

General Information

Parcel Number 02-06-33-276-001.000-049
Local Parcel Number 18-0033-0063

Tax ID:

Routing Number - - -

Property Class 100 Vacant Land

Year: 2024

Location Information

County Allen
Township LAKE TOWNSHIP
District 049 (Local 018)
School Corp 0225
Neighborhood 491009-049
Section/Plat 0333111
Location Address (1) 2602 EME RD FORT WAYNE, IN 46818

Ownership

OLD TRAIL FARMS INC
C/O HOWARD CHAPMAN
215 E BERRY ST
FORT WAYNE, IN 46802-2705

Legal

109.215 AC TR NE1/4 S OR RR EX 3AC TR
481.05FT N & 628.70FT E OF SW
CORNER NE1/4 SEC 33



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 01/10/1995 and 01/01/1900.

Notes

Notes section containing various annotations and remarks.

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

Table with columns: Year (2024-2021), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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. Rows 4-6.

Zoning

Subdivision

Lot

Market Model

Characteristics

Topography Flood Hazard

Public Utilities ERA

Streets or Roads TIF

Neighborhood Life Cycle Stage

Other

Printed Wednesday, March 27, 2024

Review Group 2020

Data Source N/A Collector 08/17/2020 sxdeaa Appraiser 08/17/2020 sxdeaa

Land Computations

Table with columns: Land Computations, Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, 81 Legal Drain NV, 82 Public Roads NV, 83 UT Towers NV, 9 Homesite, 91/92 Acres, Total Acres Farmland, Farmland Value, Measured Acreage, Avg Farmland Value/Acre, Value of Farmland, Classified Total, Farm / Classified Value, Homesite(s) Value, 91/92 Value, Supp. Page Land Value, CAP 1 Value, CAP 2 Value, CAP 3 Value, Total Value.

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')														
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
6	A	ES	0	6.931	1.02	\$2,280	\$2,326	\$16,122	-80%	1.0000	0.00	100.00	0.00	\$3,220
6	A	HAB	0	0.420	1.06	\$2,280	\$2,417	\$1,015	-80%	1.0000	0.00	100.00	0.00	\$200
6	A	MRB	0	0.991	0.81	\$2,280	\$1,847	\$1,830	-80%	1.0000	0.00	100.00	0.00	\$370
6	A	MRB	0	0.438	0.77	\$2,280	\$1,756	\$769	-80%	1.0000	0.00	100.00	0.00	\$150
6	A	PE	0	9.019	1.11	\$2,280	\$2,531	\$22,827	-80%	1.0000	0.00	100.00	0.00	\$4,570
6	A	PLB	0	0.431	0.64	\$2,280	\$1,459	\$629	-80%	1.0000	0.00	100.00	0.00	\$130
6	A	RS	0	0.221	1.28	\$2,280	\$2,918	\$645	-80%	1.0000	0.00	100.00	0.00	\$130
81	A		0	6.762	1.00	\$2,280	\$2,280	\$15,417	-100%	1.0000	0.00	100.00	0.00	\$00
82	A		0	1.063	1.00	\$2,280	\$2,280	\$2,424	-100%	1.0000	0.00	100.00	0.00	\$00

General Information

Parcel Number 02-06-33-400-007.001-049
Local Parcel Number 18-0033-0071

Tax ID:

Routing Number - - -

Property Class 100 Vacant Land

Year: 2024

Location Information

County Allen
Township LAKE TOWNSHIP
District 049 (Local 018)
School Corp 0225
Neighborhood 491009-049
Section/Plat 0333111
Location Address (1) 11030 BASS RD FORT WAYNE, IN 46818

Ownership

Old Trail Farms Inc
c/o Howard Chapman
215 E Berry St
Fort Wayne, IN 46802

Legal

W 1/2 E 1/2 SE 1/4 Sec 33 Ex Tracts

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj, Sale Price, V/I. Rows include 01/27/2012 and 01/01/1900.

Notes



Agricultural

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

Table with columns: Year (2024-2021), Assessment Year, Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Land Res (1-3), Improvement, Imp Res (1-3), Total, Total Res (1-3).

Land Data (Standard Depth: Res 120', CI 120' Base Lot: Res 0' X 0', CI 0' X 0')

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. Rows 4-82.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard [ ]

Public Utilities Electricity ERA [ ]

Streets or Roads Paved TIF [ ]

Neighborhood Life Cycle Stage Other

Printed Wednesday, March 27, 2024 Review Group 2020

Data Source N/A

Collector 08/17/2020 sxdeaa

Appraiser 08/17/2020 sxdeaa

Land Computations

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