

02-12-13-280-017.000-074

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: 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 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 215 249 402 44

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Other

Printed
Saturday, April 12, 2025

Review Group
2023

Jackson JC & Betty & Estwan

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)

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	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$17,200	Land	\$17,200	\$17,200	\$6,000	\$6,000	\$1,300
\$17,200	Land Res (1)	\$17,200	\$17,200	\$6,000	\$6,000	\$1,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$47,400	Improvement	\$47,400	\$47,600	\$48,100	\$37,100	\$1,600
\$47,400	Imp Res (1)	\$47,400	\$47,600	\$48,100	\$37,100	\$1,600
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$64,600	Total	\$64,600	\$64,800	\$54,100	\$43,100	\$2,900
\$64,600	Total Res (1)	\$64,600	\$64,800	\$54,100	\$43,100	\$2,900
\$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 132', CI 132' Base Lot: Res 40' X 130', CI 40' 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		41	41x128	0.99	\$429	\$425	\$17,425	-1%	1.0000	100.00	0.00	0.00	\$17,210

3314 REED ST

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
05/01/2023	Jackson JC & Betty &	2023017344	QC	/		I
12/19/2019	Jackson JC & Betty	2019065733	WR	/	\$7,500	V
08/30/2019	Camacho Jose		WD	/	\$4,000	I
08/24/2016	Dominguez Juan Marin	2016045932	QC	/		I
08/24/2016	Valdez Alex	2016045931	WR	/	\$7,000	I
12/31/2014	JMJ Holdings I LLC	2014062670	XD	/	\$2,000	I

Res

KRYDERS ADDITION & EX 1/2

Notes

5/9/2024 Permit: 25p26: plu permit - INSTALLING A WATER HEATER, WATER LINES, NEW TUB, VALVE REPLACEMENT, AND NEW FAUCETS ele permit - WIRING, LIGHTS AND RECEPETS FOR PERMIT TO REPLACE EXPIRED PERMIT

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 EXISITNG DRYWAL AND PLACING NEW DRYWALL IN KITCHEN AND LIVING ROOM, BEDROOM, AND ATTIC. hea permit - GAS LINE PRESSURE TEST FOR METER RELEASE

hea permit - Gas furnace replacement ele permit - WIRING LIGHTS AND RECPEPTS 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 EXISITNG 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,

Land Computations

Calculated Acreage	0.12
Actual Frontage	41
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	\$17,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$17,200

Data Source
External Only

Collector
04/19/2023 secoaa

Appraiser
05/16/2023 capuaa

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

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	\$6,300

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

2

Living Rooms

0

Dining Rooms

0

Family Rooms

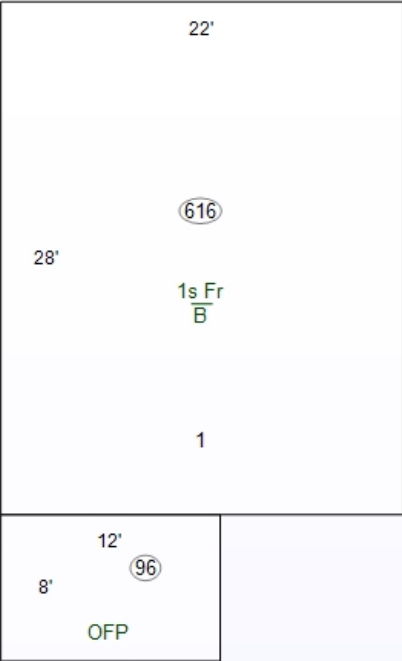
0

Total Rooms

4

Heat Type

Central Warm Air



Specialty Plumbing		
Description	Count	Value

Cost Ladder					
Floor	Constr	Base	Finish	Value	Totals
1	1Fr	616	616	\$74,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		616	0	\$27,100	
Crawl					
Slab					
		Total Base			\$101,700
Adjustments		1 Row Type Adj. x 1.00			\$101,700
Unfin Int (-)					\$0
Ex Liv Units (+)					\$0
Rec Room (+)					\$0
Loft (+)					\$0
Fireplace (+)					\$0
No Heating (-)					\$0
A/C (+)				1:616	\$4,200
No Elec (-)					\$0
Plumbing (+ / -)			5 – 5 = 0 x \$0		\$0
Spec Plumb (+)					\$0
Elevator (+)					\$0
Sub-Total, One Unit					\$105,900
Sub-Total, 1 Units					
Exterior Features (+)				\$6,300	\$112,200
Garages (+) 0 sqft				\$0	\$112,200
Quality and Design Factor (Grade)					0.80
Location Multiplier					0.96
Replacement Cost					\$86,170

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 (616 SqFt)	1	Wood Fr	D	1929	1982	43	A		0.96		1,232 sqft	\$86,170	38%	\$53,430	0%	100%	1.0000	0.888	100.00	0.00	0.00	\$47,400