

02-07-35-383-031.000-074

General Information

Parcel Number
02-07-35-383-031.000-074

Local Parcel Number
92-2139-0006

Tax ID:

Routing Number
- - -

Property Class 686
Exempt, Church, Chapel, Mosque,

Year: 2025

Location Information

County
Allen

Township
WAYNE TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 91204-074
NORTH HIGHLANDS 074

Section/Plat
0035

Location Address (1)
1615 WELLS ST
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
C&I | Office 1 & 2 Story | Suburban |

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage
Other

Printed Friday, April 11, 2025

Review Group 2025

Fort Wayne Metaphysical Chapel

Ownership

Fort Wayne Metaphysical Chapel Inc
1615 Wells St
Fort Wayne, IN 46808

Legal

S 20' Lot 5 & N 5' Lot 6 F J Becks Homestead
Addition



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
12/31/2024	As Of Date	03/26/2025	03/22/2024	04/07/2023	03/21/2022	03/10/2021
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	☒	☒	☒	☒	☒
\$6,600	Land	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$6,600	Land Non Res (3)	\$6,600	\$6,600	\$6,600	\$6,600	\$6,600
\$139,200	Improvement	\$139,200	\$105,300	\$106,400	\$98,800	\$90,100
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$139,200	Imp Non Res (3)	\$139,200	\$105,300	\$106,400	\$98,800	\$90,100
\$145,800	Total	\$145,800	\$111,900	\$113,000	\$105,400	\$96,700
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$145,800	Total Non Res (3)	\$145,800	\$111,900	\$113,000	\$105,400	\$96,700

Land Data (Standard Depth: Res 150', CI 150' 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
11	OS		0	3766	1.00	\$1.75	\$1.75	\$6,591	0%	1.0000	0.00	0.00	100.00	\$6,590

1615 WELLS ST

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/17/2015	Fort Wayne Metaphysi	2015059297	CW	/		I
01/01/1900	Church of Divine Scien		WD	/		I

Exempt

686, Exempt, Church, Chapel, Mosque,

NORTH HIGHLANDS 074/9

1/2

Notes

Land Computations

Calculated Acreage	0.09
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	0.09
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	0.09
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$6,600
Total Value	\$6,600

