

02-07-24-177-015.000-073

General Information

Parcel Number
02-07-24-177-015.000-073

Local Parcel Number
80-3537-0132

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Allen

Township
WASHINGTON TOWNSHIP

District 073 (Local 080)
073 FT WAYNE WASHINGTON (80

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 733501-073
NORTHCREST ADD SEC I-IV, EXT

Section/Plat
0024

Location Address (1)
5214 ARCHWOOD LN
FORT WAYNE, IN 46825

Zoning

Subdivision

Lot

Market Model
RES | Wash Group 1 < 1160

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2024

Memmer Robin & Susan

Ownership

Memmer Robin & Susan
5214 Archwood Ln
Fort Wayne, IN 46825

Legal

NORTHCREST SEC 2 LOT 132

5214 ARCHWOOD LN

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
06/16/2014	Memmer Robin & Sus	2014026264	TD	/	\$61,000	I
07/16/2008	BRUCKART LOIS A T	2008034462	WD	NO-DIS/53549		I
04/16/2008	BRUCKART LOIS A A	2008018734	OT	/49244		I
01/01/1900	BRUCKART DORIS M		WD	/		I

NORTHCREST ADD SEC I-I

1/2

Notes



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
02/10/2025	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	☐	☒	☒	☒	☒
\$25,400	Land	\$25,400	\$14,600	\$14,600	\$14,600	\$14,600
\$25,400	Land Res (1)	\$25,400	\$14,600	\$14,600	\$14,600	\$14,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$172,200	Improvement	\$172,200	\$169,000	\$148,400	\$123,600	\$104,100
\$172,200	Imp Res (1)	\$172,200	\$169,000	\$148,400	\$123,600	\$104,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$197,600	Total	\$197,600	\$183,600	\$163,000	\$138,200	\$118,700
\$197,600	Total Res (1)	\$197,600	\$183,600	\$163,000	\$138,200	\$118,700
\$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 68' X 132', CI 68' X 132')

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
F	F		60	60x112	0.94	\$450	\$423	\$25,380	0%	1.0000	100.00	0.00	0.00	\$25,380

Land Computations

Calculated Acreage	0.15
Actual Frontage	60
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	0.00
91/92 Acres	0.00
Total Acres Farmland	0.00
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	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$25,400
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$25,400

General Information

OccupancySingle-Family

DescriptionSingle-Family (1032 S

Story Height1

Style41 Conventional 1 stor

Finished Area1032 sqft

Make

Floor Finish

☐Earth

☒Slab

☒Sub & Joist

☐Wood

☐Parquet

☐Tile

☒Carpet

☒Unfinished

☐Other

Wall Finish

☒Plaster/Drywall

☐Paneling

☐Fiberboard

☒Unfinished

☐Other

Roofing

☐Built-Up

☐Metal

☒Asphalt

☐Slate

☐Tile

☐Wood Shingle

☐Other

Exterior Features

Description	Area	Value
Stoop, Masonry	24	\$1,800
Porch, Enclosed Frame	35	\$4,800

Plumbing

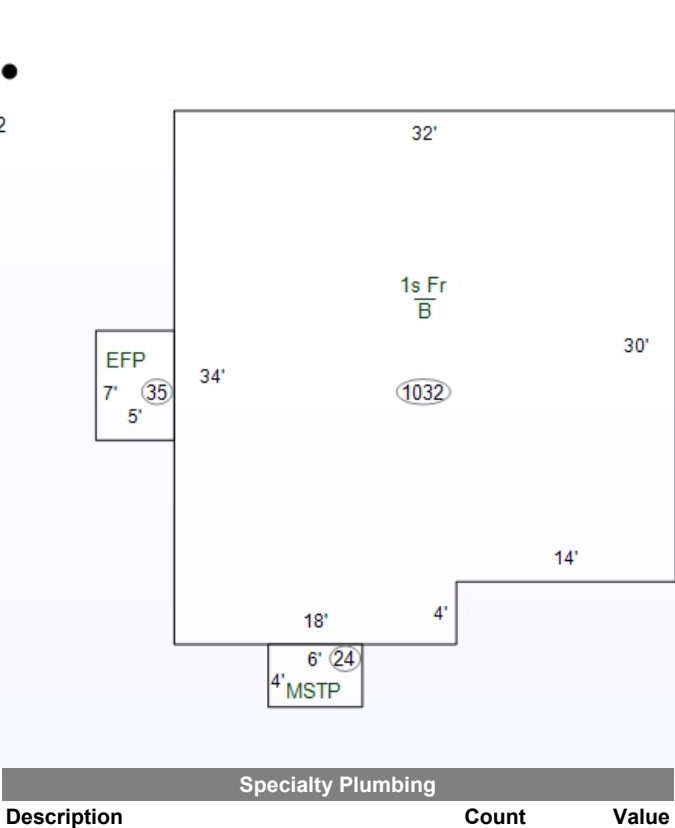
	#	TF
Full Bath	2	6
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	8

Accommodations

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

Heat Type

Central Warm Air



Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1032	1032	\$106,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1032	0	\$35,200	
Crawl					
Slab					
		Total Base			\$142,100
Adjustments		1 Row Type Adj. x 1.00			\$142,100
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)				1:872	\$5,600
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:1032	\$3,800
No Elec (-)					\$0
Plumbing (+ / -)			8 – 5 = 3 x \$800		\$2,400
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$153,900
Sub-Total, 1 Units					
Exterior Features (+)				\$6,600	\$160,500
Garages (+) 0 sqft				\$0	\$160,500
Quality and Design Factor (Grade)					0.90
Location Multiplier					0.96
Replacement Cost					\$138,672

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 (1032 SqFt)	1	Wood Fr	D+2	1959	1959	66	A		0.96		2,064 sqft	\$138,672	47%	\$73,500	0%	100%	1.0000	2.230	100.00	0.00	0.00	\$163,900
2: Detached Garage (20x22)	1	Wood Fr	D	1959	1959	66	A	\$46.21	0.96	\$35.49	20'x22'	\$15,615	47%	\$8,280	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$8,300