

02-13-18-258-005.000-074

General Information

Parcel Number
02-13-18-258-005.000-074

Local Parcel Number
93-3559-0085

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 371506-074
OAK PARK ADDITION & SEC B

Section/Plat
0018

Location Address (1)
2624 TRENTMAN AVE
FORT WAYNE, IN 46806

Zoning

Subdivision

Lot

Market Model
RES | WAY 371502 503 506 (up to

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved ☐

Neighborhood Life Cycle Stage
Other

Printed Wednesday, April 16, 2025

Review Group 2024

Neutra Properties LLC

Ownership

Neutra Properties LLC
1306 Nautilus St
La Jolla, CA 92037

Legal

Oak Park Sec B Lot 85



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
02/07/2025	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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$22,800	Land	\$22,800	\$20,000	\$5,800	\$5,800	\$1,600
\$22,800	Land Res (1)	\$22,800	\$20,000	\$5,800	\$5,800	\$1,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$34,500	Improvement	\$34,500	\$34,700	\$46,900	\$27,200	\$31,200
\$34,500	Imp Res (1)	\$34,500	\$34,700	\$46,900	\$27,200	\$31,200
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$57,300	Total	\$57,300	\$54,700	\$52,700	\$33,000	\$32,800
\$57,300	Total Res (1)	\$57,300	\$54,700	\$52,700	\$33,000	\$32,800
\$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 65' X 139', CI 65' X 139')

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
9	S		58	7714.0000 00	2.28	\$1.3	\$2.96	\$22,833	0%	1.0000	100.00	0.00	0.00	\$22,830

2624 TRENTMAN AVE

510, 1 Family Dwell - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
11/06/2019	Neutra Properties LLC	2019057271	QC	/		I
11/02/2018	INPRO REI LLC	2018056118	WR	/	\$39,000	I
11/16/2017	Eilatan Financial Inc	2017058452	XD	/	\$9,500	I
01/01/2016	J & R Property Recove	2015057717	QC	/		I
10/28/2013	Eilatan Financial Inc	2013060898	QC	/	\$500	I
02/15/2001	RENCHER PAMELA Y		WD	00/17032	\$50,000	I

Res

OAK PARK ADDITION & S

1/2

Notes

8/2/2023 Listing: 7/31/23 per Realtor.com, mls 202326815, asking \$109,000 - remodeled income producing home close to McMillen Park. This property is in the Snider School District. This home has plenty of light with large windows, 3 bedrooms and 1 bath with a separate dining area and a utility room with washer/dryer hookups. It also has a detached garage. Rent rate \$950 Lease expires 11/30/23.

12/29/2017 Permit: 18p19- GAS LINE PRESSURE TEST. GAS LINE AFFIDAVIT RECVD Completed

10/16/2017 Permit: 10.16.17 Permit: 18p19 per exterior check. VP condition okay. GM HEA - GAS LINE PRESSURE TEST

6/1/2017 Permit: 6.1.17 Permit: 18p19 per exterior check. VP condition okay. GM PERMITS EXPIRED, WORK NOT COMPLETE ELE - NEW OUTSIDE SERVICE AND GROUND TO CODE BLD - TEAR OFF/REROOF HOUSE AND DETACHED GARAGE, INSTALL ENTRY DOOR HOUSE AND GARAGE, REPAIR SOFFIT AND SIDING

Land Computations

Calculated Acreage	0.18
Actual Frontage	58
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	0.18
91/92 Acres	0.00
Total Acres Farmland	-0.18
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	\$22,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$22,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$22,800

General Information

Occupancy Single-Family
Description Single-Family (1025 S
Story Height 1
Style 40 Conventional 1 stor
Finished Area 1025 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	104	\$800

Plumbing

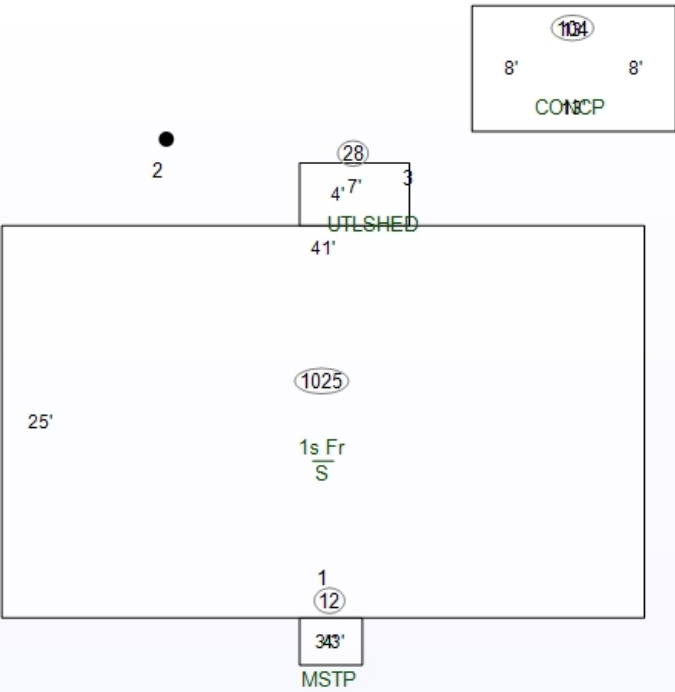
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
-------------	-------	-------

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	1025	1025	\$106,900	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1025	0	\$0	

Total Base \$106,900

Adjustments 1 Row Type Adj. x 1.00 \$106,900

Unfin Int (-) \$0

Ex Liv Units (+) \$0

Rec Room (+) \$0

Loft (+) \$0

Fireplace (+) \$0

No Heating (-) \$0

A/C (+) 1:1025 \$3,800

No Elec (-) \$0

Plumbing (+ / -) 5 - 5 = 0 x \$0 \$0

Spec Plumb (+) \$0

Elevator (+) \$0

Sub-Total, One Unit \$110,700

Sub-Total, 1 Units

Exterior Features (+) \$800 \$111,500

Garages (+) 0 sqft \$0 \$111,500

Quality and Design Factor (Grade) 0.80

Location Multiplier 0.96

Replacement Cost \$85,632

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 (1025 SqFt)	1	Wood Fr	D	1960	1960	65	A		0.96		1,025 sqft	\$85,632	47%	\$45,380	0%	100%	1.0000	0.750	100.00	0.00	0.00	\$34,000
2: Detached Garage (16x18)	1	Wood Fr	D	1960	1960	65	VP	\$55.64	0.96	\$42.73	16'x18'	\$12,307	95%	\$620	0%	100%	1.0000	0.750	100.00	0.00	0.00	\$500
3: Utility Shed NV	1	SV	C	2019	2019	6	A		0.96		7'x4'		20%		0%	100%	1.0000	0.750	100.00	0.00	0.00	\$0