

Parcel Number or Key Number (02-08-27-257-001.000-072)

Property Address (7102 BLUE BEECH DR, 510, 1 Family Dwell - Platted Lot)

Property Owner Information (7102 Blue Beech Dr, Fort Wayne, IN 46815)

Work in Progress Value, subject to change throughout the current valuation period.

Certified assessed value of land by year

Certified assessed value of all improvements to land by year, including house, outbuildings, pools, geothermals, etc...

Certified Total Assessed Value (Approximate market value of property as Jan 1st of given year)

Township (ST. JOSEPH TOWNSHIP)

Neighborhood Information (Neighborhood 726202-072)

Valuation Method: Rental properties and owner occupied properties are assessed differently.

Residential Valuation Table:

Assessment Year	Reason For Change	As of Date	Valuation Method	Equalization Factor	Notice Required	Land	Land Res (1)	Land Non Res (2)	Land Non Res (3)	Improvement	Imp Res (1)	Imp Non Res (2)	Imp Non Res (3)	Total	Total Res (1)	Total Non Res (2)	Total Non Res (3)
2017	WIP	04/11/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$20,100	\$20,100	\$0	\$0	\$112,800	\$112,800	\$0	\$0	\$132,900	\$132,900	\$0	\$0
2016	AA	03/18/2017	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$20,100	\$20,100	\$0	\$0	\$110,300	\$110,300	\$0	\$0	\$130,400	\$130,400	\$0	\$0
2015	AA	09/16/2016	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$20,400	\$20,100	\$0	\$0	\$131,000	\$131,000	\$0	\$0	\$151,100	\$151,100	\$0	\$0
2014	Inf	05/20/2015	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$20,100	\$20,100	\$0	\$0	\$90,200	\$90,200	\$0	\$0	\$110,300	\$110,300	\$0	\$0
2013	AA	12/30/2014	Indiana Cost Mod	1.0000	<input checked="" type="checkbox"/>	\$20,100	\$20,100	\$0	\$0	\$93,600	\$93,600	\$0	\$0	\$113,700	\$113,700	\$0	\$0

Land Computations:

Calculated Acreage	0.28
Actual Frontage	92
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	0.00
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
Homeste(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	\$0
CAP 1 Value	\$20,100
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,100

Land Data (Standard Depth: Res 132', CI 132')

Land Type	Pricing Method	Soil Method ID	Act. Front.	Size	Factor	Rate	Adj. Rate	Ext. Value	Infl. %	Elig %	Res Market Factor	Value
F	F		92	91x135	1.01	\$230	\$232	\$21,112	-5%	100%	1.0000	\$20,060

Lot size either listed as dimensions or amount of acreage

Land Res (1), Imp Res (1), Total Res (1) = 1 Dwelling, 1 Garage, 1 acre of land included in the Residential Values. The Homestead Deduction and Credit Apply to only these Values.

Full Bath = 3 fixtures (sink, stool, & tub or shower)

Half bath = 2 fixtures (sink & stool)

Total finished square footage including basement finish but not rec room finish

Exterior features such as patios, decks, and porches are listed with their square foot area and base cost.

Construction code will indicate frame, masonry, or partial masonry

Base area and finished area are broken down by floor levels.

Rec Room area can indicate finished area on the basement level that is not the same quality finish as the rest of the dwelling

Effective year built may be affected by remodels to renovations to the original structure

Location Cost Multiplier assigned to Allen County

Factor used to adjust assessed values based on the sales in that neighborhood

Factor sometimes used to segment property types within an individual neighborhood (i.e story heights, villa sections)

Summary of Improvements:

Description	Res Eligibl	Story Height	Construction	Grade	Year Built	Eff Year	Eff Co Age	Eff Co nd	Base Rate	LCM	Adj Rate	Size	RCN	Nom Dep	Remain. Value	Abn Obs	PC Nhbhd	Mrkt	Improv Value	
1: Single-Family R 01	100%	2	Wood Frame	C	1972	1972	45	A	0.95			\$149,150	30%		\$104,410	0%	100%	1.08	1,000	\$112,800

Cost Ladder:

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1480	1480	\$90,800	
2 1Fr	1152	1152	\$39,500	
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1480	0	\$0	
Adjustments	1 Row Type Adj.	x 1.00		\$130,300
Unfin Int (-)			\$0	
Ex Liv Units (+)			\$0	
Rec Room (+)			\$0	
Loft (+)			\$0	
Fireplace (+)		PS:1 PO:1	\$2,100	
No Heating (-)			\$0	
A/C (+)		1:1480 2:1152	\$5,000	
No Elec (-)			\$0	
Plumbing (+/-)		11 - 5 = 6 x \$800	\$4,800	
Spec Plumb (+)			\$0	
Elevator (+)			\$0	
Sub-Total, One Unit				\$142,200
Sub-Total, 1 Units				\$143,400
Exterior Features (+)			\$1,200	
Garages (+) 512 sqft			\$13,600	
Total				\$157,000
Quality and Design Factor (Grade)			1.00	
Location Multiplier			0.95	
Replacement Cost				\$149,150

Total all pages \$112,800

Total this page \$112,800