

02-11-10-251-012.000-075

General Information

Parcel Number
02-11-10-251-012.000-075

Local Parcel Number
11-4933-0004

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Allen

Township
ABOITE TOWNSHIP

District 075 (Local 059)
075 FORT WAYNE ABOITE (59)

School Corp 0125
M.S.D. SOUTHWEST ALLEN COU

Neighborhood 381701-075
WESTCHESTER RIDGE SEC I-III

Section/Plat
0103011

Location Address (1)
10108 WHITE CEDAR RD
FORT WAYNE, IN 46804

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 11, 2025

Review Group 2023

Kim Seon Jung

Ownership

Kim Seon Jung
10108 White Cedar Rd
Fort Wayne, IN 46804

Legal

WESTCHESTER RIDGE SEC I
LOT 4



10108 WHITE CEDAR RD

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/30/2021	Kim Seon Jung	2021058083	QC	/		I
04/04/2018	Gruber Mark Christoph	2018016403	WD	/	\$190,000	V
11/12/2013	Brough Richard P & B	2013063520	WD	/	\$165,000	I
06/12/2000	COLBERT JON & RH		WD	00/5631	\$150,000	I
09/16/1997	KAIBEL FRANK L & L	0	WD	97/8512	\$138,500	I
07/23/1997	SCHMUCKER JOHN	0	WD	97/6017		I

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
02/04/2025	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	☒	☒	☒	☒	☒
\$67,500	Land	\$67,500	\$67,500	\$35,600	\$35,600	\$35,600
\$67,500	Land Res (1)	\$67,500	\$67,500	\$35,600	\$35,600	\$35,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$233,400	Improvement	\$233,400	\$241,600	\$262,100	\$211,000	\$178,800
\$233,400	Imp Res (1)	\$233,400	\$241,600	\$262,100	\$211,000	\$178,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$300,900	Total	\$300,900	\$309,100	\$297,700	\$246,600	\$214,400
\$300,900	Total Res (1)	\$300,900	\$309,100	\$297,700	\$246,600	\$214,400
\$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 150', CI 150' Base Lot: Res 93' X 148', CI 93' X 148')

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		90	90x148	1.00	\$750	\$750	\$67,500	0%	1.0000	100.00	0.00	0.00	\$67,500

Land Computations

Calculated Acreage	0.31
Actual Frontage	90
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	\$67,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$67,500

WESTCHESTER RIDGE SE 1/2

Notes

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General Information

Occupancy Single-Family
Description Single-Family (1945 S
Story Height 2
Style 90 Newer Convention
Finished Area 1945 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	302	\$2,200
Porch, Open Frame	117	\$7,500

Kim Seon Jung

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	7	12

Accommodations

Bedrooms	3
Living Rooms	1
Dining Rooms	1
Family Rooms	1
Total Rooms	8

Heat Type

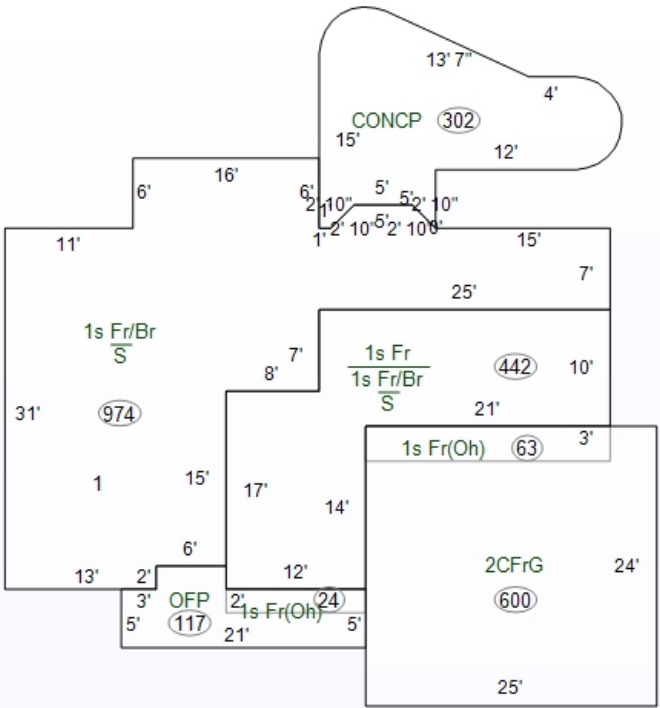
Central Warm Air

10108 WHITE CEDAR RD

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WESTCHESTER RIDGE SE

2/2



Specialty Plumbing

Description	Count	Value
Bath Tub With Jets	1	\$1,800

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	91A	1416	1416	\$132,700	
2	1Fr	529	529	\$35,800	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1416	0	\$0	

Total Base \$168,500

Adjustments 1 Row Type Adj. x 1.00 \$168,500

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PO:1	\$1,600
No Heating (-)		\$0
A/C (+)	1:1416 2:529	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	12 - 5 = 7 x \$800	\$5,600
Spec Plumb (+)		\$1,800
Elevator (+)		\$0

Sub-Total, One Unit \$183,200

Sub-Total, 1 Units

Exterior Features (+)	\$9,700	\$192,900
Garages (+) 600 sqft	\$24,700	\$217,600
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.96	
Replacement Cost		\$219,341

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 (1945 SqFt)	2	1/6 Maso	C+1	1997	1997	28 A		0.96		1,945 sqft	\$219,341	24%	\$166,700	0%	100%	1.4000	1.000	100.00	0.00	0.00	\$233,400