

General Information

Parcel Number 02-13-27-301-006.000-039

Local Parcel Number 12-0027-0015

Tax ID:

Routing Number - - -

Property Class 511 1 Family Dwell - Unplatted (0 to 9.9

Year: 2020

Location Information

County Allen

Township ADAMS TOWNSHIP

District 039 (Local 012) 039 ADAMS (12)

School Corp 0255 EAST ALLEN COUNTY

Neighborhood 391005-039 Ag/Rural Res Homesites Harding 0

Section/Plat 0027

Location Address (1) 6815 ADAMS CENTER RD FORT WAYNE, IN 46816

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Wednesday, March 18, 2020

Review Group 2016

Ownership

Graber James A & Bianca C Co Trs\* 9024 Wayne Trce Fort Wayne, IN 46816

Legal

S 96.8 OF N 871.2 OF W 450FT & S 1.5 OF N 872.7 OF E 23 OF W 122FT SW1/4 SEC 27



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows show dates from 12/23/2013 to 01/01/1900.

Notes

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

Table with columns: Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Rows show values for years 2020, 2019, 2018, 2017, 2016.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Rows show data for 9rr and 82 subdivisions.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (1.00), Actual Frontage (0), Developer Discount, Parcel Acreage (1.00), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.06), 83 UT Towers NV (0.00), 9 Homesite (0.94), 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 (\$28,900), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$28,900), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$28,900).

Data Source N/A

Collector

Appraiser

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (1000 S  
**Story Height** 1  
**Style** 40 Conventional 1 stor  
**Finished Area** 1000 sqft  
**Make**

**Floor Finish**

- Earth  Tile
- Slab  Carpet
- Sub & Joint  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
Porch, Enclosed Frame	168	\$8,900

**Plumbing**

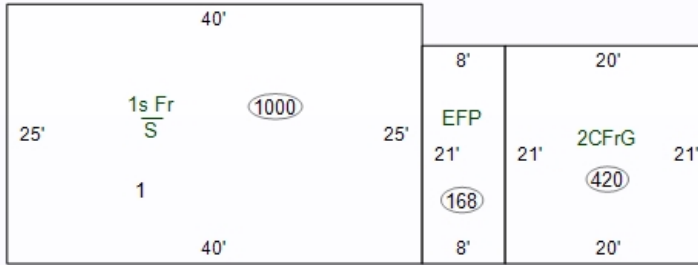
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
<b>Total</b>	<b>3</b>	<b>5</b>

**Accommodations**

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	0
<b>Total Rooms</b>	<b>5</b>

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
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**Cost Ladder**

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1000	1000	\$73,800	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1000	0	\$0	
			<b>Total Base</b>	<b>\$73,800</b>

**Adjustments 1 Row Type Adj. x 1.00**

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)		\$0
No Elec (-)		\$0
Plumbing (+ / -)	5 - 5 = 0	\$0
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$73,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$8,900	\$82,700
Garages (+) 420 sqft	\$12,000	\$94,700
Quality and Design Factor (Grade)		0.85
Location Multiplier		0.95
<b>Replacement Cost</b>		<b>\$76,470</b>

**Summary of Improvements**

Description	Res Eligibl	Story Height	Construction	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	Improv Value
1: Single-Family (1000 Sq	100%	1	Wood Frame	D+1	1955	1955	65 A		0.95		1,000 sqft	\$76,470	47%	\$40,530	0%	100%	1.3700	1.0000	\$55,500
2: Barn, Pole (T3) (24x28	0%	1	T3AW	D	1965	1965	55 P	\$18.74	0.95	\$18.04	24' x 28' x 12'	\$9,213	80%	\$1,840	0%	100%	1.0000	0.6500	\$1,200