

General Information

Parcel Number 02-10-29-400-010.000-052

Local Parcel Number 21-0029-0029

Tax ID:

Routing Number - - -

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2025

Location Information

County Allen

Township MAUMEE TOWNSHIP

District 052 (Local 021) 052 MAUMEE (21)

School Corp 0255 EAST ALLEN COUNTY

Neighborhood 521008-052 AG/RURAL RES HOMESITES 01-0

Section/Plat 0029

Location Address (1) 3217 FAHLSING RD WOODBURN, IN 46797

Zoning

Subdivision

Lot

Market Model Res | MAU 521008 (11-61)

Characteristics

Topography Level Flood Hazard

Public Utilities Electricity ERA

Streets or Roads Unpaved TIF

Neighborhood Life Cycle Stage Other

Printed Tuesday, April 15, 2025

Review Group 2023

Ownership

BASS Investments LLC 3303 Fahlsing Rd Woodburn, IN 46797

Legal

N10 RDS 16FT OF S40RDS 8FT OF E21RD 1FT SE 1/4 SEC 29



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

Table with 7 columns: Year, Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows include 2025, 2024, 2023, 2022, 2021 valuations and land/improvement breakdowns.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

Table with 15 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. Rows include 9rr, 91rr, 82.

Transfer of Ownership

Table with 8 columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 12/22/2021, 02/03/2017, 04/03/2013, 04/03/2013, 04/25/2003, 01/01/1900.

Res

Notes

Land Computations

Table with 2 columns: Description, Value. Rows include Calculated Acreage (1.38), Actual Frontage (0), Developer Discount, Parcel Acreage (1.38), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.10), 83 UT Towers NV (0.00), 9 Homesite (1.00), 91/92 Acres (0.28), 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 (\$37,500), 91/92 Value (\$2,300), Supp. Page Land Value, CAP 1 Value (\$37,500), CAP 2 Value (\$2,300), CAP 3 Value (\$0), Total Value (\$39,800).

Data Source N/A

Collector 03/20/2023 mxreaa

Appraiser 04/19/2023 mxreaa

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (816 Sq  
**Story Height** 1  
**Style** 40 Conventional 1 stor  
**Finished Area** 816 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
Porch, Open Frame	96	\$6,300

**Plumbing**

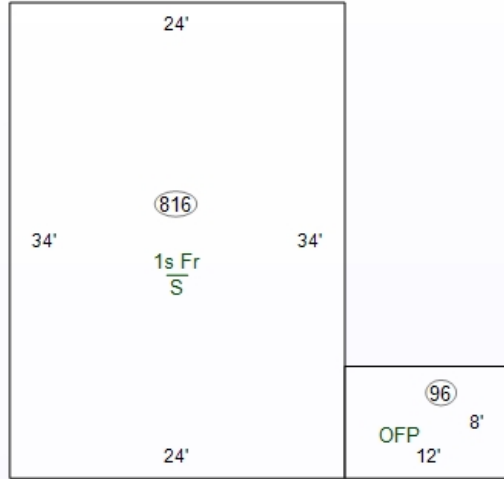
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

<b>Bedrooms</b>	2
<b>Living Rooms</b>	1
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	0
<b>Total Rooms</b>	4

**Heat Type**

Heat Pump



**Specialty Plumbing**

Description	Count	Value
1		

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	816	816	\$90,600	
2					
3					
4					
● 1/4					
2 1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		816	0	\$0	
				<b>Total Base</b>	\$90,600

Adjustments	1 Row Type Adj. x 1.00	
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
● Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:816	\$5,000
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

<b>Sub-Total, One Unit</b>		\$95,600
<b>Sub-Total, 1 Units</b>		
Exterior Features (+)	\$6,300	\$101,900
Garages (+) 0 sqft	\$0	\$101,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.96
<b>Replacement Cost</b>		\$78,259

**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 (816 SqFt)	1	Wood Fr	D	1950	1950	75 A		0.96		816 sqft	\$78,259	50%	\$39,130	0%	100%	1.0000	1.770	100.00	0.00	0.00	\$69,300
2: Barn, Pole (T3) (24x24x8)	1	T3AW	D	1990	1990	35 A	\$23.27	0.96		24' x 24' x 8'	\$9,160	55%	\$4,120	0%	100%	1.0000	0.650	100.00	0.00	0.00	\$2,700
3: Detached Garage (12x24)	1	Wood Fr	D	1990	1950	75 A	\$55.64	0.96	\$42.73	12'x24'	\$12,307	50%	\$6,150	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$6,200