

General Information

Parcel Number 02-11-23-103-012.000-075
Local Parcel Number 11-4429-0185
Tax ID:
Routing Number - - -

Ownership

Abshire Jennifer R
4214 Winterfield Run
Fort Wayne, IN 46804
Legal
HAVERHILL SEC III LOT 185

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/07/2013 to 08/05/1998.

Notes

Property Class 510
1 Family Dwell - Platted Lot



Res

Year: 2024

Location Information

County Allen
Township ABOITE TOWNSHIP
District 075 (Local 059)
School Corp 0125
Neighborhood 385705-075
Section/Plat 0233011
Location Address (1) 4214 WINTERFIELD RUN FORT WAYNE, IN 46804

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

Table with columns: Assessment Year (2024, 2023, 2022, 2021, 2020), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes dollar amounts for various categories.

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 83' X 131', CI 83' X 131')

Table with columns: 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.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard
Public Utilities ERA
Streets or Roads TIF
Neighborhood Life Cycle Stage Other

Land Computations

Table with columns: Computation Name, Value. Includes items like Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, etc.

**General Information**

**Occupancy** Single-Family  
**Description** Single-Family (1944 S  
**Story Height** 2  
**Style** 60 Conventional 2 stor  
**Finished Area** 1944 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
Porch, Open Frame	78	\$4,100
Patio, Treated Pine	614	\$2,800

**Plumbing**

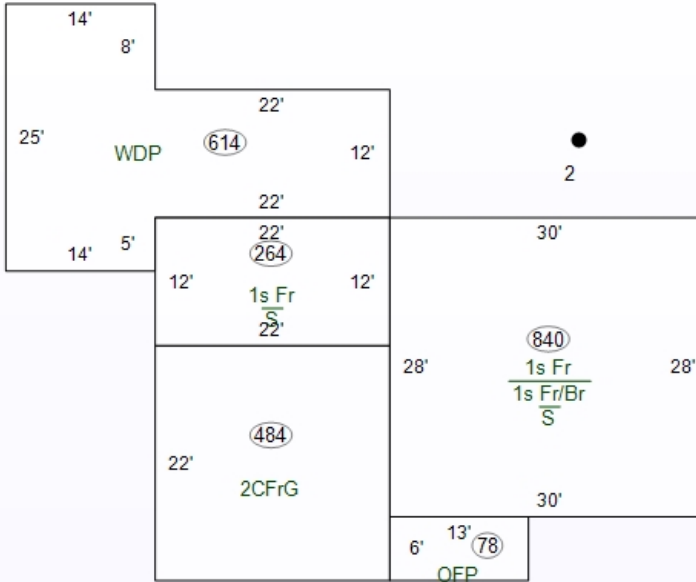
	#	TF
<b>Full Bath</b>	2	6
<b>Half Bath</b>	1	2
<b>Kitchen Sinks</b>	1	1
<b>Water Heaters</b>	1	1
<b>Add Fixtures</b>	0	0
<b>Total</b>	5	10

**Accommodations**

<b>Bedrooms</b>	4
<b>Living Rooms</b>	0
<b>Dining Rooms</b>	1
<b>Family Rooms</b>	1
<b>Total Rooms</b>	8

**Heat Type**

Central Warm Air



**Specialty Plumbing**

Description	Count	Value
1	1	

**Cost Ladder**

Floor	Constr	Base	Finish	Value	Totals
1	91A	1104	1104	\$86,500	
2	1Fr	840	840	\$36,200	
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		1104	0	\$0	

**Total Base** \$122,700

**Adjustments** 1 Row Type Adj. x 1.00 \$122,700

Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)	PS:1 PO:1	\$4,700
No Heating (-)		\$0
A/C (+)	1:1104 2:840	\$4,400
No Elec (-)		\$0
Plumbing (+ / -)	10 - 5 = 5 x \$800	\$4,000
Spec Plumb (+)		\$0
Elevator (+)		\$0

**Sub-Total, One Unit** \$135,800

**Sub-Total, 1 Units**

Exterior Features (+)	\$6,900	\$142,700
Garages (+) 484 sqft	\$15,200	\$157,900
Quality and Design Factor (Grade)		1.10
Location Multiplier		0.92
<b>Replacement Cost</b>		<b>\$159,795</b>

**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 (1944 SqFt)	2	1/6 Maso	C+2	1976	1976	48	A		0.92		1,944 sqft	\$159,795	35%	\$103,870	0%	100%	1.9700	1.000	100.00	0.00	0.00	\$204,600
2: Pool, In Ground (20x40)	1		C	1979	1979	45	A	\$61.10	0.92	\$63.49	20'x40'	\$53,061	85%	\$7,960	50%	100%	1.0000	1.000	100.00	0.00	0.00	\$4,000