

02-12-14-106-013.000-074

General Information

Parcel Number
02-12-14-106-013.000-074

Local Parcel Number
94-4370-0075

Tax ID:

Routing Number
- - -

Property Class 500
Vacant - Platted Lot

Year: 2026

Location Information

County
Allen

Township
WAYNE TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 471112-074
FOXS ADDITION

Section/Plat
0143012

Location Address (1)
2806 FOX AVE
FORT WAYNE, IN 46807

Zoning

Subdivision

Lot

Market Model
RES | WAY 471112 #4 New & Eff Yr

Characteristics

Topography Flood Hazard
Level ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, August 14, 2026

Review Group 2022

Redeemed Developments LLP

Ownership

Redeemed Developments LLP
7827 Belton Ln
Fort Wayne, IN 46815

Legal

LOT 75 ZOLLARS & SWAYNE ADD & 1/2 VAC
ALLEY



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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
03/18/2026	As Of Date	03/27/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
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	☒	☐	☐	☐	☐
\$12,500	Land	\$12,500	\$8,400	\$8,400	\$8,400	\$5,200
\$12,500	Land Res (1)	\$12,500	\$0	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$8,400	\$8,400	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$8,400	\$5,200
\$0	Improvement	\$0	\$0	\$0	\$0	\$0
\$0	Imp Res (1)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$12,500	Total	\$12,500	\$8,400	\$8,400	\$8,400	\$5,200
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Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 38' X 135', CI 38' X 135')

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		46	5520	2.52	\$2.36	\$5.95	\$32,844	-62%	1.0000	100.00	0.00	0.00	\$12,480

2806 FOX AVE

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
07/02/2026	Singh Parvinder	2026029089	WR	/	\$219,000	V
10/15/2025	Redeemed Developme	2025046831	QC	/	\$850	I
06/04/2015	Housing & Neighborho	2015027471	WR	/	\$10,000	I
01/29/2015	RNS Properties LLC	2015005625	WR	/	\$1,750	I
02/26/2013	THL Properties LLC	2013012216	QC	/		I
09/12/2011	Millington Harvey A	2011040881	QC	/	\$3,000	I

Res

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500, Vacant - Platted Lot

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FOXS ADDITION/471112-07 1/2

Notes

7/29/2026 Listing: Per Zillow.com 5/5/2026
\$214,900 +5016.7% MLS #202616556
3-bedroom, 2-bath home in the highly desirable
46807 zip code. Designed with today's homeowner in
mind, this property offers stylish finishes, quartz
countertops and functional living spaces. Enjoy added
peace of mind with a RWC builder warranty.

10/9/2015 Permit: 16p17; DEMO OF DUPLEX AND
DETACHED GARAGE-- permit complete, all imps
down. 10-6-15 krr

3/5/2013 Permit: 13p14- field check;-GAS LINE
PRESSURE TEST FOR METER SET-per permit.
condition from very poor to fair. pjb

Land Computations

Calculated Acreage	0.13
Actual Frontage	46
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.13
91/92 Acres	0.00
Total Acres Farmland	-0.13
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	\$12,500
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$12,500
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$12,500

