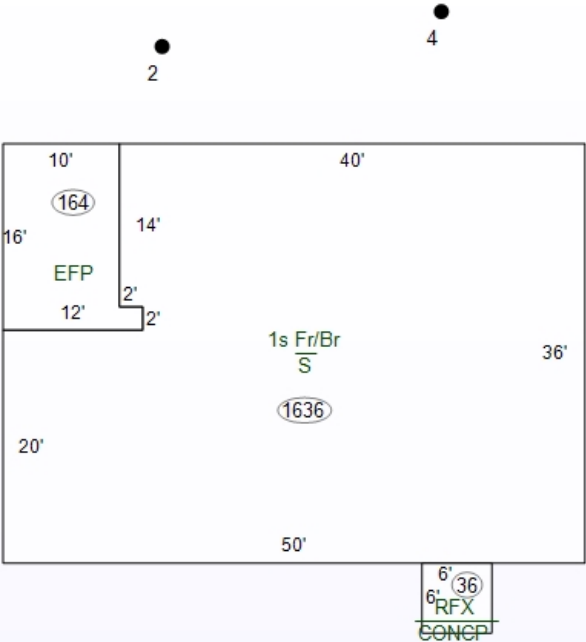
Dining Rooms0

Family Rooms0

Total Rooms4

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	91A	1636	1636	\$144,500	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1636	0	\$0	
		Total Base			\$144,500
Adjustments		1 Row Type Adj. x 1.00			\$144,500
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1636	\$5,000
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$149,500
Sub-Total, 1 Units					
Exterior Features (+)				\$13,800	\$163,300
Garages (+) 0 sqft				\$0	\$163,300
Quality and Design Factor (Grade)					0.95
Location Multiplier					0.96
Replacement Cost					\$148,930

Specialty Plumbing		
Description	Count	Value

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 (1636 SqFt)	1	1/6 Maso	C-1	1950	1950	75 A		0.96		1,636 sqft	\$148,930	45%	\$81,910	0%	100%	1.0000	1.720	100.00	0.00	0.00	\$140,900
2: Barn, Pole (T3) 24X40X18	1	T3AW	C	2020	2020	5 A	\$20.41	0.96		24' x 40' x 18'	\$19,753	15%	\$16,790	0%	100%	1.0000	0.650	100.00	0.00	0.00	\$10,900
3: Detached Garage (20x26)	1	Wood Fr	D	1960	1950	75 A	\$44.13	0.96	\$33.89	20'x26'	\$17,624	50%	\$8,810	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$8,800
4: Shed (9x12)	1	SV	D	1950	1950	75 A		0.96		9'x12'		65%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0