

02-06-36-453-006.000-049

General Information

Parcel Number
02-06-36-453-006.000-049

Local Parcel Number
18-5389-0031

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 491101-049
STRATFORD FOREST SEC I-IX

Section/Plat
0036

Location Address (1)
1727 SHAKESPEARE BLVD
FORT WAYNE, IN 46818

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Rolling

Flood Hazard
☐

Public Utilities
Electricity

ERA
☐

Streets or Roads
Paved

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Saturday, April 12, 2025

Review Group 2024

Pennington Nicole R

Ownership

Pennington Nicole R
1727 Shakespeare Blvd
Fort Wayne, IN 46818

Legal

STRATFORD FOREST SEC 1 LOT 31



1727 SHAKESPEARE BLVD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/05/2021	Pennington Nicole R	2021022683	WR	/	\$194,000	V
11/09/2016	Sharp Matthew A & St	2016060475	WR	/	\$128,500	V
11/01/2013	Leonard Christopher J	2013061985	WD	/15836	\$114,500	I
04/07/2008	KIRBY JOSEPH E & K	2008016994	CW	/	\$118,604	I
06/07/2007	HAWTHORN VALLEY	207031803	WD	/	\$64,500	I
01/01/1900	EQUITY LAND CORP		WD	/		I

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
01/03/2025	As Of Date	03/26/2025	03/22/2024	04/07/2023	03/21/2022	03/08/2021
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	☒	☒	☒	☒	☐
\$49,400	Land	\$49,400	\$41,700	\$41,700	\$41,700	\$41,700
\$49,400	Land Res (1)	\$49,400	\$41,700	\$41,700	\$41,700	\$41,700
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$184,700	Improvement	\$184,700	\$178,900	\$177,300	\$153,000	\$123,500
\$184,700	Imp Res (1)	\$184,700	\$178,900	\$177,300	\$153,000	\$123,500
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$234,100	Total	\$234,100	\$220,600	\$219,000	\$194,700	\$165,200
\$234,100	Total Res (1)	\$234,100	\$220,600	\$219,000	\$194,700	\$165,200
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 70' X 131', CI 70' X 131')

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	S		0	9320	2.12	\$2.5	\$5.3	\$49,396	0%	1.0000	100.00	0.00	0.00	\$49,400

Land Computations

Calculated Acreage	0.21
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	0.21
91/92 Acres	0.00
Total Acres Farmland	-0.21
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	\$49,400
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$49,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$49,400

STRATFORD FOREST SEC 1/2

Notes

General Information

Occupancy Single-Family
Description Single-Family (1320 S
Story Height 1
Style 70 Newer Convention
Finished Area 1320 sqft
Make

Floor Finish

☐ Earth ☐ Tile
☒ Slab ☒ Carpet
☐ Sub & Joist ☐ 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
Patio, Concrete	35	\$200
Canopy, Roof Extension	35	\$800
Patio, Concrete	120	\$1,000

Plumbing

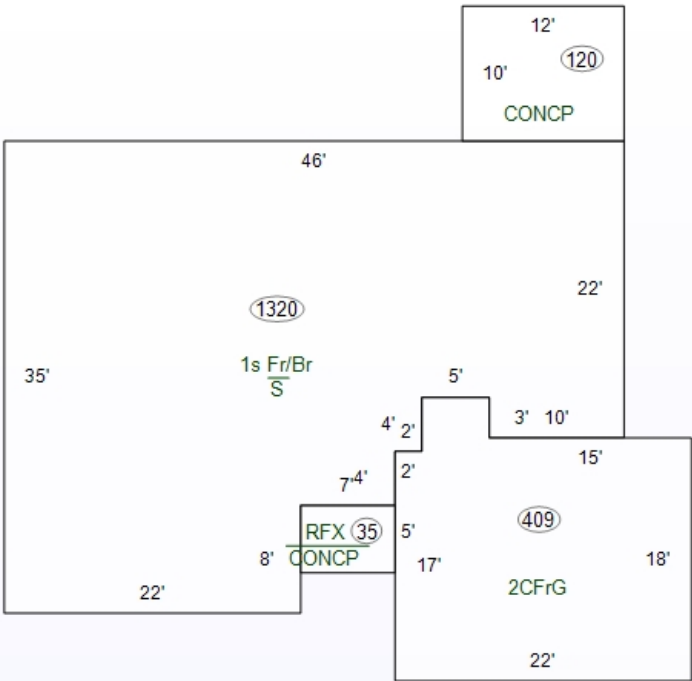
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1320	1320	\$127,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1320	0	\$0	

Total Base \$127,600

Adjustments 1 Row Type Adj. x 1.00 \$127,600

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)	1:1320	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$136,000

Sub-Total, 1 Units

Exterior Features (+)	\$2,000	\$138,000
Garages (+) 409 sqft	\$17,600	\$155,600
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	

Replacement Cost \$149,376

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 (1320 SqFt)	1	1/6 Maso	C	2007	2007	18	A		0.96		1,320 sqft	\$149,376	17%	\$123,980	0%	100%	1.4900	1.000	100.00	0.00	0.00	\$184,700