











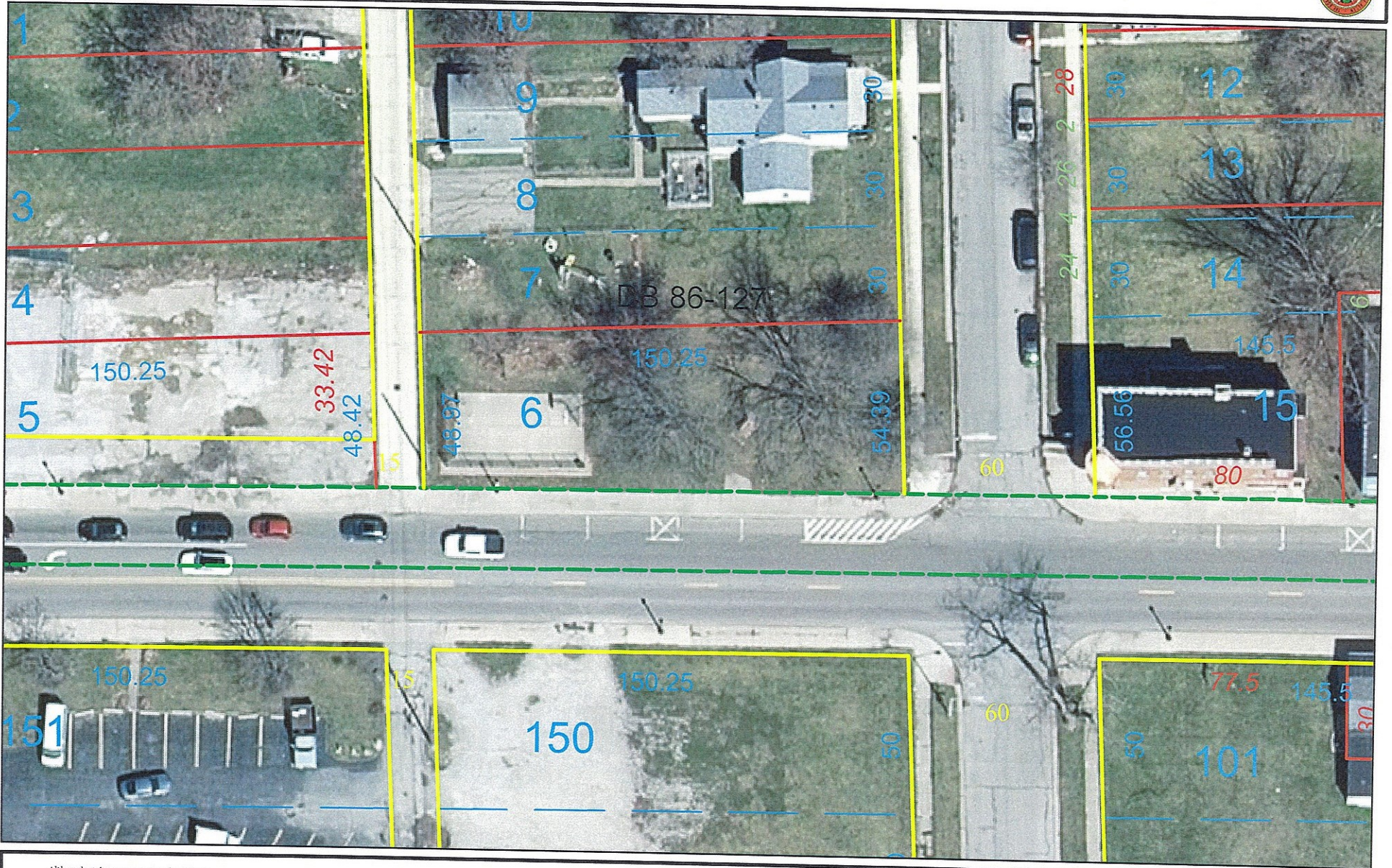




This park is dedicated to  
**Lester and Hester Powell**  
Longtime neighborhood residents who created  
and tirelessly cared for this park.

*"The neighborhood needs this park so young people  
can play and the old can rest." - Hester Powell*





Although strict accuracy standards have been employed in the compilation of this map, Allen County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission in this map.

© 2004 Board of Commissioners of the County of Allen  
North American Datum 1983  
State Plane Coordinate System, Indiana East



Date: 9/6/2023 1" = 42'



02-12-12-376-054.000-074

HOUSING & NEIGHBORHOOD

2620 WEISSER PARK AV

640, Exempt, Municipality

EAST CREIGHTON AVE AD 1/2

General Information

Parcel Number 02-12-12-376-054.000-074
Local Parcel Number 93-2102-0006

Ownership

Housing & Neighborhood Dev Serv Inc
DEVELOPMENT SERVICES INC
200 E Berry St #320
Fort Wayne, IN 46802

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include 11/01/2006 and 01/01/1900.

Notes

Tax ID:

Legal

EX ST LOT 6 BARBOURS SUB ADD

Routing Number

Property Class 640
Exempt, Municipality

Year: 2023

Location Information

County Allen
Township WAYNE TOWNSHIP
District 074 (Local 091)
School Corp 0235
Neighborhood 371215-074
Section/Plat 0012
Location Address (1) 2620 WEISSER PARK AV
FORT WAYNE, IN 46803



Exempt

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

Table with columns: Assessment Year (2023, 2022, 2021, 2020, 2019), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, Land, Improvement, Total. Includes sub-totals for Land, Improvement, and Total.

Land Data (Standard Depth: Res 150', CI 150' Base Lot: Res 36' X 150', CI 36' X 150')

Table with columns: Land Type, Pricing Method, Soil ID, Act Front, Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Res Elig %, Market Factor, Value. Row for F F 55 55x150 1.00 \$430 \$430 \$23,650 -90% 0% 1.0000 \$2,370.

Zoning

Subdivision

Lot

Market Model

RES | WAY 371 & 172 (newer than

Characteristics

Topography Flood Hazard
Public Utilities ERA
Streets or Roads TIF

Neighborhood Life Cycle Stage

Other
Printed Wednesday, April 12, 2023

Review Group 2022

Data Source Aerial

Collector

Appraiser 04/22/2022 dmanaa

Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (0.19), Actual Frontage (55), 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), Valuc 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 (\$0), CAP 2 Value (\$0), CAP 3 Value (\$2,400), Total Value (\$2,400).

**HOUSING & NEIGHBORHOOD**

2620 WEISSER PARK AV

640, Exempt, Municipality

EAST CREIGHTON AVE AD 2/2

**General Information**

Occupancy Canopies - Commerci  
 Description Canopies - Commerci  
 Story Height 0  
 Style N/A  
 Finished Area  
 Make

**Plumbing**

# TF  
 Full Bath  
 Half Bath  
 Kitchen Sinks  
 Water Heaters  
 Add Fixtures  
 Total

**Floor Finish**

Earth  Tile  
 Slab  Carpet  
 Sub & Joist  Unfinished  
 Wood  Other  
 Parquet

**Accommodations**

Bedrooms  
 Living Rooms  
 Dining Rooms  
 Family Rooms  
 Total Rooms

**Wall Finish**

Plaster/Drywall  Unfinished  
 Paneling  Other  
 Fiberboard

**Heat Type**

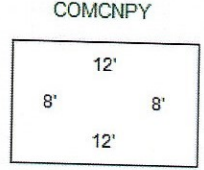
**Roofing**

Built-Up  Metal  Asphalt  Slate  Tile  
 Wood Shingle  Other

**Exterior Features**

| Description | Area | Value |
|-------------|------|-------|
|             |      |       |

3  
 2



**Specialty Plumbing**

| Description | Count | Value |
|-------------|-------|-------|
|             |       |       |

**Cost Ladder**

| Floor Constr | Base | Finish | Value | Totals |
|--------------|------|--------|-------|--------|
| 1            |      |        |       |        |
| 2            |      |        |       |        |
| 3            |      |        |       |        |
| 4            |      |        |       |        |
| 1/4          |      |        |       |        |
| 1/2          |      |        |       |        |
| 3/4          |      |        |       |        |
| Attic        |      |        |       |        |
| Bsmt         |      |        |       |        |
| Crawl        |      |        |       |        |
| 1 Slab       |      |        |       |        |

**Adjustments**

Unfin Int (-)  
 Ex Liv Units (+)  
 Rec Room (+)  
 Loft (+)  
 Fireplace (+)  
 No Heating (-)  
 A/C (+)  
 No Elec (-)  
 Plumbing (+ / -)  
 Spec Plumb (+)  
 Elevator (+)

Total Base  
 Row Type Adj.

|                                   |         |
|-----------------------------------|---------|
| Sub-Total, One Unit               | \$0     |
| Sub-Total, 1 Units                |         |
| Exterior Features (+)             | \$0     |
| Garages (+) 0 sqft                | \$0     |
| Quality and Design Factor (Grade) | 1.20    |
| Location Multiplier               | 0.93    |
| Replacement Cost                  | \$3,069 |

**Summary of Improvements**

| Description              | Res Eligibl | Story Height | Construction     | 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   | Improv Value |
|--------------------------|-------------|--------------|------------------|-------|------------|----------|------------|----|-----------|------|----------|------------|---------|----------|---------------|---------|------|--------|--------|--------------|
| 1: Canopies - Commercial | 0%          | 1            |                  |       |            |          |            |    |           |      |          |            |         |          |               |         |      |        |        |              |
| 2: Fencing               | 0%          | 1            | 7 Gauge Galvaniz | C     | 2022       | 2022     | 1          | A  | \$23.55   | 0.93 | \$25.61  | 96sqft     | \$3,069 | 4%       | \$2,950       | 0%      | 100% | 1.0000 | 1.0000 | \$3,000      |
| 3: Paving (Court)        | 0%          | .1           | Asphalt          | C     | 2022       | 2022     | 1          | A  | \$2.81    | 0.93 | \$2.61   | 86' x 10'  | \$2,203 | 8%       | \$2,030       | 0%      | 100% | 1.0000 | 1.0000 | \$2,000      |
|                          |             |              |                  |       |            |          |            |    |           |      |          | 1,680 sqft | \$4,390 | 20%      | \$3,510       | 0%      | 100% | 1.0000 | 1.0000 | \$3,500      |