

General Information

Parcel Number 02-08-27-128-005.000-072
Local Parcel Number 75-3353-0021

Tax ID:

Routing Number - - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County Allen
Township ST. JOSEPH TOWNSHIP
District 072 (Local 075)
School Corp 0235
Neighborhood 726201-072
Section/Plat 0027
Location Address (1)
Zoning
Subdivision
Lot
Market Model

Ownership

Todia Robert J
6806 Woodcrest Dr
Fort Wayne, IN 46815

Legal

MAPLEWOOD PARK LOT 21

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 03/30/2018 to 01/01/1900.

Notes



Res

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

Table with columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1), Land Non Res (2), Land Non Res (3), Improvement, Imp Res (1), Imp Non Res (2), Imp Non Res (3), Total, Total Res (1), Total Non Res (2), Total Non Res (3).

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 80' X 150', CI 80' X 150')

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.

Characteristics

Topography Level, Rolling
Flood Hazard

Public Utilities All
ERA

Streets or Roads Paved
TIF

Neighborhood Life Cycle Stage Other

Printed Saturday, April 12, 2025

Review Group 2025

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (1452 S  
**Story Height** 1  
**Style** 11 Older conventional  
**Finished Area** 1452 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	48	\$400
Patio, Treated Pine	260	\$1,800
Canopy, Roof Extension	48	\$1,000
Wood Deck	178	\$4,100

**Plumbing**

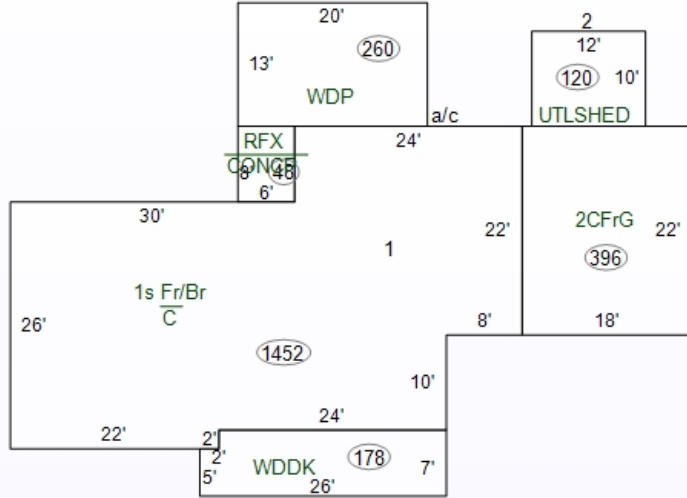
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	4	8

**Accommodations**

<b>Bedrooms</b>	3
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	6

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 91A	1452	1452	\$134,100	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl	1452	0	\$9,200	
Slab				

**Total Base** \$143,300

**Adjustments 1 Row Type Adj. x 1.00** \$143,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1452	\$4,800
No Elec (-)		\$0
Plumbing (+ / -)	8 - 5 = 3 x \$800	\$2,400
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$155,000

**Sub-Total, 1 Units**

Exterior Features (+) \$7,300 \$162,300

Garages (+) 396 sqft \$17,600 \$179,900

Quality and Design Factor (Grade) 0.95

Location Multiplier 0.96

**Replacement Cost** \$164,069

**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 (1452 SqFt)	1	1/6 Maso	C-1	1960	1960	65	A		0.96		1,452 sqft	\$164,069	42%	\$95,160	0%	100%	1.9900	1.000	100.00	0.00	0.00	\$189,400
2: Utility Shed (10x12)	1	SV	D	1995	1995	30	A		0.96		10'x12'		60%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0
3: Utility Shed (10x12)	1	SV	D	1995	1995	30	A		0.96		10'x12'		60%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0