02-12-15-427-048.000-074 | **ERB KEVIN P & ERIN** | **1108 ILLSLEY DR** | **510, 1 Family Dwell - Platted Lot** | **Illsey Place Addition/47187**

General Information

Parcel Number
02-12-15-427-048.000-074

Local Parcel Number
94-3110-0021

Tax ID:

Routing Number
6-(SW)-15-57-088

Property Class 510
1 Family Dwell - Platted Lot

Year: 2014

Location Information

County
Allen

Township
WAYNE TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 471870-074
Illsey Place Addition

Section/Plat
0153012

Location Address (1)
1108 ILLSLEY DR
FORT WAYNE, IN 46807

Zoning

Subdivision

Lot

AAMH Park
N/A

Characteristics

Topography
Level

Public Utilities
All

Streets or Roads
Paved, Sidewalk

Neighborhood Life Cycle Stage
Other

Printed Sunday, May 25, 2014

Ownership

ERB KEVIN P & ERIN
1108 ILLSLEY DR
FORT WAYNE, IN 46807-2121

Legal

LOT 21 ILLSLEY PLACE ADD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Sale Price
02/06/2008	ERB KEVIN P & ERIN	2008005904	WD	/	$133,000
12/08/2005	NICKEL REBECCA F & DA		QC	05/5965	$0
01/24/2001	NICKEL REBECCA F		QC	00/16114	$124,500
08/19/1999	CONGDON JOHN C	0	AS	99/9049	$0
01/01/1900	CONGDON JOHN C & RO		WD	/	$0

Notes

Residential

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

2014	Assessment Year	2014	2013	2012	2011	2010
WIP	Reason For Change	AA	AA	GenReval	AA	AA
04/01/2014	As Of Date	05/16/2014	05/08/2013	05/23/2012	08/05/2011	07/09/2010
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	☑	☑	☐	☑	☑
$16,400	**Land**	**$16,400**	**$16,400**	**$16,400**	**$11,800**	**$11,800**
$16,400	Land Res (1)	$16,400	$16,400	$16,400	$11,800	$11,800
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$123,700	**Improvement**	**$123,700**	**$124,700**	**$121,000**	**$126,400**	**$111,900**
$123,700	Imp Res (1)	$123,700	$124,700	$121,000	$126,400	$111,900
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$140,100	**Total**	**$140,100**	**$141,100**	**$137,400**	**$138,200**	**$123,700**
$140,100	Total Res (1)	$140,100	$141,100	$137,400	$138,200	$123,700
$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')

Land Type	Pricing Method	Soil ID	Act Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Res Elig %	Market Factor	Value
F	F		60	60x125	0.98	$280	$274	$16,440	0%	100%	1.0000	$16,440

Land Computations

Calculated Acreage	0.17
Actual Frontage	60
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	$0
82 Public Roads NV	$0
83 UT Towers NV	$0
9 Homesite	
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 / Classifed Value	$0
Homesite(s) Value	$0
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$16,400
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$16,400**

Data Source N/A **Collector** **Appraiser**

General Information

Occupancy	Single-Family
Description	Single-Family R 01
Story Height	2
Style	31 Older conv 2 story/
Finished Area	2388 sqft
Make	

Floor Finish

- [ ] Earth
- [x] Tile
- [x] Slab
- [x] Carpet
- [x] Sub & Joint
- [x] Unfinished
- [ ] Wood
- [ ] Other
- [ ] Parquet

Wall Finish

- [x] Plaster/Drywall
- [x] Unfinished
- [ ] Paneling
- [ ] Other
- [ ] Fiberboard

Roofing

- [ ] Built-Up
- [ ] Metal
- [x] Asphalt
- [ ] Slate
- [ ] Tile
- [ ] Wood Shingle
- [ ] Other

Plumbing

	#	TF
Full Bath	2	6
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	5	10

Accomodations

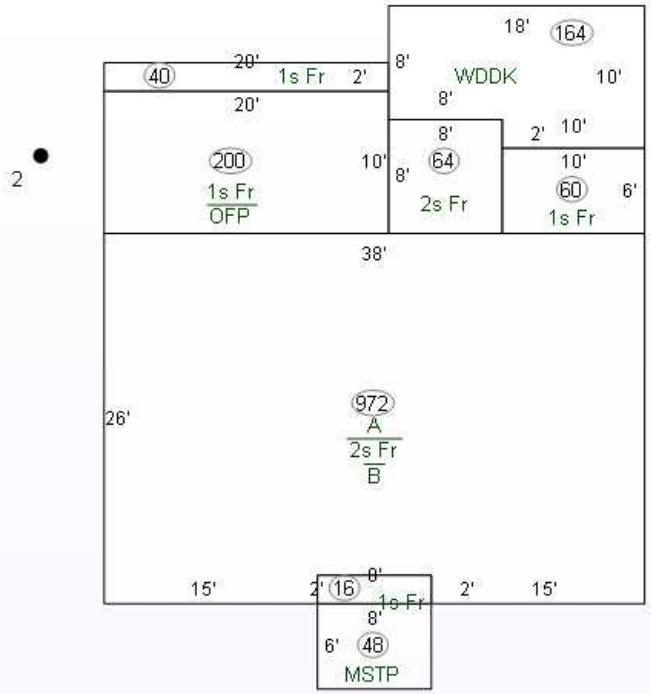
Bedrooms	0
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	0

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Stoop, Masonry	48	$1,600
Porch, Open Frame	200	$6,400
Wood Deck	164	$2,900



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1096	1096	$75,600	
2	1Fr	1292	1292	$44,100	
3					
4					
1/4					
1/2					
3/4					
Attic		972	0	$6,700	
Bsmt		972	0	$22,900	
Crawl					
Slab					
			Total Base		$149,300
Adjustments			**1 Row Type Adj. x 1.00**		$149,300
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)			MS:1 MO:1		$4,300
No Heating (-)					$0
A/C (+)					$0
No Elec (-)					$0
Plumbing (+ / -)			10 – 5 = 5 x $800		$4,000
Spec Plumb (+)					$0
Elevator (+)					$0
			Sub-Total, One Unit		$157,600
			Sub-Total, 1 Units		
Exterior Features (+)			$10,900		$168,500
Garages (+) 0 sqft			$0		$168,500
			Quality and Design Factor (Grade)		1.00
			Location Multiplier		0.92
			Replacement Cost		$155,020

Summary of Improvements

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Age	Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Norm Dep	Remain. Value	Abn Obs	PC	Nbhd	Mrkt	Improv Value
1: Single-Family R 01	100%	2	Wood Frame	C	1941	1941	73	A		0.92			$155,020	45%	$85,260	0%	100%	1.00	1.4100	$120,200
2: Detached Garage R 01	100%	1		D	1941	1941	73	A	$39.08	0.92	$39.08	12'x20'	$6,903	50%	$3,450	0%	100%	1.00	1.0000	$3,500

Total all pages $123,700 **Total this page** $123,700