

General Information

Parcel Number 02-06-30-100-004.000-049
Local Parcel Number 18-0030-0019

Tax ID:

Routing Number - - -

Property Class 100 Vacant Land

Year: 2025

Location Information

County Allen
Township LAKE TOWNSHIP
District 049 (Local 018)
School Corp 0225
Neighborhood 491009-049
Section/Plat 0303111
Location Address (1) YELLOW RIVER RD FORT WAYNE, IN 46818

Ownership

DM12 Investment Properties LLC
2544 E 550 S-57
Churubusco, IN 46723

Legal

35.773A TR N OF RR FRL NW1/4 EX R/W SEC 30

Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include transactions from 10/26/2020 to 01/01/1900.

Notes



Agricultural

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

Table with columns: 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).

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 include various land parcels with their respective characteristics.

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Rolling Flood Hazard [ ]

Public Utilities Electricity ERA [ ]

Streets or Roads Unpaved TIF [ ]

Neighborhood Life Cycle Stage Other

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Land Computations

Table with columns: Land Computations, Value. Rows include Calculated Acreage (35.11), Actual Frontage (0), Developer Discount, Parcel Acreage (35.11), 81 Legal Drain NV (2.84), 82 Public Roads NV (0.48), 83 UT Towers NV (0.00), 9 Homesite (0.00), 91/92 Acres (0.00), Total Acres Farmland (31.79), Farmland Value (\$71,610), Measured Acreage (31.79), Avg Farmland Value/Acre (2252), Value of Farmland (\$71,600), Classified Total (\$0), Farm / Classified Value (\$71,600), Homesite(s) Value (\$0), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$0), CAP 2 Value (\$71,600), CAP 3 Value (\$0), Total Value (\$71,600).

