

02-12-11-102-010.000-074

General Information

Parcel Number
02-12-11-102-010.000-074

Local Parcel Number
92-2948-0791

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 271808-074
ROCKHILLS 1ST AMENDED ADDI

Section/Plat
0113012

Location Address (1)
906 W JEFFERSON ST
FORT WAYNE, IN 46802

Zoning

Subdivision

Lot

Market Model
RES | WAY 271808 w/o eff yr

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

906 Jefferson LLC

Ownership

906 Jefferson LLC
820 W Wayne St
Fort Wayne, IN 46802

Legal

Hannas Western Addition S 90' Lot 635 Ex S 30' of E
3' & N 60' of S 90' Lot 632 Ex S 30'



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

2025	Assessment Year	2025	2024	2023	2022	2022
WIP	Reason For Change	AA	AA	AA	Inf	AA
03/27/2025	As Of Date	03/26/2025	03/22/2024	04/07/2023	05/11/2022	03/21/2022
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$88,300	Land	\$88,300	\$88,300	\$88,300	\$88,300	\$19,100
\$88,300	Land Res (1)	\$88,300	\$88,300	\$88,300	\$88,300	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$19,100
\$128,100	Improvement	\$128,100	\$103,900	\$105,000	\$103,900	\$0
\$128,100	Imp Res (1)	\$128,100	\$103,900	\$105,000	\$103,900	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$216,400	Total	\$216,400	\$192,200	\$193,300	\$192,200	\$19,100
\$216,400	Total Res (1)	\$216,400	\$192,200	\$193,300	\$192,200	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$19,100

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 41' X 130', CI 41' X 130')

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		47	47x90	0.78	\$1,550	\$1,209	\$56,823	0%	1.0000	100.00	0.00	0.00	\$56,820
R	F		0	52x60x90	0.39	\$1,550	\$605	\$31,460	0%	1.0000	100.00	0.00	0.00	\$31,460

906 W JEFFERSON ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/01/2022	906 Jefferson LLC	2021052108	WR	/		I
01/01/1900	CLENNY ILONA		WD	/		I

Res

ROCKHILLS 1ST AMENDE 1/4

Notes

1/1/1900 Local Historic District: Allen County Assessor's Office Property Notification: This property is within a previously established City of Fort Wayne Local Historic District, and it retains its Local Historic District designation. Questions can be directed to (260) 427-2160 or visit www.cityoffortwayne.org/preservation for more information.

Land Computations

Calculated Acreage	0.17
Actual Frontage	47
Developer Discount	<input type="checkbox"/>
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	\$88,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$88,300

General Information

Occupancy

Pool, Above Ground (c

Description

Pool, Above Ground (c

Story Height

0

Style

N/A

Finished Area

Make

Floor Finish

☐ Earth

☐ Slab

☐ Sub & Joist

☐ Wood

☐ Parquet

☐ Tile

☐ Carpet

☐ Unfinished

☐ Other

Wall Finish

☐ Plaster/Drywall

☐ Paneling

☐ Fiberboard

☐ Unfinished

☐ Other

Roofing

☐ Built-Up

☐ Metal

☐ Asphalt

☐ Slate

☐ Tile

☐ Wood Shingle

☐ Other

Exterior Features

Description

Area

Value

Plumbing

#

TF

Full Bath

Half Bath

Kitchen Sinks

Water Heaters

Add Fixtures

Total

Accommodations

Bedrooms

Living Rooms

Dining Rooms

Family Rooms

Total Rooms

Heat Type

Specialty Plumbing		
Description	Count	Value
	1	

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1					
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab					
		Total Base			
Adjustments		Row Type Adj.			
Unfin Int (-)					
Ex Liv Units (+)					
Rec Room (+)					
Loft (+)					
Fireplace (+)					
No Heating (-)					
A/C (+)					
No Elec (-)					
Plumbing (+ / -)					
Spec Plumb (+)					
Elevator (+)					
Sub-Total, One Unit					\$0
Sub-Total, 1 Units					
Exterior Features (+)				\$0	\$0
Garages (+) 0 sqft				\$0	\$0
Quality and Design Factor (Grade)					1.00
Location Multiplier					0.96
Replacement Cost					\$2,304

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: Pool, Above Ground (circu	1	SV	C	2021	2021	4	A		0.96				32%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0

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General Information

Occupancy	Single-Family
Description	Single-Family (1428 S
Story Height	2
Style	31 Older conv 2 story/
Finished Area	1428 sqft
Make	

Floor Finish

<input type="checkbox"/> Earth	<input checked="" type="checkbox"/> Tile
<input checked="" type="checkbox"/> Slab	<input checked="" type="checkbox"/> Carpet
<input checked="" type="checkbox"/> Sub & Joist	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Wood	<input type="checkbox"/> Other
<input type="checkbox"/> Parquet	

Wall Finish

<input checked="" type="checkbox"/> Plaster/Drywall	<input checked="" type="checkbox"/> Unfinished
<input type="checkbox"/> Paneling	<input type="checkbox"/> Other
<input type="checkbox"/> Fiberboard	

Roofing

<input type="checkbox"/> Built-Up	<input type="checkbox"/> Metal	<input checked="" type="checkbox"/> Asphalt	<input type="checkbox"/> Slate	<input type="checkbox"/> Tile
<input type="checkbox"/> Wood Shingle		<input type="checkbox"/> Other		

Exterior Features

Description	Area	Value
Patio, Concrete	100	\$800
Porch, Open Frame	96	\$6,300

906 Jefferson LLC

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	2	2
Total	6	9

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	7

Heat Type

Central Warm Air

906 W JEFFERSON ST

510, 1 Family Dwell - Platted Lot

ROCKHILLS 1ST AMENDE 3/4

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	732	732	\$82,500	
2	1Fr	696	696	\$42,500	
3					
4					
1/4					
1/2					
3/4					
Attic		675	0	\$6,900	
Bsmt		696	0	\$28,600	
Crawl					
Slab		36	0	\$0	

Total Base \$160,500

Adjustments 1 Row Type Adj. x 1.00 \$160,500

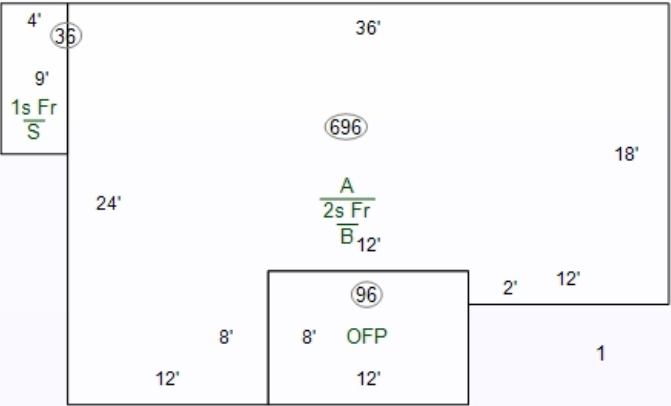
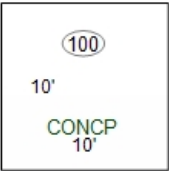
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	9 - 5 = 4 x \$800	\$3,200
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$168,200

Sub-Total, 1 Units

Exterior Features (+)	\$7,100	\$175,300
Garages (+) 0 sqft	\$0	\$175,300
Quality and Design Factor (Grade)	1.05	
Location Multiplier	0.96	

Replacement Cost \$176,702



Specialty Plumbing

Description	Count	Value
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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 (1428 SqFt)	2	Wood Fr	C+1	1909	1909	116	F		0.96		2,799 sqft	\$176,702	50%	\$88,350	0%	100%	1.0000	1.450	100.00	0.00	0.00	\$128,100

