

02-12-14-326-021.000-074

Hessler Deborah S

534 DAYTON AV

510, 1 Family Dwell - Platted Lot

NINDES ADDITION/471829-

General Information

Parcel Number 02-12-14-326-021.000-074

Local Parcel Number 94-3600-0008

Tax ID:

Routing Number - - -

Property Class 510 1 Family Dwell - Platted Lot

Year: 2024

Location Information

County Allen

Township WAYNE TOWNSHIP

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

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 471829-074 NINDES ADDITION

Section/Plat 0014

Location Address (1) 534 DAYTON AV FORT WAYNE, IN 46807

Zoning

Subdivision

Lot

Market Model RES | WAY 471829, 1864 #1 up to

Characteristics

Topography High Flood Hazard ERA

Public Utilities All ERA

Streets or Roads Paved, Sidewalk TIF

Neighborhood Life Cycle Stage Other

Printed Friday, March 29, 2024

Review Group 2022

Ownership

Hessler Deborah S 534 Dayton Ave Fort Wayne, IN 46807

Legal

LOT 8 PACKARD PLACE ADD



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

Table with columns for Assessment Year (2024-2021), Reason For Change (AA), As Of Date (02/15/2024-03/13/2020), Valuation Method (Indiana Cost Mod), Equalization Factor (1.0000), Notice Required (checkboxes), and Land/Improvement values (\$22,300-\$52,600).

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 40' X 132', CI 40' X 132')

Table with columns: Land Type (F), Pricing Method (F), Soil ID, Act Front. (36), Size (36x118), Factor (0.95), Rate (\$650), Adj. Rate (\$618), Ext. Value (\$22,248), Infl. % (0%), Market Factor (1.0000), Cap 1 (100.00), Cap 2 (0.00), Cap 3 (0.00), Value (\$22,250).

Notes

Land Computations

Table with columns: Land Computations (Calculated Acreage 0.10, Actual Frontage 36, 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 \$22,300, CAP 2 Value \$0, CAP 3 Value \$0, Total Value \$22,300).

Data Source Aerial

Collector

Appraiser 07/12/2022 eascaa

General Information

Occupancy Single-Family
Description Single-Family (780 Sq
Story Height 1
Style 12 Older conv 1 stoy/b
Finished Area 780 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
Patio, Concrete	96	\$600

Plumbing

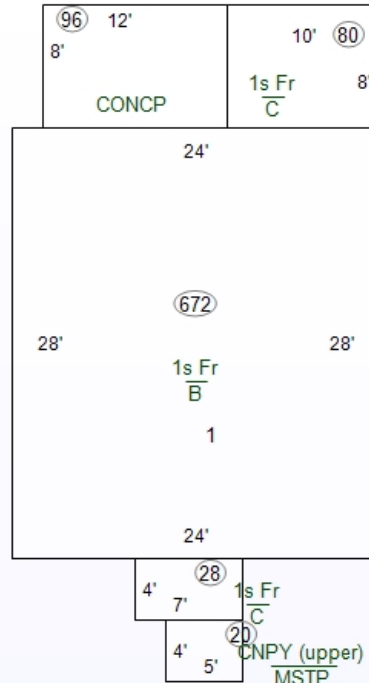
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air



3
2

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	780	780	\$66,600	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt	672	0	\$21,700	
Crawl	108	0	\$2,600	
Slab				

Total Base \$90,900

Adjustments 1 Row Type Adj. x 1.00 \$90,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	MS:1 MO:1 \$4,500
No Heating (-)	\$0
A/C (+)	1:780 \$3,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$99,300

Sub-Total, 1 Units

Exterior Features (+)	\$600	\$99,900
Garages (+) 0 sqft	\$0	\$99,900
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.92	
Replacement Cost		\$73,526

Specialty Plumbing

Description	Count	Value
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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 (780 SqFt)	1	Wood Fr	D	1930	1930	94 A		0.92		1,452 sqft	\$73,526	50%	\$36,760	0%	100%	1.0000	2.380	100.00	0.00	0.00	\$87,500
2: Detached Garage (12x20)	1	Wood Fr	D	1930	1930	94 A	\$45.76	0.92	\$33.68	12'x20'	\$8,083	50%	\$4,040	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$4,000
3: Utility Shed	1	SV	C	2022	2022	2 A		0.92		10'x8'		10%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0