

Sevier (078)
Tax Year 2025 | Reappraisal 2021

Jan 1 Owner
 YOUNGBLUTT JERALD LYNN &
 CHARLENE JO
 7412 POPP RD
 FORT WAYNE IN 46845

Current Owner

EDGE PARK DR 3774
 Ctrl Map: 134L Group: C Parcel: 009.00 Pl: SI: 000

Value Information

Land Market Value: \$90,000
Improvement Value: \$546,200
Total Market Appraisal: \$636,200
Assessment Percentage: 25%
Assessment: \$159,050

Subdivision Data

Subdivision:
 CHESTNUT HILLS AT THE PARK
Plat Book: LM2 **Plat Page:** 140 **Block:** **Lot:** 9

Additional Information

General Information

Class: 00 - Residential **City #:**
Special Service District 1: 000 **Special Service District 2:** 000
District: 06 **Neighborhood:** I01
Number of Buildings: 1 **Number of Mobile Homes:** 0
Utilities - Water/Sewer: 11 - INDIVIDUAL / INDIVIDUAL **Utilities - Electricity:** 01 - PUBLIC
Utilities - Gas/Gas Type: 00 - NONE **Zoning:** R-1

Outbuildings & Yard Items

Long OutBuilding & Yard Items list on subsequent pages

Sale Information

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
4/19/2002	\$77,500	1436	50	V - VACANT	WD - WARRANTY DEED	A - ACCEPTED
5/4/1999	\$0	658	71		-	-

Land Information

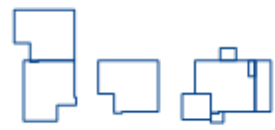
Deed Acres: 1.15 **Calculated Acres:** 0 **Total Land Units:** 1

Land Code	Soil Class	Units
01 - RES		1.00

Residential Building #: 1

Improvement Type:
 03 - SPECIAL_RES
Exterior Wall:
 05 - SIDING ABOVE AVG
Heat and AC:
 7 - HEAT AND COOLING SPLIT
Quality:
 2+ - ABOVE AVERAGE +
Square Feet of Living Area:
 2555
Foundation:
 02 - CONTINUOUS FOOTING
Roof Framing:
 02 - GABLE/HIP
Cabinet/Millwork:
 05 - MAXIMUM
Interior Finish:
 13 - PANELING CUSTOM
Bath Tiles:
 01 - FLOOR ONLY
Shape:
 03 - U-SHAPED

Building Sketch



Stories:

2.00

Actual Year Built:

2003

Plumbing Fixtures:

15

Condition:

AV - AVERAGE

Floor System:

04 - WOOD W/ SUB FLOOR

Roof Cover/Deck:

03 - COMPOSITION SHINGLE

Floor Finish:

09 - HARDWOOD/PARQUE

Paint/Decor:

05 - MAXIMUM

Electrical:

04 - ABOVE AVG

Structural Frame:

00 - NONE

Building Areas

Areas	Square Feet
BAS - BASE	1,111
BSF - BASE SEMI FINISHED	1,111
SPF - SCREEN PORCH FINISHED	288
OPF - OPEN PORCH FINISHED	40
OPF - OPEN PORCH FINISHED	51
OPF - OPEN PORCH FINISHED	320
OPF - OPEN PORCH FINISHED	80
BMU - BASEMENT UNFINISHED	1,111
USL - UPPER STORY LOW	1,111

Outbuildings & Yard Items

Building #	Type	Description	Area/Units
1	WDK - WOOD DECK	IRR	736
1	WDK - WOOD DECK	IRR	1,430
1	HOT - HOT TUB		1