

02-13-12-328-008.000-041

General Information

Parcel Number
02-13-12-328-008.000-041

Local Parcel Number
50-3891-0004

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2025

Location Information

County
Allen

Township
ADAMS TOWNSHIP

District 041 (Local 050)
041 NEW HAVEN ADAMS FWPTC

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 413203-041
FAIRVIEW

Section/Plat
0012

Location Address (1)
1235 PARK AVE
NEW HAVEN, IN 46774

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Level

Flood Hazard
☐

Public Utilities
All

ERA
☐

Streets or Roads
Paved, Sidewalk

TIF
☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 11, 2025

Review Group 2024

Davis Justin Adam & Dunaway K

Ownership

Davis Justin Adam & Dunaway Kaitlyn
1235 Park Ave
New Haven, IN 46774

Legal

SCHRAGES 1ST LOT 4



1235 PARK AVE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/19/2021	Davis Justin Adam & D	2021056074	QC	/		I
07/29/2021	Davis Justin Adam	2021051010	WR	/	\$215,000	V
04/19/2016	Carroll Bruce T Jr & C	2016019403	WD	/	\$135,000	I
10/05/2015	Bryant Jamie E & Carl	2015051855	PR	/	\$72,000	I
08/05/2011	Lake Margaret M		WD	/		I
01/01/1900	LAKE GLEN I & MAR		WD	/		I

Res

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
01/21/2025	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	☒	☒	☒	☒	☒
\$52,300	Land	\$52,300	\$25,200	\$25,200	\$25,200	\$25,200
\$52,300	Land Res (1)	\$52,300	\$25,200	\$25,200	\$25,200	\$25,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$242,200	Improvement	\$242,200	\$261,900	\$201,400	\$200,900	\$153,800
\$242,200	Imp Res (1)	\$242,200	\$261,900	\$201,400	\$200,900	\$153,800
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$294,500	Total	\$294,500	\$287,100	\$226,600	\$226,100	\$179,000
\$294,500	Total Res (1)	\$294,500	\$287,100	\$226,600	\$226,100	\$179,000
\$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 150', CI 150' Base Lot: Res 75' X 150', CI 75' X 150')

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		95	95x150	1.00	\$550	\$550	\$52,250	0%	1.0000	100.00	0.00	0.00	\$52,250

FAIRVIEW/413203-041

Notes

Land Computations

Calculated Acreage	0.33
Actual Frontage	95
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	\$52,300
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$52,300

General Information

Occupancy

Single-Family

Description

Single-Family (1797 S

Story Height

1

Style

41 Conventional 1 stor

Finished Area

1797 sqft

Make

Floor Finish

☐ Earth

☐ Tile

☒ Slab

☒ Carpet

☒ Sub & Joist

☒ Unfinished

☐ Wood

☐ Other

Wall Finish

☒ Plaster/Drywall

☒ Unfinished

☐ Paneling

☐ Other

☐ Fiberboard

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

Accommodations

Bedrooms

3

Living Rooms

0

Dining Rooms

0

Family Rooms

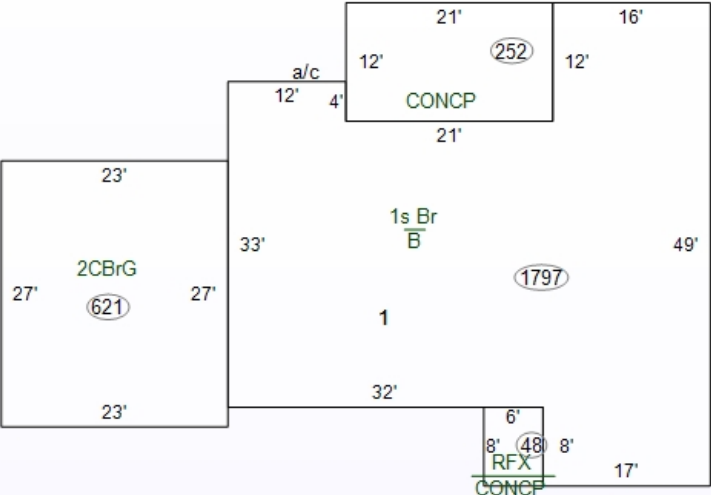
1

Total Rooms

6

Heat Type

Hot Water or Steam



Cost Ladder				
Floor	Constr	Base	Finish	Value
1	7	1797	1797	\$170,100
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt		1797	0	\$51,500
Crawl				
Slab				

		Total Base	\$221,600
Adjustments	1 Row Type Adj. x 1.00		\$221,600
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)	3:900		\$14,400
Loft (+)			\$0
Fireplace (+)	MS:1 MO:2		\$8,000
No Heating (-)			\$0
A/C (+)	1:1797		\$5,400
No Elec (-)			\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800		\$4,000
Spec Plumb (+)			\$0
Elevator (+)			\$0

Specialty Plumbing		
Description	Count	Value

		Sub-Total, One Unit	\$253,400
		Sub-Total, 1 Units	
Exterior Features (+)	\$3,300		\$256,700
Garages (+) 621 sqft	\$25,800		\$282,500
Quality and Design Factor (Grade)			1.00
Location Multiplier			0.96
		Replacement Cost	\$271,200

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 (1797 SqFt)	1	Brick	C	1962	1962	63	A		0.96		3,594 sqft	\$271,200	42%	\$157,300	0%	100%	1.5400	1.000	100.00	0.00	0.00	\$242,200