

Expanding your Horizon...



Metzger
Property Services, LLC

Farm Sales • Real Estate • Auctions • Appraisals

260-982-0238

WWW.METZGERAUCTION.COM



Pine Meadows Ln

Property	COMMERCIAL	Statu	Active	CDO	136	DOM	136	Auctio	No
MLS	202601864	6452 Saint Joe Center Road	Fort Wayne	IN	46835	Stat	Active	L	\$1,095,000
Are	Allen County		Parcel ID	02-08-22-101-009.000-072		Typ	Mixed Use		
Cross Street			Ag	1					
REO	N		Short Sale	No					
Legal	5 Parcels, Side by Side along St. Joe Center Road								
Direction	From Hwy 69, head south on Coldwater Rd. Turn east on Washington Center Rd. Continue east								
Inside City	Y	City	C2	County			Zoning		



Remarks 2 Lots on the East End were Sold/Pending. 5 Adjoining lots remain & are an Exceptional Investment Opportunity for Commercial Development comprising of 5 Lots Zoned Commercial on the Highly Visible & Busy, St. Joe. Center Road! This property consists of 5 Commercially Zoned Lots that offer Immense Potential for Commercial Development! Located on a highly visible, busy road, averaging over 15k Vehicles a day, this Prime location ensures maximum exposure for any future business ventures. With commercial zoning in place, the property is perfectly positioned for a variety of development scenarios, making it an ideal choice for savvy investors looking to capitalize on the bustling activity of the area. Don't miss your chance to transform these lots into a thriving commercial, income

Agent Remarks 2 Lots on the East End were Sold/Pending. 5 Adjoining lots remain Great Opportunity, to Clear Out & Develop! Motivated Seller! This price & tax information is for all 5 parcels - See Info Packet in Docs

Se	L	Townshi	St Joe	Lot	4.8500 / 215,250	410x525	Sr
Year	1900	Ag	126	Ne	No	Years	
Const	Needs Developed		Total #	5		Exterio	Aluminum, Foundatio Crawl
Bldg #1 Total Above Gd	9,000		Total Below Gd	0		Stories	1.0 Total 5
Bldg #2 Total Above Gd			Total Below Gd			Story	1 Finished Office 0
Bldg #3 Total Above Gd			Total Below Gd			Story	Finished Office
Location			Fire	City		Story	Finished Office
Bldg Height			Roof Material	Asphalt		Fire	No
Interior	Drywall		Ceiling Height	8		Int Height	10'
Flooring	Carpet, Mixed		Parking	Garage, Gravel		Column	na
Road	City		Equipment	No		Water	City
Currently Lsd	No		Enterprise	No		Well Type	
						Sewer	City
						Fuel /	Forced Air
						Heating	
						Cooling	Window
						Burglar	No
						Channel	
						Water Frtg	
						Lake Type	

SALE INCLUDES Land
SPECIAL FEATURES Other
PROPERTY USE Investment Property, Vacant-Best for Owner/Usr

Water			Water			Lake Type	
Water Features			Water			Lake Type	
Auctio	No	Auctioneer Name			Auctioneer License #		
Occupancy			Owner			Excluded	None
Financin	Existing	Proposed			Excluded	None	
Annual	\$12,32	Exemption			Year Taxes Payable	202	Assessed Value
Is Owner/Seller a Real Estate Licensee	No		Possessio	at closing			
List	Metzger Property Services, LLC - Off: 260-982-0238			List Agent	Timothy Pitts - Cell: 317-714-0432		
Agent ID	RB21001581	Agent	tpitts5467@hotmail.com				
Co-List			Co-List Agent				
Showing Instr							
List Date	1/17/202	Exp Date	7/17/202	Publish to	Yes	Show Addr to	Yes
IDX	Y	Contract Type	Exclusive Right to Sell		Allow AVM	Y	Show
Seller Concessions Offer			Seller Concession				
Virtual	Unbranded Virtual Tour		How				
Pending			Selling				
Total Concessions			Sold/Concession				
Sell			Sell				
Co-Sell			Co-Selling				
Presented	Chad Metzger - Cell: 260-982-9050		/	Metzger Property Services, LLC - Off: 260-982-0238			

Information is deemed reliable but not guaranteed. Properties may not be listed by the Agent/Office presenting this report. Report may not contain all available data. Broker Commissions are not set by law and are fully negotiable. © 2026 IRMLS. All Rights Reserved.



Traffic Count (TCDS)



Home Locate Locate All Email This Auto-Locate:

Disclaimer: The data is provided pursuant to the Indiana Open Records Act. It represents accurate reproductions of the records on file with the Indiana Department of Transportation; however, [... more](#)

List View All DIRs

Record 1 of 1 Goto Record

Location ID	L02021196	MPO ID	1196
Type	SPOT	HPMS ID	
On NHS	No	On HPMS	No
LRS ID	50209005040000001	LRS Loc Pt.	3.5406
SF Group	U2_SWG (2025)	Route Type	City Street
AF Group	U3_A (2025)	Route	Local
GF Group	U2_SWG (2024)	Active	Yes
Class Dist Grp		Category	
Seas Clls Grp			
WIM Group			
QC Group	Default		
Funct'l Class	Minor Arterial	Milepost	
Located On	ST JOE CTR RD BETWEEN MAPLECREST RD AND REVERE PL		
Loc On Alias	ST JOE CENTER RD		

More Detail

STATION DATA

Directions:

AADT = Annual Average Daily Traffic AADT = VOL x SF x AF
VOL = 24-hour volume count
SF = applicable month/day combination seasonal factor
AF = applicable axle-correction factor

AADT

Year	AADT	DHV-30	K %	D %	PA	BC	Src
2024	15,333 ³		10	52	15,159 (99%)	175 (1%)	Grown from 2023
2023	15,302	1,489	10	52	15,128 (99%)	175 (1%)	
2022	14,317 ³						Grown from 2021
2020	13,456	1,311	10	56			

VOLUME COUNT

Date	Int	Total
Wed 4/12/2023	15	16,856
Tue 4/11/2023	15	16,437
Tue 8/18/2020	15	15,351
Mon 8/17/2020	15	15,240

VOLUME TREND

Year	Annual Growth
2024	0%
2023	7%
2022	3%

SPEED

Date	Int	Pace	85th	Total
Wed 4/12/2023	15	40 - 50	49	16,856
Tue 4/11/2023	15	40 - 50	49	16,437

CLASSIFICATION

Date	Int	Total
Wed 4/12/2023	15	16,856
Tue 4/11/2023	15	16,437

General Information

Parcel Number 02-08-22-101-009.000-072
Local Parcel Number 75-0022-0023

Tax ID:

Routing Number - - -

Property Class 400 Vacant Land

Year: 2024

Location Information

County Allen

Township ST. JOSEPH TOWNSHIP

District 072 (Local 075) 072 FT WAYNE ST JOSEPH (75)

School Corp 0235 FORT WAYNE COMMUNITY

Neighborhood 90807-072 ST JOE / FT WAYNE - NEWER 072

Section/Plat 0022

Location Address (1) 6452 SAINT JOE CENTER RD FORT WAYNE, IN 46835

Zoning

Subdivision

Lot

Market Model N/A

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 28, 2024

Review Group 2025

Ownership

R N T LLC 9431 US 24 W Fort Wayne, IN 46804

Legal

E105.6FT OF W 686.65FT OF N412.5FT NW 1/4 NW1/4 EX PT TO COUNTY SEC 22



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

Table with columns for Assessment Year (2024-2021), Reason For Change, As Of Date, Valuation Method, Equalization Factor, Notice Required, and Land/Improvement values.

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

Table with columns for Land Type, Pricing Method, Soil ID, Act Front., Size, Factor, Rate, Adj. Rate, Ext. Value, Infl. %, Market Factor, Cap 1, Cap 2, Cap 3, and Value.

Transfer of Ownership

Table with columns for Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, and V/I.

Notes

Land Computations

Table listing various land computation metrics such as Calculated Acreage, Actual Frontage, Developer Discount, Parcel Acreage, and Total Value.

Data Source Aerial

Collector

Appraiser

General Information

Parcel Number
02-08-22-101-010.000-072

Local Parcel Number
75-0022-0025

Tax ID:

Routing Number
- - -

Ownership

RK Realty LLC
1015 E Coliseum Blvd
Fort Wayne, IN 46805

Legal

E105.6 OF W 792.1 OF
N 412.5 FT NW1/4 NW1/4
EX PT TO COUNTY SEC 22

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/28/2021	RK Realty LLC	2021086259	LW	/	\$175,000	I
03/13/2012	Tony & John Propertie	2012014239	WR	/		I
09/16/2011	Straessle Anthony		WD	/		I
05/08/2007	R N T LLC	207025740	WD	/30266	\$175,000	I
01/01/1900	DOSSON JON K & CR		WD	/		I

Notes

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2024

Location Information

County
Allen

Township
ST. JOSEPH TOWNSHIP

District 072 (Local 075)
072 FT WAYNE ST JOSEPH (75)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 631018-072
AG/RURAL RES HOMESITES 01 0

Section/Plat
0223113

Location Address (1)
6512 SAINT JOE CENTER RD
FORT WAYNE, IN 46835

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

2024	Assessment Year	2024	2023	2023	2022	2022
WIP	Reason For Change	AA	Inf	AA	AA	AA
02/12/2024	As Of Date	03/22/2024	08/02/2023	04/07/2023	04/27/2022	03/21/2022
Income Approach	Valuation Method	Income Approach	Market Approach	Income Approach	Income Approach	Indiana Cost Mod
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
\$36,300	Land	\$36,300	\$29,300	\$29,300	\$25,900	\$36,500
\$36,300	Land Res (1)	\$36,300	\$29,300	\$29,300	\$25,900	\$36,500
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$80,100	Improvement	\$80,100	\$85,500	\$93,100	\$76,700	\$107,900
\$80,100	Imp Res (1)	\$80,100	\$85,500	\$93,100	\$76,700	\$107,900
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$116,400	Total	\$116,400	\$114,800	\$122,400	\$102,600	\$144,400
\$116,400	Total Res (1)	\$116,400	\$114,800	\$122,400	\$102,600	\$144,400
\$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 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

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	A		0	0.9000	1.08	\$50,000	\$54,000	\$48,600	0%	1.0000	100.00	0.00	0.00	\$48,600

Zoning

Subdivision

Lot

Market Model
Res | St Joe 631018 1250 - 2540

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
Electricity

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Printed Thursday, March 28, 2024
Review Group 2025

Data Source N/A Collector Appraiser

Land Computations

Calculated Acreage	0.90
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.90
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.90
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$48,600
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$48,600
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$48,600

General Information

Occupancy Single-Family
Description Single-Family (1560 S
Story Height 1
Style 20 Older conventional
Finished Area 1560 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

Exterior Features

Description	Area	Value
Stoop, Masonry	54	\$1,800
Canopy, Shed Type	54	\$400

Plumbing

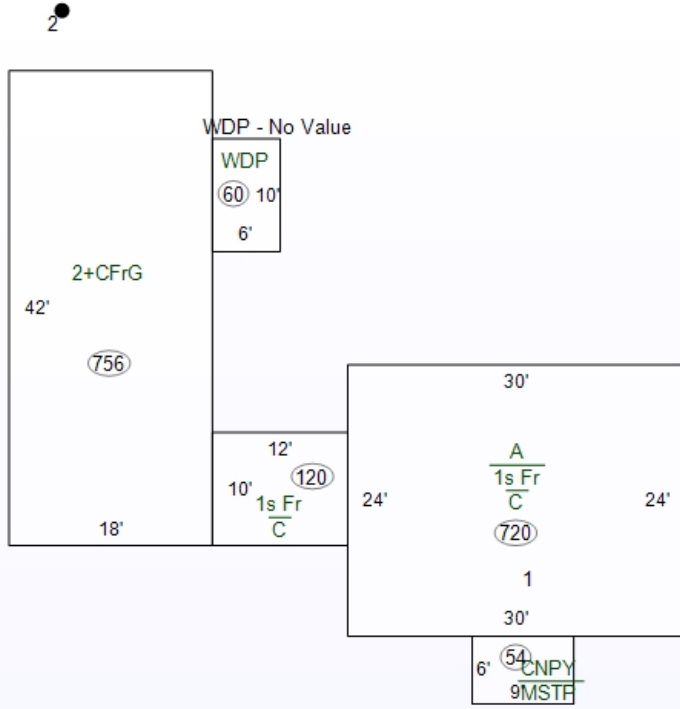
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	840	840	\$71,200	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	720	720	\$14,200	
Bsmt				
Crawl	840	0	\$5,400	
Slab				

Total Base \$90,800

Adjustments 1 Row Type Adj. x 1.00 \$90,800

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$90,800

Sub-Total, 1 Units

Exterior Features (+)	\$2,200	\$93,000
Garages (+) 756 sqft	\$21,700	\$114,700
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.92	

Replacement Cost \$100,248

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family (1560 SqFt)	1	Wood Fr	C-1	1948	1948	76	F		0.92		1,560 sqft	\$100,248	50%	\$50,120	0%	100%	1.0000	2.140	100.00	0.00	0.00	\$107,300
2: Utility Shed (10x14)	1	SV	C	1995	1995	29	A		0.92		10'x14'		60%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0

General Information

Parcel Number 02-08-22-101-011.000-072
Local Parcel Number 75-0022-0026

Tax ID:

Routing Number - - -

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9

Year: 2024

Location Information

County Allen

Township ST. JOSEPH TOWNSHIP

District 072 (Local 075)
072 FT WAYNE ST JOSEPH (75)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 631018-072
AG/RURAL RES HOMESITES 01 0

Section/Plat 0022

Location Address (1)
6534 SAINT JOE CENTER RD
FORT WAYNE, IN 46835

Zoning

Subdivision

Lot

Market Model
Res | St Joe 631018 1250 - 2540

Characteristics

Topography Level Flood Hazard

Public Utilities All ERA

Streets or Roads Paved TIF

Neighborhood Life Cycle Stage Other

Printed Thursday, March 28, 2024

Review Group 2025

Ownership

RK Realty LLC
1015 E Coliseum Blvd
Fort Wayne, IN 46805

Legal

4-22-5-008
N412.5 OF E 105.6 OF
W897.9FT NW 1/4 NW 1/4
EX PT TO COUNTY SEC 22



Transfer of Ownership

Table with columns: Date, Owner, Doc ID, Code, Book/Page, Adj Sale Price, V/I. Rows include dates from 07/08/2019 to 01/01/1900.

Notes

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, Improvement, Total. Rows show values for years 2021-2024.

Land Data (Standard Depth: Res 200', CI 200' 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.

Land Computations

Table with columns: Computation Name, Value. Rows include Calculated Acreage (0.90), Actual Frontage (0), Developer Discount, Parcel Acreage (0.90), 81 Legal Drain NV (0.00), 82 Public Roads NV (0.00), 83 UT Towers NV (0.00), 9 Homesite (0.90), 91/92 Acres (0.00), Total Acres Farmland (0.00), Farmland Value (\$0), Measured Acreage (0.00), Avg Farmland Value/Acre (0.0), Value of Farmland (\$0), Classified Total (\$0), Farm / Classified Value (\$0), Homesite(s) Value (\$48,600), 91/92 Value (\$0), Supp. Page Land Value, CAP 1 Value (\$48,600), CAP 2 Value (\$0), CAP 3 Value (\$0), Total Value (\$48,600).

Data Source N/A

Collector

Appraiser

General Information

Occupancy Single-Family
Description Single-Family (1734 S
Story Height 1 1/2
Style 20 Older conventional
Finished Area 1734 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

Exterior Features

Description	Area	Value
Patio, Treated Pine	100	\$600
Wood Deck	240	\$4,200
Canopy, Roof Extension	240	\$2,400
Patio, Treated Pine	144	\$800
Balcony	32	\$1,300
Canopy, Roof Extension	32	\$600

Plumbing

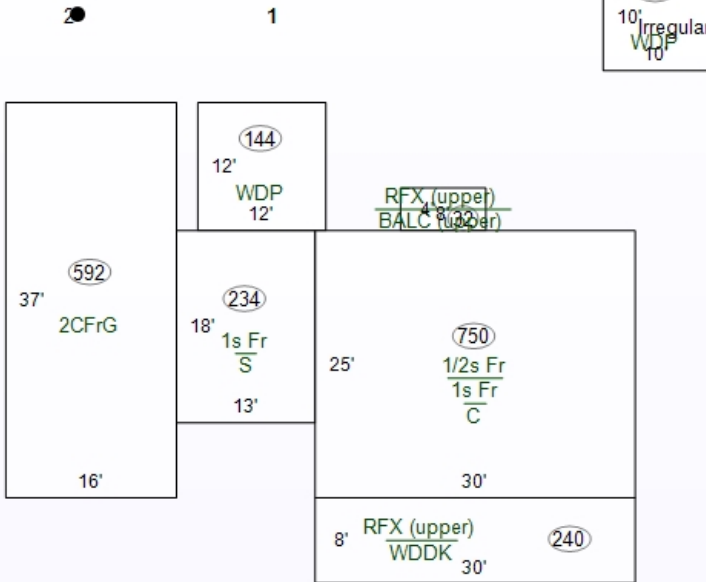
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	4

Heat Type

Central Warm Air



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor	Constr	Base	Finish	Value	Totals
1	1Fr	984	984	\$79,000	
2					
3					
4					
1/4					
1/2	1Fr	750	750	\$26,700	
3/4					
Attic					
Bsmt					
Crawl		750	0	\$5,200	
Slab		234	0	\$0	
				Total Base	\$110,900

Adjustments 1 Row Type Adj. x 1.00 \$110,900

Unfin Int (-)	\$0
Ex Liv Units (+)	\$0
Rec Room (+)	\$0
Loft (+)	\$0
Fireplace (+)	\$0
No Heating (-)	\$0
A/C (+)	\$0
No Elec (-)	\$0
Plumbing (+ / -)	5 - 5 = 0 x \$0 \$0
Spec Plumb (+)	\$0
Elevator (+)	\$0

Sub-Total, One Unit \$110,900

Sub-Total, 1 Units

Exterior Features (+)	\$9,900	\$120,800
Garages (+) 592 sqft	\$18,600	\$139,400
Quality and Design Factor (Grade)	0.95	
Location Multiplier	0.92	
Replacement Cost		\$121,836

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family (1734 SqFt)	1 1/2	Wood Fr	C-1	1948	1948	76	F		0.92		1,734 sqft	\$121,836	50%	\$60,920	0%	100%	1.0000	2.140	100.00	0.00	0.00	\$130,400
2: Utility Shed (12x24)	1	SV	D+1	2019	2019	5	P		0.92		12'x24'		30%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0

General Information

Parcel Number
02-08-22-101-012.000-072

Local Parcel Number
75-0022-0027

Tax ID:

Routing Number
- - -

Ownership

RK Realty LLC
1015 E Coliseum Blvd
Fort Wayne, IN 46805

Legal

N412.5 OF E 105.6 OF
W1003.5FT NW1/4 NW1/4
EX PT TO COUNTY SEC 22

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
08/29/2023	RK Realty LLC	2023037548	QC	/		I
08/16/2023	Straessle Ronald J 1/2	2023035292	QC	/		I
07/08/2019	RK Realty LLC	2019031803	LW	/		I
11/16/2017	RK Realty LLC &	2017060374	WR	/		I
06/08/1999	Straessle Ronald J		WD	99/4922	\$74,000	I
01/01/1900	HAWTHORN WILLIAM		WD	/		I

Notes

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2024

Location Information

County
Allen

Township
ST. JOSEPH TOWNSHIP

District 072 (Local 075)
072 FT WAYNE ST JOSEPH (75)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 631018-072
AG/RURAL RES HOMESITES 01 0

Section/Plat
0022

Location Address (1)
6552 SAINT JOE CENTER RD
FORT WAYNE, IN 46835

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

2024	Assessment Year	2024	2023	2022	2021	2020
WIP	Reason For Change	AA	AA	AA	AA	AA
03/11/2024	As Of Date	03/22/2024	04/07/2023	03/21/2022	03/11/2021	03/13/2020
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Income Approach	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
\$48,800	Land	\$48,800	\$36,600	\$36,600	\$13,200	\$13,200
\$48,800	Land Res (1)	\$48,800	\$36,600	\$36,600	\$13,200	\$13,200
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$75,300	Improvement	\$75,300	\$93,600	\$71,300	\$61,800	\$59,900
\$67,600	Imp Res (1)	\$67,600	\$85,800	\$63,400	\$54,800	\$52,900
\$7,700	Imp Non Res (2)	\$7,700	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$7,800	\$7,900	\$7,000	\$7,000
\$124,100	Total	\$124,100	\$130,200	\$107,900	\$75,000	\$73,100
\$116,400	Total Res (1)	\$116,400	\$122,400	\$100,000	\$68,000	\$66,100
\$7,700	Total Non Res (2)	\$7,700	\$0	\$0	\$0	\$0
\$0	Total Non Res (3)	\$0	\$7,800	\$7,900	\$7,000	\$7,000

Land Data (Standard Depth: Res 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

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	A		0	0.9200	1.06	\$50,000	\$53,000	\$48,760	0%	1.0000	100.00	0.00	0.00	\$48,760

Zoning

Subdivision

Lot

Market Model
Res | St Joe 631018 1250 - 2540

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Printed Thursday, March 28, 2024
Review Group 2025

Data Source N/A Collector Appraiser

Land Computations

Calculated Acreage	0.92
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.92
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.92
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$48,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$48,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$48,800

General Information

Occupancy Single-Family
Description Single-Family (1700 S
Story Height 1
Style 20 Older conventional
Finished Area 1700 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

Exterior Features

Description	Area	Value
Patio, Concrete	288	\$1,700
Patio, Concrete	60	\$300
Stoop, Masonry	32	\$1,500
Porch, Enclosed Frame	32	\$3,800

Plumbing

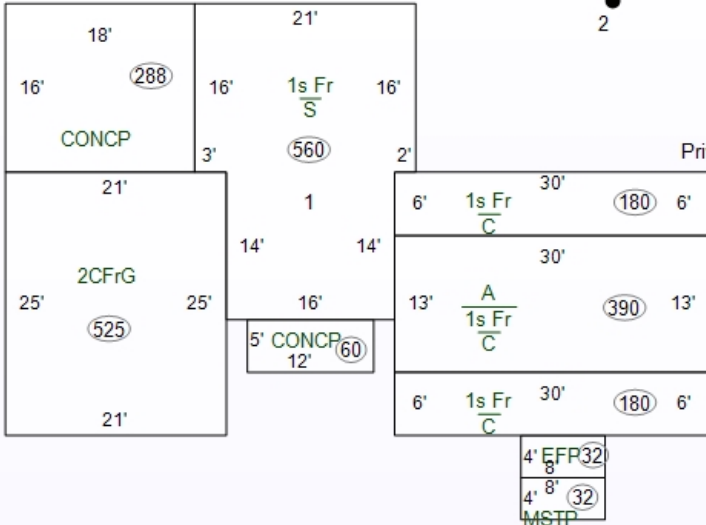
	#	TF
Full Bath	1	3
Half Bath	0	0
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	3	5

Accommodations

Bedrooms	2
Living Rooms	0
Dining Rooms	0
Family Rooms	1
Total Rooms	6

Heat Type

Central Warm Air



Specialty Plumbing

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

Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1 1Fr	1310	1310	\$94,500	
2				
3				
4				
1/4				
1/2				
3/4				
Attic	390	390	\$9,400	
Bsmt				
Crawl	750	0	\$5,200	
Slab	560	0	\$0	
Total Base			\$109,100	

Adjustments

1 Row Type Adj. x 1.00			\$109,100
Unfin Int (-)			\$0
Ex Liv Units (+)			\$0
Rec Room (+)			\$0
Loft (+)			\$0
Fireplace (+)			\$0
No Heating (-)			\$0
A/C (+)			\$0
No Elec (-)			\$0
Plumbing (+ / -)	5 - 5 = 0	x \$0	\$0
Spec Plumb (+)			\$0
Elevator (+)			\$0
Sub-Total, One Unit			\$109,100

Sub-Total, 1 Units

Exterior Features (+)	\$7,300	\$116,400
Garages (+) 525 sqft	\$16,200	\$132,600
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
Replacement Cost		\$115,892

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family (1700 SqFt)	1	Wood Fr	C-1	1948	1948	76	A		0.92		1,700 sqft	\$115,892	45%	\$63,740	0%	100%	1.0000	2.140	100.00	0.00	0.00	\$136,400
2: Detached Garage (26x28)	1	Concrete	D	1980	1948	76	A	\$28.66	0.92	\$21.09	26'x28'	\$15,356	50%	\$7,680	0%	100%	1.0000	1.000	0.00	100.00	0.00	\$7,700

General Information

Parcel Number
02-08-22-101-013.000-072

Local Parcel Number
75-0022-0029

Tax ID:

Routing Number
- - -

Ownership

RK Realty LLC
1015 E Coliseum Blvd
Fort Wayne, IN 46805

Legal

4-22-5-006
N 412.5 OF E 105.6 OF
W 1109.1FT NW1/4 NW1/4

Transfer of Ownership

Date	Owner	Doc ID	Code	Book/Page	Adj Sale Price	V/I
12/28/2021	RK Realty LLC	2021086259	LW	/	\$175,000	I
03/13/2012	Tony & John Propertie	2012014238	WR	/		I
09/16/2011	Straessle Anthony		WD	/		I
03/28/2007	R N T LLC	207017576	WD	/27698	\$175,000	I
01/01/1900	LAWRENZ KEITH D &		WD	/		I

Notes

Property Class 511 RENTAL
1 Family Dwell - Unplatted (0 to 9.9



Res

Year: 2024

Location Information

County
Allen

Township
ST. JOSEPH TOWNSHIP

District 072 (Local 075)
072 FT WAYNE ST JOSEPH (75)

School Corp 0235
FORT WAYNE COMMUNITY

Neighborhood 631018-072
AG/RURAL RES HOMESITES 01 0

Section/Plat
0223113

Location Address (1)
6574 SAINT JOE CENTER RD
FORT WAYNE, IN 46835

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

2024	Assessment Year	2024	2023	2022	2022	2021
WIP	Reason For Change	AA	AA	AA	AA	AA
02/12/2024	As Of Date	03/22/2024	04/07/2023	04/27/2022	03/21/2022	03/11/2021
Income Approach	Valuation Method	Income Approach	Income Approach	Income Approach	Indiana Cost Mod	Income Approach
1.0000	Equalization Factor	1.0000	1.0000	1.0000	1.0000	1.0000
	Notice Required	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
\$39,000	Land	\$39,000	\$28,100	\$26,000	\$36,600	\$20,600
\$39,000	Land Res (1)	\$39,000	\$28,100	\$26,000	\$36,600	\$20,600
\$0	Land Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Land Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$94,200	Improvement	\$94,200	\$89,100	\$76,600	\$108,100	\$47,400
\$94,200	Imp Res (1)	\$94,200	\$89,100	\$76,600	\$108,100	\$47,400
\$0	Imp Non Res (2)	\$0	\$0	\$0	\$0	\$0
\$0	Imp Non Res (3)	\$0	\$0	\$0	\$0	\$0
\$133,200	Total	\$133,200	\$117,200	\$102,600	\$144,700	\$68,000
\$133,200	Total Res (1)	\$133,200	\$117,200	\$102,600	\$144,700	\$68,000
\$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 200', CI 200' Base Lot: Res 0' X 0', CI 0' X 0')

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	A		0	0.9200	1.06	\$50,000	\$53,000	\$48,760	0%	1.0000	100.00	0.00	0.00	\$48,760

Zoning

Subdivision

Lot

Market Model
Res | St Joe 631018 1250 - 2540

Characteristics

Topography **Flood Hazard**
Level

Public Utilities **ERA**
All

Streets or Roads **TIF**
Paved

Neighborhood Life Cycle Stage
Other

Land Computations

Calculated Acreage	0.92
Actual Frontage	0
Developer Discount	<input type="checkbox"/>
Parcel Acreage	0.92
81 Legal Drain NV	0.00
82 Public Roads NV	0.00
83 UT Towers NV	0.00
9 Homesite	0.92
91/92 Acres	0.00
Total Acres Farmland	0.00
Farmland Value	\$0
Measured Acreage	0.00
Avg Farmland Value/Acre	0.0
Value of Farmland	\$0
Classified Total	\$0
Farm / Classified Value	\$0
Homesite(s) Value	\$48,800
91/92 Value	\$0
Supp. Page Land Value	
CAP 1 Value	\$48,800
CAP 2 Value	\$0
CAP 3 Value	\$0
Total Value	\$48,800

General Information

Occupancy Single-Family
Description Single-Family (1452 S
Story Height 1
Style 40 Conventional 1 stor
Finished Area 1452 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

Exterior Features

Description	Area	Value
Patio, Concrete	100	\$600
Patio, Concrete	110	\$600
Canopy, Roof Extension	110	\$1,200

Plumbing

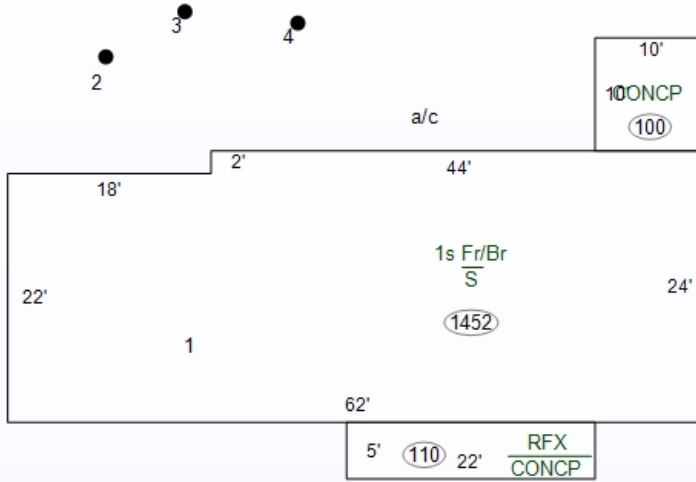
	#	TF
Full Bath	1	3
Half Bath	1	2
Kitchen Sinks	1	1
Water Heaters	1	1
Add Fixtures	0	0
Total	4	7

Accommodations

Bedrooms	3
Living Rooms	0
Dining Rooms	1
Family Rooms	1
Total Rooms	6

Heat Type

Hot Water or Steam



Specialty Plumbing

Description	Count	Value
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Cost Ladder

Floor Constr	Base	Finish	Value	Totals
1	91A	1452	1452	\$101,600
2				
3				
4				
1/4				
1/2				
3/4				
Attic				
Bsmt				
Crawl				
Slab	1452	0	\$0	
			Total Base	\$101,600

Adjustments

Adjustments	1 Row Type Adj. x 1.00	Value
Unfin Int (-)		\$0
Ex Liv Units (+)		\$0
Rec Room (+)		\$0
Loft (+)		\$0
Fireplace (+)		\$0
No Heating (-)		\$0
A/C (+)	1:1452	\$3,600
No Elec (-)		\$0
Plumbing (+ / -)	7 - 5 = 2 x \$800	\$1,600
Spec Plumb (+)		\$0
Elevator (+)		\$0
Sub-Total, One Unit		\$106,800

Sub-Total, 1 Units

Exterior Features (+)	\$2,400	\$109,200
Garages (+) 0 sqft	\$0	\$109,200
Quality and Design Factor (Grade)		0.95
Location Multiplier		0.92
Replacement Cost		\$95,441

Summary of Improvements

Description	Story Height	Constr Type	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	Cap 1	Cap 2	Cap 3	Improv Value
1: Single-Family (1452 SqFt)	1	1/6 Maso	C-1	1950	1950	74	A		0.92		1,452 sqft	\$95,441	45%	\$52,490	0%	100%	1.0000	2.140	100.00	0.00	0.00	\$112,300
2: Detached Garage (24x30)	1	Concrete	D	1971	1950	74	F	\$29.64	0.92	\$21.82	24'x30'	\$15,707	65%	\$5,500	0%	100%	1.0000	1.000	100.00	0.00	0.00	\$5,500
3: Utility Shed (15x17)	1	SV	C	1995	1995	29	F		0.92		15'x17'		65%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0
4: Utility Shed (8x10)	1	SV	C	1995	1995	29	A		0.92		8'x10'		60%		0%	100%	1.0000	1.000	100.00	0.00	0.00	\$0

...Generation after Generation



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