

02-12-10-355-014.000-074

Martinez Juan Hubaldino & Mont

2609 DARLENE CT

510, 1 Family Dwell - Platted Lot

NOVITSKY ADDITION/4712

General Information

Parcel Number 02-12-10-355-014.000-074

Local Parcel Number 94-4260-0025

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - 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 471211-074 NOVITSKY ADDITION

Section/Plat 0010

Location Address (1) 2609 DARLENE CT FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model RES | WAY 471211, 1220 #1 up to

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Friday, April 11, 2025

Review Group 2022

Ownership

Martinez Juan Hubaldino & Montalvo A 2609 Darlene Ct Fort Wayne, IN 46802

Legal

WEST VIEW HEIGHTS LOT 25

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 08/27/2019 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 (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 44' X 141', CI 44' X 141')

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.

Data Source Aerial

Collector

Appraiser 07/15/2022 jcklaa

Total Value \$13,400

General Information

Occupancy Single-Family
Description Single-Family (1188 S
Story Height 1
Style 40 Conventional 1 stor
Finished Area 1188 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	80	\$600
Patio, Concrete	147	\$1,200
Patio, Concrete	174	\$1,300
Canopy, Roof Extension	60	\$1,000
Stoop, Masonry	60	\$2,300
Wood Deck	195	\$4,600

Plumbing

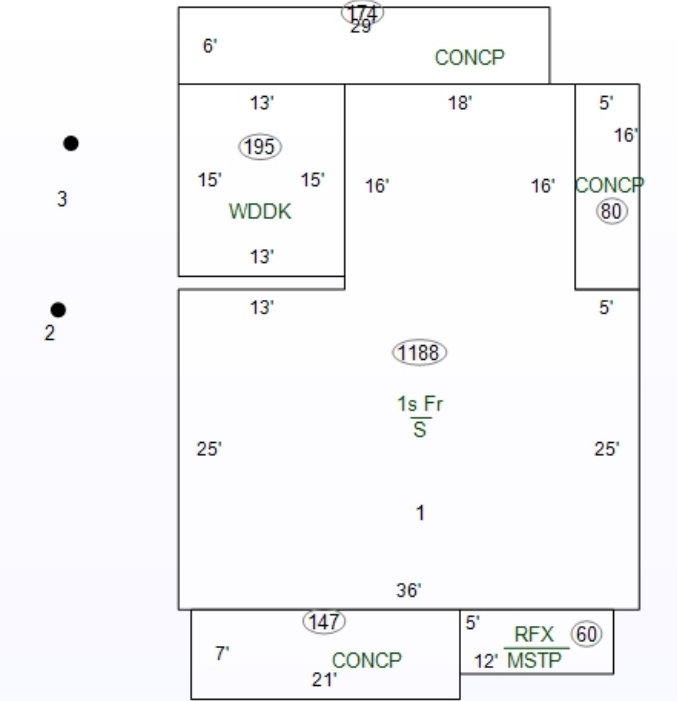
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1188	1188	\$117,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1188	0	\$0	
			Total Base	\$117,700

Adjustments

1 Row Type Adj. x 1.00		\$117,700
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1188	\$4,200
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$121,900

Sub-Total, 1 Units

Exterior Features (+) \$11,000 \$132,900

Garages (+) 0 sqft \$0 \$132,900

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.96

Replacement Cost \$102,067

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 (1188 SqFt)	1	Wood Fr	D	1960	1960	65 A		0.96		1,188 sqft	\$102,067	47%	\$54,100	0%	100%	1.0000	1.438	100.00	0.00	0.00	\$77,800
2: Detached Garage (12x22)	1	Wood Fr	D	2014	1960	65 A	\$59.52	0.96	\$45.71	12'x22'	\$12,068	47%	\$6,400	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$6,400
3: Utility Shed (8x8)	1	SV	C	1900	1900	125 A		0.96		8'x8'		65%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0