

02-12-11-338-022.000-074

General Information

Parcel Number
02-12-11-338-022.000-074

Local Parcel Number
94-4135-0022

Tax ID:

Routing Number
- - -

Property Class 500
Vacant - Platted Lot

Year: 2025

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
FOXES ADDITION

Section/Plat
0113012

Location Address (1)
430 W CREIGHTON AVE
FORT WAYNE, IN 46807

Zoning

Subdivision

Lot

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

Characteristics

Topography Flood Hazard
High ☐

Public Utilities ERA
All ☐

Streets or Roads TIF
Paved, Sidewalk ☐

Neighborhood Life Cycle Stage
Other

Printed Friday, April 11, 2025

Review Group 2022

Nino Erasmo L

Ownership

Nino Erasmo L
434 W Creighton Ave
Fort Wayne, IN 46807

Legal

W 8 FT LOT 21 E 25FT LOT 22
TYLERS ADD



430 W CREIGHTON AVE

500, Vacant - Platted Lot

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
03/31/2022	Nino Erasmo L	2022018008	QC	/	\$650	I
03/16/2022	Allen County Communi	2022014912	XD	/	\$0	I
04/26/2011	Garnette Andrew	2011018129	TD	/		I
07/19/2002	BECHTOL ADELAIDE		QC	02/11659		I
01/01/1900	BECHTOL KERWIN W		WD	/		I

Res

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

2025	Assessment Year	2025	2024	2023	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/11/2025	As Of Date	03/26/2025	07/09/2024	04/07/2023	03/21/2022	03/08/2021
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	☒	☒	☐	☒	☐
\$5,200	Land	\$5,200	\$3,800	\$3,800	\$3,900	\$1,700
\$5,200	Land Res (1)	\$5,200	\$3,800	\$0	\$0	\$0
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$3,800	\$3,900	\$1,700
\$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
\$5,200	Total	\$5,200	\$3,800	\$3,800	\$3,900	\$1,700
\$5,200	Total Res (1)	\$5,200	\$3,800	\$0	\$0	\$0
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$0	\$3,800	\$3,900	\$1,700

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
F	F		33	33x135	1.01	\$501	\$506	\$16,698	-69%	1.0000	100.00	0.00	0.00	\$5,180

Land Computations

Calculated Acreage	0.10
Actual Frontage	33
Developer Discount	☐
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
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$5,200
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$5,200

