

General Information

Parcel Number 02-07-35-380-005.000-074

Local Parcel Number 92-3839-0006

Tax ID:

Routing Number - - -

Property Class 680 Exempt, Charitable Organization

Year: 2024

Location Information

County Allen

Township WAYNE TOWNSHIP

District 074 (Local 091) 074 FT WAYNE WAYNE (91-95)

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 271324-074 HUFFMANS ADDITION

Section/Plat 0035

Location Address (1) 309 PUTNAM ST FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model RES | WAY 271324 w/o eff yr

Characteristics

Topography Level, Rolling Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 28, 2024

Review Group 2025

Ownership

Heart of the City Mission Foundation In 1651 Cass St Fort Wayne, IN 46808

Legal

Lot 6 St Vincents Place Addition

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 09/28/2017 to 01/01/1900.

Notes

1/15/2016 Permit: 17p18: BLD PERMIT-R-15-023027 TEAR OFF/REROOF. (no permit day)



Exempt

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 values for years 2021-2024.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 40' X 144', CI 40' X 144')

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, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Data Source Aerial

Collector

Appraiser 04/29/2021 Romeo Morris

Total Value \$13,700

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (776 Sq  
**Story Height** 1  
**Style** 12 Older conv 1 stoy/b  
**Finished Area** 776 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

**Plumbing**

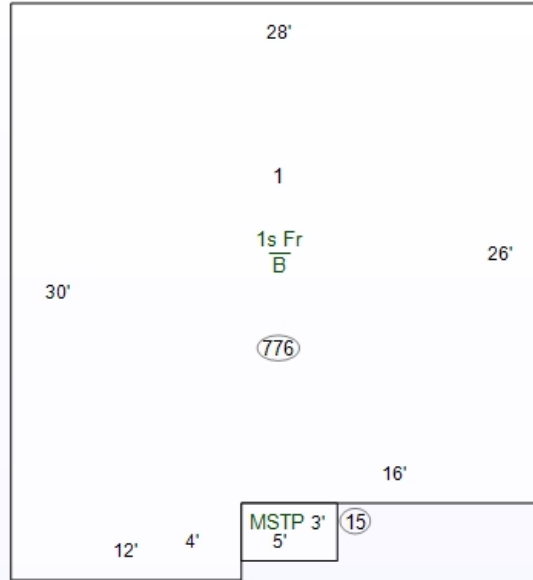
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	0
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value

**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	776	776	\$66,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	776	0	\$23,100	
Crawl				
Slab				

**Total Base** \$89,700

**Adjustments 1 Row Type Adj. x 1.00** \$89,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:776 \$3,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$93,600

**Sub-Total, 1 Units**

Exterior Features (+)	\$0	\$93,600
Garages (+) 0 sqft	\$0	\$93,600
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.92	
<b>Replacement Cost</b>		<b>\$68,890</b>

**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 (776 SqFt)	1	Wood Fr	D	1942	1942	82 A		0.92		1,552 sqft	\$68,890	50%	\$34,440	0%	100%	1.0000	2.200	100.00	0.00	0.00	\$75,800
2: Detached Garage (12x20)	1	Wood Fr	D	1942	1942	82 A	\$45.76	0.92	\$33.68	12'x20'	\$8,083	50%	\$4,040	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$4,000