

02-13-06-153-008.000-074

General Information

Parcel Number
02-13-06-153-008.000-074

Local Parcel Number
91-3957-0167

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 172002-074
SOUTH KENSINGTON PARK ADDI

Section/Plat
0006

Location Address (1)
1002 KENSINGTON BLVD
FORT WAYNE, IN 46805

Zoning

Subdivision

Lot

Market Model
RES | WAY 172002 up to 1969

Characteristics

Topography Flood Hazard
Level, High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Tuesday, April 15, 2025

Review Group 2022

Sterling Ian A

Ownership

Sterling Ian A
1002 Kensington Blvd
Fort Wayne, IN 46805

Legal

South Kensington Park Lot 168 & N 12' Lot 167 & S 27' Lot 169



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
01/30/2025	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	☐	☐	☒	☒	☒
\$45,200	Land	\$45,200	\$45,200	\$36,500	\$32,900	\$20,300
\$45,200	Land Res (1)	\$45,200	\$45,200	\$36,500	\$32,900	\$20,300
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$229,800	Improvement	\$229,800	\$229,100	\$203,800	\$191,900	\$133,100
\$229,800	Imp Res (1)	\$229,800	\$229,100	\$203,800	\$191,900	\$133,100
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$275,000	Total	\$275,000	\$274,300	\$240,300	\$224,800	\$153,400
\$275,000	Total Res (1)	\$275,000	\$274,300	\$240,300	\$224,800	\$153,400
\$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 124', CI 40' X 124')

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		82	82x128	0.99	\$748	\$741	\$60,762	-26%	1.0000	100.00	0.00	0.00	\$45,200

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Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
10/18/2018	Sterling Ian A	2018053455	QC	/	\$0	I
04/28/2017	Sterling Ian A & Kelsey	2017021151	WR	/	\$120,000	I
07/01/2015	Delaney James A	2015032881	WR	/	\$73,000	I
01/01/1900	Clare Mark K & Janis		WD	/		I

Res

SOUTH KENSINGTON PAR 1/2

Notes

10/11/2021 Permit: 22/23: heat permit - Replace Air Conditioner

3/29/2016 Permit: 17p18: ele permit - WIRING FOR INTERIOR REMODEL/REPAIRS TO INCLUDE BRACING SAGGING FLOORS, HEADER IN KITCHEN AND FRAMING DIVIDER WALL . plu permit - PLUMBING FOR 1/2 BATH TO INCLUDE (2) TRAPS. hea permit - EXHAUST FAN FOR 1/2 BATH REMODEL

7/20/2015 Permit: 16p17: bld permit - INTERIOR REMODEL/REPAIRS TO INCLUDE BRACING SAGGING FLOORS, HEADER IN KITCHEN AND FRAMING DIVIDER WALL.

Land Computations

Calculated Acreage	0.24
Actual Frontage	82
Developer Discount	☐
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	\$45,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$45,200

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General Information

Occupancy	Single-Family
Description	Single-Family (1932 S
Story Height	2
Style	31 Older conv 2 story/
Finished Area	1932 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	349	\$2,500
Porch, Open Masonry	72	\$5,700
Balcony	352	\$4,900

Sterling Ian A

Plumbing

	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	8

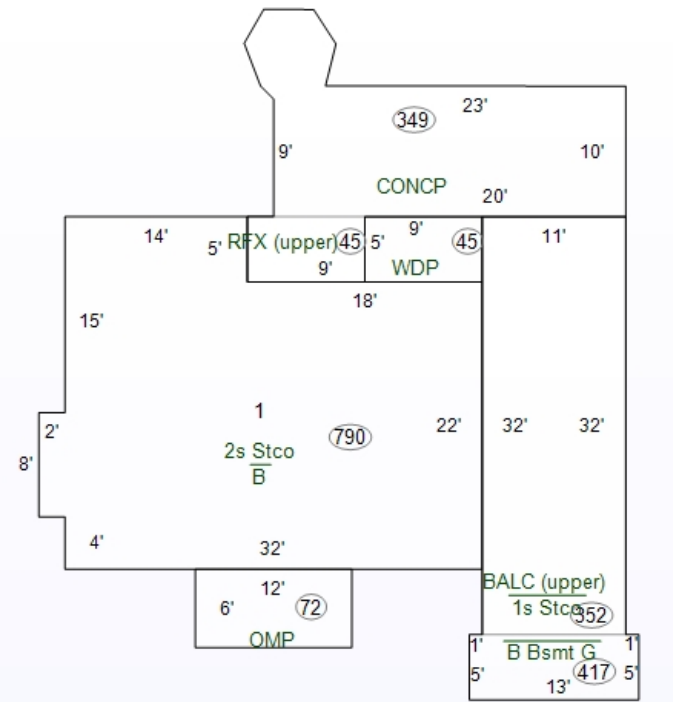
Heat Type

Central Warm Air

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SOUTH KENSINGTON PAR 2/2



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	2	1142	1142	\$114,600	
2	2	790	790	\$45,500	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt		1207	0	\$39,200	
Crawl					
Slab					

Total Base \$199,300

Adjustments 1 Row Type Adj. x 1.00 \$199,300

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)	3:300	\$6,400
Loft (+)		\$0
Fireplace (+)	MS:1 MO:1	\$4,500
No Heating (-)		\$0
A/C (+)	1:1142 2:790	\$5,700
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0

Sub-Total, One Unit \$217,500

Sub-Total, 1 Units

Exterior Features (+)	\$13,100	\$230,600
Garages (+) 417 sqft	\$4,700	\$235,300
Quality and Design Factor (Grade)	1.00	
Location Multiplier	0.96	

Replacement Cost \$225,888

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 (1932 SqFt)	2	Stucco	C	1920	1920	105 A		0.96		3,139 sqft	\$225,888	45%	\$124,240	0%	100%	1.0000	1.850	100.00	0.00	0.00	\$229,800