

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		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LAM/VNPLK 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 Units	05	CONV 100	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	YEAR
BAS	1,250	100	
UGR	3,750	45	
TOTALS	5,000		2,938 225,911

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	11.25	88.75	
3 SFR/PREMTL 0% - 0 Heated Area: 1250 HX Base Yr												

UGR

BAS

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				225,911	
TOTAL MARKET OB/XF VALUE				1,000	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				286,911	
SOH/AGL Deduction				0	
ASSESSED VALUE				286,911	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				286,911	
TOTAL JUST VALUE				286,911	
NCON VALUE				0	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				285,093	
SALE:7:1: 5 ACRES WITH IMP					
SALE:6:1: SHERIFF'S DEED					
SALE:5:1: 5 ACRES WITH IMP					
SALE:1:1: ONLY RUTHEDA FLOWERS TRANSFERRED HER INT					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
12964	M H	125	08/22/1997		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1009/1611	3/09/2004	WD	U	I	08	29,000
GRANTOR: BURNS						
GRANTEE: SCHWIND						
0945/0848	1/15/2002	WD	U	I	08	18,000
GRANTOR: BRIAN S WRIGHT						
GRANTEE: DANIEL BURNS						

EXTRA FEATURES															
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0285	SALVAGE	0	0	0	0		0.00	100	1993	1993	3	100	1,000	

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W25 UGR= W75 S50 E75 N50\$ S50 E25 N50\$.			

LAND DESCRIPTION													TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0100	C	SFR	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,000								