

02-13-27-451-001.000-077

General Information

Parcel Number
02-13-27-451-001.000-077

Local Parcel Number
12-0027-0064

Tax ID:

Routing Number
- - -

Property Class 400
Vacant Land

Year: 2026

Location Information

County
Allen

Township
ADAMS TOWNSHIP

District 077 (Local 064)
077 FT WAYNE ADAMS PARK NH

School Corp 0255
EAST ALLEN COUNTY

Neighborhood 391005-077
AG/RURAL RES HOMESITES HAR

Section/Plat
0027

Location Address (1)
TILLMAN RD
FORT WAYNE, IN 46816

Zoning

Subdivision

Lot

Market Model
N/A

Characteristics

Topography
Flood Hazard
☐

Public Utilities
ERA
☒

Streets or Roads
TIF
☒

Neighborhood Life Cycle Stage
Other
Printed Tuesday, April 7, 2026

Review Group

Hatchworks LLC

Ownership

Hatchworks LLC
2801 Centerville Rd
1st Floor PMB 811
Wilmington, DE 19808

Legal

S 1/2 Sec 27 Ex N 250 Ft & Ex Tr & W 1/2 NW 1/4
SW 1/4 Ex N 250 Ft Sec 26 Ex R/W



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

2026	Assessment Year	2026	2025	2025	2024
WIP	Reason For Change	AA	Misc	AA	AA
03/03/2026	As Of Date	03/27/2026	05/29/2025	03/26/2025	03/22/2024
Indiana Cost Mod	Valuation Method	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000
	Notice Required	☒	☒	☐	☒
\$4,971,300	Land	\$4,971,300	\$4,971,300	\$4,971,300	\$516,600
\$0	Land Res (1)	\$0	\$0	\$0	\$29,000
\$0	Land Non Res (2)	\$0	\$0	\$0	\$487,600
\$4,971,300	Land Non Res (3)	\$4,971,300	\$4,971,300	\$4,971,300	\$0
\$0	Improvement	\$0	\$0	\$0	\$79,300
\$0	Imp Res (1)	\$0	\$0	\$0	\$56,700
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$22,600
\$4,971,300	Total	\$4,971,300	\$4,971,300	\$4,971,300	\$595,900
\$0	Total Res (1)	\$0	\$0	\$0	\$85,700
\$0	Total Non Res (2)	\$0	\$0	\$0	\$487,600
\$4,971,300	Total Non Res (3)	\$4,971,300	\$4,971,300	\$4,971,300	\$22,600

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

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
11	OA		0	248.564	1.00	\$20,000	\$20,000	\$4,971,280	0%	1.0000	0.00	0.00	100.00	\$4,971,280
81	A		0	14.774	1.00	\$2,120	\$2,120	\$31,321	-100%	1.0000	0.00	100.00	0.00	\$00

TILLMAN RD

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
01/18/2024	Hatchworks LLC	2024002364	LW	/	\$6,323,705	I
01/01/1900	Gerardot Gary M		WD	/		I

400, Vacant Land

AG/RURAL RES HOMESIT

1/2

Notes

Land Computations

Calculated Acreage	263.34
Actual Frontage	0
Developer Discount	☐
Parcel Acreage	263.34
81 Legal Drain NV	14.77
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.00
91/92 Acres	0.00
Total Acres Farmland	248.56
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	\$0
CAP 2 Value	\$0
CAP 3 Value	\$4,971,300
Total Value	\$4,971,300

Data Source N/A

Collector

Appraiser

