

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

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

**Property Address** (7102 BLUE BEECH DR, 510, 1 Family Dwell - Platted Lot, Cambridge Oaks Sec I-II/72 1/2)

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

**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              | \$112,800   | \$112,800   | \$0             | \$0             | \$132,900 | \$132,900     | \$0               | \$0               |
| 2015            | AA                | 09/16/2016 | 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               |
| 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                      |
| <b>Total Value</b>      | <b>\$20,100</b>          |

**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. % | Res Elig | 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** (2632 sqft)

**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 Eligible | 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 Nhd | 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      |                  |
| <b>Adjustments</b>                | <b>1 Row Type Adj.</b> | <b>x 1.00</b> |          | <b>\$130,300</b> |
| 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      |                  |
| <b>Sub-Total, One Unit</b>        |                        |               |          | <b>\$142,200</b> |
| <b>Sub-Total, 1 Units</b>         |                        |               |          | <b>\$143,400</b> |
| Exterior Features (+)             |                        |               | \$1,200  |                  |
| Garages (+) 512 sqft              |                        |               | \$13,600 |                  |
| <b>Total</b>                      |                        |               |          | <b>\$157,000</b> |
| Quality and Design Factor (Grade) |                        |               | 1.00     |                  |
| Location Multiplier               |                        |               | 0.95     |                  |
| <b>Replacement Cost</b>           |                        |               |          | <b>\$149,150</b> |

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**Total all pages \$112,800**

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