General Information

Parcel Number
02-12-24-152-016.000-074

Local Parcel Number
93-3469-0263

Tax ID:

Routing Number
- - -

Property Class 510
1 Family Dwell - Platted Lot

Year: 2026

Location Information

County
Allen

Township
WAYNE TOWNSHIP

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

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 371903-074
MCKINNIE PARK PLACE ADDITIO

Section/Plat
0024

Location Address (1)
4628 WARSAW ST
FORT WAYNE, IN 46806

Zoning

Subdivision

Lot

Market Model
RES | WAY 371721 723 803 - 903 2

Characteristics

Topography
Level

Flood Hazard

Public Utilities
All

ERA

Streets or Roads
Paved

TIF

Neighborhood Life Cycle Stage
Other

Printed Friday, April 10, 2026

Review Group 2025

Ownership

Olney George
520 Prairie Knoll Dr
Naperville, IL 60565

Legal

E 131' Lot 174 Ex N 45' McKinnie Park Place & 1/2 Vac Alley Adj on W

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
04/17/2019	Olney George	2019017646	WR	/	$32,500	I
12/31/2015	Roger Bell-Marble Man	2015066526	QC	/	$23,000	I
12/31/2015	Roehm Robert E III &	2015066317	QC	/	$15,000	I
12/03/2012	Alliance Property Man	2012068663	XD	/	$2,100	I
03/20/2007	WILLIAMS AARON	207015792	QC	/	$27,600	I
10/11/2006	DEWITT JACOB & WI	206062119	WD	/	$14,300	I

Res

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

2026	Assessment Year	2026	2025	2024	2023	2022
WIP	Reason For Change	AA	AA	AA	AA	AA
03/17/2026	As Of Date	03/27/2026	03/26/2025	03/22/2024	04/07/2023	03/21/2022
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	☑	☐	☐	☑	☑
$19,700	**Land**	**$19,700**	**$15,800**	**$15,800**	**$8,700**	**$8,700**
$19,700	Land Res (1)	$19,700	$15,800	$15,800	$8,700	$8,700
$0	Land Non Res (2)	$0	$0	$0	$0	$0
$0	Land Non Res (3)	$0	$0	$0	$0	$0
$53,200	**Improvement**	**$53,200**	**$38,200**	**$42,000**	**$41,900**	**$25,500**
$53,200	Imp Res (1)	$53,200	$38,200	$42,000	$41,900	$25,500
$0	Imp Non Res (2)	$0	$0	$0	$0	$0
$0	Imp Non Res (3)	$0	$0	$0	$0	$0
$72,900	**Total**	**$72,900**	**$54,000**	**$57,800**	**$50,600**	**$34,200**
$72,900	Total Res (1)	$72,900	$54,000	$57,800	$50,600	$34,200
$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 45' X 130', CI 45' X 130')

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
9	S		45	6166	2.40	$1.33	$3.19	$19,670	0%	1.0000	100.00	0.00	0.00	$19,670

Data Source Aerial **Collector** 08/19/2025 bdjoaa **Appraiser** 09/04/2025 bdjoaa

Notes

Land Computations

Calculated Acreage	0.14
Actual Frontage	45
Developer Discount	☐
Parcel Acreage	0.00
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
84 Solar Energy Land	0.00
9 Homesite	0.14
91/92 Acres	0.00
Total Acres Farmland	-0.14
Farmland Value	$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	$0
Classified Total	$0
Farm / Classifed Value	$0
Homesite(s) Value	$19,700
91/92 Value	$0
Supp. Page Land Value	
CAP 1 Value	$19,700
CAP 2 Value	$0
CAP 3 Value	$0
Total Value	**$19,700**

General Information

Occupancy	Single-Family
Description	Single-Family (696 Sq
Story Height	1
Style	11 Older conventional
Finished Area	696 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

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

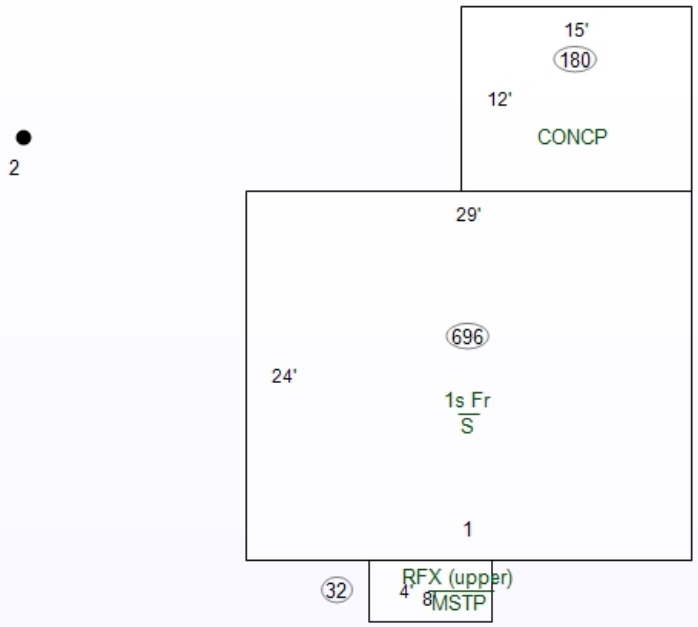
Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	0
Total Rooms	4

Heat Type

Central Warm Air

Exterior Features

Description	Area	Value
Patio, Concrete	180	$1,400



Specialty Plumbing

Description	Count	Value

Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	696	696	$98,600	
2					
3					
4					
1/4					
1/2					
3/4					
Attic					
Bsmt					
Crawl					
Slab		696	0	$0	
				Total Base	$98,600
Adjustments				**1 Row Type Adj. x 1.00**	$98,600
Unfin Int (-)					$0
Ex Liv Units (+)					$0
Rec Room (+)					$0
Loft (+)					$0
Fireplace (+)					$0
No Heating (-)					$0
A/C (+)				1:696	$4,700
No Elec (-)					$0
Plumbing (+ / -)				5 – 5 = 0 x $0	$0
Spec Plumb (+)					$0
Elevator (+)					$0
				Sub-Total, One Unit	$103,300
				Sub-Total, 1 Units	
Exterior Features (+)				$1,400	$104,700
Garages (+) 0 sqft				$0	$104,700
				Quality and Design Factor (Grade)	0.80
				Location Multiplier	0.96
				Replacement Cost	$80,410

Summary of Improvements

Description	Story Height	Constr Type	Grade	Year Built	Eff Year	Eff Age	Co 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 (696 SqFt)	1	Wood Fr	D	1947	1947	79	A		0.96		696 sqft	$80,410	50%	$40,200	0%	100%	1.000	1.080	100.00	0.00	0.00	$43,400
2: Detached Garage (16x22)	1	Wood Fr	D	1947	1947	79	A	$67.22	0.96	$51.62	16'x22'	$18,172	50%	$9,090	0%	100%	1.000	1.080	100.00	0.00	0.00	$9,800