

02-13-18-258-005.000-074

Neutra Properties LLC

2624 TRENTMAN AVE

510, 1 Family Dwell - Platted Lot

OAK PARK ADDITION & S

1/2

General Information	
Parcel Number	02-13-18-258-005.000-074
Local Parcel Number	93-3559-0085
Tax ID:	
Routing Number	- - -

Ownership	
Neutra Properties LLC	1306 Nautilus St La Jolla, CA 92037
Legal	
Oak Park Sec B Lot 85	

Transfer of Ownership							
Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	W/	
11/06/2019	Neutra Properties LLC	2019057271	QC	/			
11/02/2018	INPRO REI LLC	2018056118	WR	/	\$39,000		
11/16/2017	Eilatan Financial Inc	2017058452	XD	/	\$9,500		
01/01/2016	J & R Property Recove	2015057717	QC	/			
10/28/2013	Eilatan Financial Inc	2013060898	QC	/	\$500		
02/15/2001	RENCHER PAMELA Y		WD	00/17032	\$50,000		

Notes	
8/2/2023 Listing: 7/31/23 per Realtor.com, mls 202326815, asking \$109,000 - remodeled income producing home close to McMillen Park. This property is in the Snider School District. This home has plenty of light with large windows, 3 bedrooms and 1 bath with a separate dining area and a utility room with washer/dryer hookups. It also has a detached garage. Rent rate \$950 Lease expires 11/30/23.	
12/29/2017 Permit: 18p19- GAS LINE PRESSURE TEST. GAS LINE AFFIDAVIT RECVD Completed	
10/16/2017 Permit: 10.16.17 Permit: 18p19 per exterior check. VP condition okay. GM HEA - GAS LINE PRESSURE TEST	
6/1/2017 Permit: 6.1.17 Permit: 18p19 per exterior check. VP condition okay. GM PERMITS EXPIRED, WORK NOT COMPLETE ELE - NEW OUTSIDE SERVICE AND GROUND TO CODE BLD - TEAR OFF/REROOF HOUSE AND DETACHED GARAGE, INSTALL ENTRY DOOR HOUSE AND GARAGE, REPAIR SOFFIT AND SIDING	

Property Class 510
1 Family Dwell - Platted Lot



Res

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 371506-074	OAK PARK ADDITION & SEC B
Section/Plat	0018
Location Address (1)	2624 TRENTMAN AVE FORT WAYNE, IN 46806

Valuation Records (Work In Progress values are not certified values and are subject to change)							
2024	Assessment Year	2024	2023	2022	2021	2020	
WIP	Reason For Change	AA	AA	AA	AA	AA	
02/13/2024	As Of Date	03/22/2024	04/07/2023	03/21/2022	03/08/2021	03/13/2020	
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	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
\$20,000	Land	\$20,000	\$5,800	\$5,800	\$1,600	\$1,600	
\$20,000	Land Res (1)	\$20,000	\$5,800	\$5,800	\$1,600	\$1,600	
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$34,700	Improvement	\$34,700	\$46,900	\$27,200	\$31,200	\$34,000	
\$34,700	Imp Res (1)	\$34,700	\$46,900	\$27,200	\$31,200	\$34,000	
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0	
\$54,700	Total	\$54,700	\$52,700	\$33,000	\$32,800	\$35,600	
\$54,700	Total Res (1)	\$54,700	\$52,700	\$33,000	\$32,800	\$35,600	
\$0	Total Non Res (2)	\$0	\$0	\$0	\$0	\$0	
\$0	Total Non Res (3)	\$0	\$0	\$0	\$0	\$0	

Land Data (Standard Depth: Res 132', CI 132' Base Lot: Res 65' X 139', CI 65' X 139')														
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		58	58x133	1.00	\$345	\$345	\$20,010	0%	1.0000	100.00	0.00	0.00	\$20,010

Zoning	
Subdivision	
Lot	
Market Model	RES WAY 371502 503 506 up to 1
Characteristics	
Topography	Flood Hazard
High	<input type="checkbox"/>
Public Utilities	ERA
All	<input type="checkbox"/>
Streets or Roads	TIF
Paved	<input type="checkbox"/>
Neighborhood Life Cycle Stage	
Other	

Land Computations	
Calculated Acreage	0.18
Actual Frontage	58
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
Homesite(s) Value	\$0
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$20,000
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$20,000

Printed Friday, March 29, 2024

Review Group 2024

Data Source N/A

Collector

Appraiser 03/27/2019 zwlaaa

General Information

Occupancy Single-Family
Description Single-Family (1025 S
Story Height 1
Style 40 Conventional 1 stor
Finished Area 1025 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	104	\$600

Plumbing

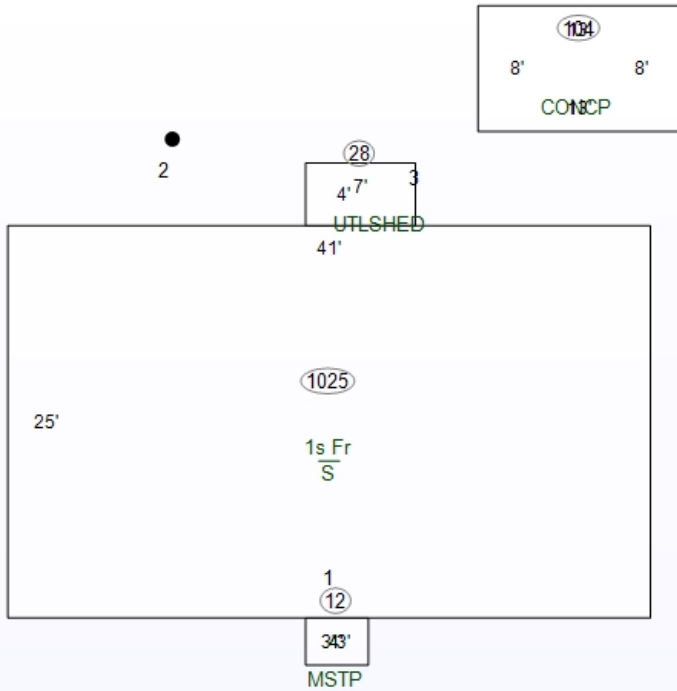
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	4
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	5

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1025	1025	\$81,700	
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1025	0	\$0	

Total Base \$81,700

Adjustments 1 Row Type Adj. x 1.00 \$81,700

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	1:1025 \$2,900
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$84,600

Sub-Total, 1 Units

Exterior Features (+)	\$600	\$85,200
Garages (+) 0 sqft	\$0	\$85,200
Quality and Design Factor (Grade)	0.80	
Location Multiplier	0.92	
Replacement Cost		\$62,707

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 (1025 SqFt)	1	Wood Fr	D	1960	1960	64 A		0.92		1,025 sqft	\$62,707	47%	\$33,230	0%	100%	1.0000	1.030	100.00	0.00	0.00	\$34,200
2: Detached Garage (16x18)	1	Wood Fr	D	1960	1960	64 VP	\$42.59	0.92	\$31.35	16'x18'	\$9,028	95%	\$450	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$500
3: Utility Shed (7x4)	1	SV	C	2019	2019	5 A		0.92		7'x4'		20%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0