

02-12-02-177-016.000-074

General Information

Parcel Number
02-12-02-177-016.000-074

Local Parcel Number
92-3459-0016

Tax ID:

Routing Number
- - -

Property Class 500
Vacant - Platted Lot

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 271513-074
FARNANS OWEN ADDITION

Section/Plat
0002

Location Address (1)
1133 WELLS ST
FORT WAYNE, IN 46808

Zoning

Subdivision

Lot

Market Model
RES | WAY 271337 1513 w eff yr 1

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 16, 2025

Review Group 2025

Lexbuild LLC

Ownership

Lexbuild LLC
117 N Main St Ste 361
Roanoke, IN 46783

Legal

S 30' of N 105' Lot 1 McCullochs Subdivision



1133 WELLS ST

500, Vacant - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/19/2020	Lexbuild LLC	2020072833	WR	/	\$40,000	I
03/10/2003	Satterthwaite Michael		WD	03/284	\$32,900	I
01/01/1900	CAUDILL MAJOR L		WD	/		I

FARNANS OWEN ADDITIO 1/2

Notes

12/2/2021 Permit: 22p23: Wre Permit - DEMO OF 1444SF SFR AND FOUNDATION. SHUTOFFS. **(removed duplex from sketch. Changed land from cap 1 to cap 3 and changed the property class code to a 500. AB 12-2-21)**

5/13/2016 Permit: 17 p 18 - Bldg permit - TEAR OFF / REROOF OF FRONT ROOF SECTION ON MAIN HOME AND FRONT PORCH ONL - finished. kk 5/12/16

12/28/2015 Permit: 16p17: hea permit - GAS FIRED REPLCMT.

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
03/27/2025	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	☒	☐	☐	☐	☒
\$3,500	Land	\$3,500	\$8,400	\$8,400	\$8,400	\$4,400
\$0	Land Res (1)	\$0	\$0	\$0	\$0	\$4,400
\$3,500	Land Non Res (2)	\$3,500	\$8,400	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$8,400	\$8,400	\$0
\$0	Improvement	\$0	\$0	\$0	\$0	\$38,000
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$19,000
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$19,000
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$3,500	Total	\$3,500	\$8,400	\$8,400	\$8,400	\$42,400
\$0	Total Res (1)	\$0	\$0	\$0	\$0	\$23,400
\$3,500	Total Non Res (2)	\$3,500	\$8,400	\$0	\$0	\$19,000
\$0	Total Non Res (3)	\$0	\$0	\$8,400	\$8,400	\$0

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 34' X 137', CI 34' X 137')

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		30	30x67	0.73	\$382	\$279	\$8,370	-58%	1.0000	0.00	100.00	0.00	\$3,520

Land Computations

Calculated Acreage	0.05
Actual Frontage	30
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	\$0
CAP 2 Value	\$3,500
CAP 3 Value	\$0
Total Value	\$3,500

