

COMM 2310 FT N & 25 FT W OF SE C  
FOR POB, RUN N 330 FT, W 635 FT,  
E 635 FT TO POB.

SCHWIND JAMES W/SCHWIND KAREN R  
6918 CRESTVIEW DR  
FORT WAYNE, IN 46835-1526

2026

17-3S-16-02162-002



| BUILDING CHARACTERISTICS |                    |                |
|--------------------------|--------------------|----------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |
| Exterior Wall            | 25                 | MOD METAL 100  |
| Roof Structur            | 03                 | GABLE/HIP 100  |
| Roof Cover               | 12                 | MODULAR MT 100 |
| Interior Wall            | 05                 | DRYWALL 100    |
| Interior Floo            | 13                 | LAM/VNLPLK 100 |
| Air Condition            | 03                 | CENTRAL 100    |
| Heating Type             | 04                 | AIR DUCTED 100 |
| Bedrooms                 | 1                  | 100            |
| Bathrooms                | 2                  | 100            |
| Frame                    | 05                 | STEEL 100      |
| Stories                  | 1.                 | 1. 100         |
| Architectual             | 05                 | CONV 100       |
| Units                    | 0                  | 100            |
|                          |                    |                |
| Quality                  | 05                 | 05             |
| DOR CODE                 | 0100 SINGLE FAMILY |                |
| MAP NUM                  | MKT AREA 01        |                |
| NEIGHBORHOOD/LOC         | 17316.00 1.00/     |                |
| AREA TYPE                | TOTAL GROSS AREA   | PCT OF BASE    |
| BAS                      | 1,250              | 100            |
| UGR                      | 3,750              | 45             |
| TOTALS                   | 5,000              | 2,938          |

| MARKET ADJUSTMENTS                      |     |           |             |                   |                |      |      |            |      |      |        |
|-----------------------------------------|-----|-----------|-------------|-------------------|----------------|------|------|------------|------|------|--------|
| TYPE                                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT | NORM | % COND |
| 0187                                    | 01  | 2,938     | 108.3000    | 86.64             | 254,548        | 2016 | 2016 | 0          | 0    | 0    | 11.25  |
| 3 SFR/PREMTL 0% - 0                     |     |           |             | Heated Area: 1250 |                |      |      | HX Base Yr |      |      |        |
| <div><div>UGR</div><div>BAS</div></div> |     |           |             |                   |                |      |      |            |      |      |        |

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/07/2025 |

|     |
|-----|
| MLU |
|-----|