

02-12-13-280-017.000-074

Jackson JC & Betty & Estwan

3314 REED ST

510, 1 Family Dwell - Platted Lot

KRYDERS ADDITION & EX 1/2

General Information

Parcel Number 02-12-13-280-017.000-074

Local Parcel Number 93-3220-0072

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Allen

Township WAYNE TOWNSHIP

District 074 (Local 091) 074 FT WAYNE WAYNE (91-95)

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 371445-074 KRYDERS ADDITION & EXT

Section/Plat 0013

Location Address (1) 3314 REED ST FORT WAYNE, IN 46806

Zoning

Subdivision

Lot

Market Model RES | WAY 371203 1215 1249 140

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Friday, March 29, 2024

Review Group 2023

Ownership

Jackson JC & Betty & Estwan 4632 Santa Ana Dr Fort Wayne, IN 46816

Legal

Kryders Addition Extended Lot 72



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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows for years 2024, 2023, 2022, 2021, 2020.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 40' X 130', CI 40' X 130')

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.

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows for dates 05/01/2023, 12/19/2019, 08/30/2019, 08/24/2016, 08/24/2016, 12/31/2014.

Res

Notes

2/20/2023 Permit: 24p25 : bld permit - TAKING RESPONSIBILITY FOR WORK STARTED BY OTHERS ON PERMIT BLD-R-22-001577 INCLUDING REMODEL TO INCLUDE NEW WINDOWS SIDING AND GUTTERS. REMOVAL OF EXISTING DRYWAL AND PLACING NEW DRYWALL IN KITCHEN AND LIVING ROOM, BEDROOM, AND ATTIC. hea permit - GAS LINE PRESSURE TEST FOR METER RELEASE ele permit - Gas furnace replacement ele permit - WIRING LIGHTS AND RECPETS FOR REMODEL ele permit - INSTALL CONDUIT FROM SERVICE ON HOUSE TO SHED, WIRING, LIGHTS AND RECEPETS IN SHED plu permit - WATER HEATER, WATER LINES, NEW TUB, VALVE REPLACEMENT, AND NEW FAUCETS FOR REMODEL

1/27/2022 Permit: 23p24: bld permit - PERMIT TO REPLACE EXPIRED PERMIT BLD-R-20-017991 FOR REMODEL TO INCLUDE NEW WINDOWS (TAKING RESPONSIBILITY FOR WORK DONE BY OTHERS) SIDING AND GUTTERS. REMOVAL OF EXISTING DRYWAL AND PLACING NEW DRYWALL IN KITCHEN AND LIVING ROOM. ele permit - WIRING, LIGHTS AND RECEPETS FOR PERMIT TO REPLACE EXPIRED PERMIT BLD-R-20-017991 FOR REMODEL.

3/30/2021 Permit: \*\*\*22p23, ext work done, condition change from VP to A. eff yr change to 1982)\*\*\* RTM

10.17.17 Permit: 18p19 per exterior check. VP condition okay. GM PERMIT EXPIRED/WORK NOT COMPLETE

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.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (616 Sq  
**Story Height** 1  
**Style** 12 Older conv 1 stoy/b  
**Finished Area** 616 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	\$4,900

**Plumbing**

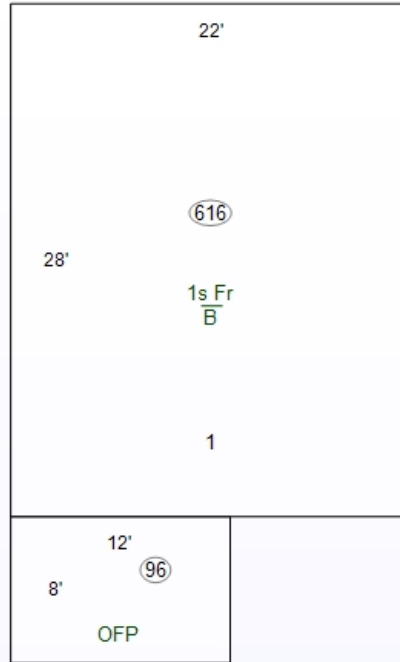
	#	TF
<b>Full Bath</b>	1	3
<b>Half Bath</b>	0	0
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	3	5

**Accommodations**

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

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	616	616	\$57,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	616	0	\$21,000	
Crawl				
Slab				

**Total Base** \$78,700

**Adjustments 1 Row Type Adj. x 1.00** \$78,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:616 \$3,300
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

**Sub-Total, One Unit** \$82,000

**Sub-Total, 1 Units**

Exterior Features (+)	\$4,900	\$86,900
Garages (+) 0 sqft	\$0	\$86,900
Quality and Design Factor (Grade)		0.80
Location Multiplier		0.92

**Replacement Cost** \$63,958

**Summary of Improvements**

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	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 (616 SqFt)	1	Wood Fr	D	1929	1982	42	A			0.92		1,232 sqft	\$63,958	38%	\$39,650	0%	100%	1.0000	1.200	100.00	0.00	0.00	\$47,600