2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	722501-063	CONCORD HILLS SEC I 063

Comments:

Neighborhood Factor:	1.3380
Total Parcels:	1
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	250.00	225.00	200.00	250.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	250.00	225.00	200.00	250.00	225.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632003-072	CHERRY HILL FAIRWAY COURT VILLAS

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $360 to $600 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3/1

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	064 ST JOSEPH PTC (77)	90800-064	ST JOE RURAL 064

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	720601-072	RUNNERS RIDGE SEC I-II

Comments:
23p24 New Sub. LIM

23p24 Added Sec II to Sub. LIM

26p27 no change, l:b 20% tdg

Neighborhood Factor:	1.1100
Total Parcels:	10
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.10	3.10	3.10	3.10	3.10	3.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.40	0.40	0.40	0.40	0.40	0.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724101-072	WOODLANDS OF RIVERSIDE

Comments:
22p23: updated FF from 295 to 425; L:B Ratio - also updated 733602-073 (replat of this addition) mdb
25p26 Per land to building study, changed land from 425 FF to 650 FF. Median was 12.55%, now 19.22%. Land last done in 2022. LIM
26p27 cahgned from ff to sqft 2.7/1 tdg

Neighborhood Factor:	1.2400
Total Parcels:	11
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	122

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot				2.70	2.70	2.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631901-072	MANORS OF CHANDLERS LANDING

Comments:
26p27 updated from ff to sqft 3.8/1.5 tdg

Neighborhood Factor:	1.0900
Total Parcels:	14
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	131

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Residential Homesite	All	Square Foot				3.80	3.80	3.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.50	1.50	1.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723504-072	LANDIN PARKE SEC II PHASE V

Comments:
26p27 base rate no change I:b 19% tdg

Neighborhood Factor:	1.0800
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.60	3.60	3.60	3.60	3.60	3.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726905-072	PARKWOOD PLACE

Comments:
26p27 changed from ff to sqft 1.4/.5 tdg

Neighborhood Factor:	1.2300
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	162
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	162

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot				1.40	1.40	1.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.50	0.50	0.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	721401-072	CRYSTAL BAY AT CHERRY HILL

Comments:
26p27 updated site from 69,900 to 100,000 tdg

Neighborhood Factor:	1.0600
Total Parcels:	22
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	69900.00	69900.00	69900.00	100000.00	100000.00	100000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723503-072	LANDIN PARKE SEC II PHASE IV

Comments:
26p27 updated base rae from 2.25 to 3.7 tdg

Neighborhood Factor:	1.0800
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.25	2.25	2.25	3.70	3.70	3.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	721502-072	ROTHMAN VILLAS

Comments:
26p27 updated site to 48,000 L:B tdg

Neighborhood Factor:	1.0400
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	40000.00	40000.00	40000.00	48000.00	48000.00	48000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	632805-063	VILLAS AT FOXWOOD

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $460 to $650 to maintain appropriate land to building ratio JAB

Influence study done for 18p19. No corner influence was determined.
26p27 changed from ff to sqft 3.42/1.3

Neighborhood Factor:	1.2000
Total Parcels:	26
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	131

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	460.00	460.00	460.00	460.00	460.00	460.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot				3.42	3.42	3.42
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631907-072	VILLAS OF CHANDLERS COVE

Comments:
26p27 changed from ff to sqft 2.7/1

Neighborhood Factor:	1.2000
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	134

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	515.00	515.00	515.00	515.00	515.00	515.00
Residential Homesite	All	Square Foot				2.70	2.70	2.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	633602-085	HARRINGTON SEC I PHASE 3-4

Comments:
26p27 updated base rate from 2.1 to 3.65

Neighborhood Factor:	1.1800
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.10	2.10	2.10	3.65	3.65	3.65
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728507-072	KERCHEVAL PARK SEC I-II

Comments:
26p27 changed from ff to sqft 2.2/.8 tdg

Neighborhood Factor:	1.2100
Total Parcels:	27
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	105
Res Avg Lot Depth:	147
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	105
C/I Avg Lot Depth:	147

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				2.20	2.20	2.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631602-072	WALLEN CHASE VILLAS SEC IV

Comments:
26p27 changed from ff to sqft 2.65/1.05 tdg

Neighborhood Factor:	1.2000
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	77
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot				2.65	2.65	2.65
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.05	1.05	1.05
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726605-072	IVY WOOD CONDOMINIUMS

Comments:
26p27 updated site to 37000 tdg

Neighborhood Factor:	1.2200
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	15000.00	15000.00	15000.00	37000.00	37000.00	37000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	630401-063	COVES OF WOOD CREEK RESERVE

Comments:
26p27 changed land from 2.4 to 3.5 to increase l:b from .13 to

Neighborhood Factor:	0.9100
Total Parcels:	29
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.40	2.40	2.40	3.50	3.50	3.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	064 ST JOSEPH PTC (77)	631018-064	AG/RURAL RES HOMESITES 01 064

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	1.1300
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	064 ST JOSEPH PTC (77)	631018-064	AG/RURAL RES HOMESITES 01 064

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	1.1300
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	064 ST JOSEPH PTC (77)	631018-064	AG/RURAL RES HOMESITES 01 064

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	1.1300
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	064 ST JOSEPH PTC (77)	631018-064	AG/RURAL RES HOMESITES 01 064

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	32
Res Avg Lot Size:	1.1300
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	632807-063	VILLAS AT FIDDLERS CREEK

Comments:
22p23: Updated land from FF to SQ - St. Joe Reassessment

Neighborhood Factor:	1.2000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	52
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	52
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Residential Homesite	All	Square Foot	2.00	2.00	2.00	3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725701-072	STILLWOOD CONDOS

Comments:
22p23: updated site from 25,000 to 32,500; L:B Ratio - mdb
26p27 updated site to 47500 tdg

Neighborhood Factor:	1.2000
Total Parcels:	32
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	32500.00	32500.00	32500.00	47500.00	47500.00	47500.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	631018-085	AG/RURAL RES HOMESITES 01 085

Comments:
26p27 updated base rate from 37,500 to 58,00 and res excess from 9,000 to 19,000 to be in line with other ag rural tdg

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.3400
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	631018-085	AG/RURAL RES HOMESITES 01 085

Comments:
26p27 updated base rate from 37,500 to 58,00 and res excess from 9,000 to 19,000 to be in line with other ag rural tdg

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.3400
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	631018-085	AG/RURAL RES HOMESITES 01 085

Comments:
26p27 updated base rate from 37,500 to 58,00 and res excess from 9,000 to 19,000 to be in line with other ag rural tdg

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.3400
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	631018-085	AG/RURAL RES HOMESITES 01 085

Comments:
26p27 updated base rate from 37,500 to 58,00 and res excess from 9,000 to 19,000 to be in line with other ag rural tdg

Neighborhood Factor:	1.0000
Total Parcels:	33
Res Avg Lot Size:	0.3400
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	37500.00		37500.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631501-072	WOODLAND LAKE SEC I & EXT

Comments:
22p23: adjusted base rate from $430 to $465 to maintain appropriate land to building ratio JF
25p26 Per land to building study to keep consistency with rest of neighborhood in Washington, changed land from 465 FF to 700 FF. Median was 11.85%, now 17.84%. Land last done in 2022. LIM
26p27 changed from ff to sq ft 2.77/1.1 tdg

Neighborhood Factor:	0.9400
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	700.00	700.00	700.00	700.00	700.00	700.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	700.00	700.00	700.00	700.00	700.00	700.00
Residential Homesite	All	Square Foot				2.77	2.77	2.77
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631207-063	FOREST AT FOXWOOD SEC III-IV

Comments:
22p23: Updated FF rate from 705 to 900; L:B Ratio - mdb
26p27 changed from ff to sqft 5/2 tdg

Neighborhood Factor:	0.9000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	705.00	705.00	705.00	705.00	705.00	705.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	900.00	900.00	900.00	900.00	900.00	900.00
Residential Homesite	All	Square Foot				5.00	5.00	5.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				2.00	2.00	2.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631206-063	COTTAGE PARK OF FOREST AT FOXWOOD

Comments:
22p23: updated sqft from 2.74 to 3.75; L:B Ratio.
26p27 updated base rate to 4.5, L:B Ratio TDG

Neighborhood Factor:	1.1500
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.75	3.75	3.75	4.50	4.50	4.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632203-072	MILL CREEK VILLAS

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $365 to $600 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3/1 tdg

Neighborhood Factor:	1.1700
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	123

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	721503-072	THE COVES OF JONATHON OAKS

Comments:
26p27 New Sub base rate $3.80, influences added blc/tdg

Neighborhood Factor:	1.0000
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot				3.80	3.80	3.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site				0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site				0.00	0.00	0.00
Residential Excess	All	Site				0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723505-072	LANDIN PARKE SEC III PHASE I & SEC IV PHASE I

Comments:
25p26 New Sub added influences, for reassessment, combine rest of Landin Parke per new lot pricing and changed to sqft. LIM
26p27 base rate no change l:b 27% tdg

Neighborhood Factor:	1.0800
Total Parcels:	36
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.80	3.80	3.80	3.80	3.80	3.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632303-072	VILLAS OF CREEKWOOD

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $360 to $600 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.9/1 tdg

Neighborhood Factor:	1.2000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	54
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	54
C/I Avg Lot Depth:	131

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				2.90	2.90	2.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724501-072	SOMERSET ACRES EAST

Comments:
22p23: Reviewed nbhd; change in FF is not necessary = mdb
26p27 changed from ff to sqft 2.2/.8 tdg

Neighborhood Factor:	0.9800
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	300
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
C/I Avg Lot Depth:	300

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				2.20	2.20	2.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631205-063	HARBOUR VILLAS AT CHAPMANS BRIDGE

Comments:
22p23: updated site from 47,500 to 57,500; L:B Ratio -mdb
26p27 updated site from 57,500 to 80000 L:B tdg

Neighborhood Factor:	1.2000
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	57500.00	57500.00	57500.00	80000.00	80000.00	80000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725901-072	CASA GRANDE PLACE

Comments:
26p27 changed from ff to sqft 2.9/1.1 tdg

22P23: UPDATED FF FROM 335 TO 425; L: B RATIO MDB

Neighborhood Factor:	1.0500
Total Parcels:	38
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	122

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Residential Homesite	All	Square Foot				2.90	2.90	2.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632001-072	CHERRY HILL SEC I VILLAS

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $540 to $650 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.26/1.3

Neighborhood Factor:	1.2000
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	63
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	63
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	540.00	540.00	540.00	540.00	540.00	540.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot				3.26	3.26	3.26
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724801-072	PINE VIEW FARMS SEC I

Comments:
22p32: updated FF from $350 to $400: L:B Ratio - mdb
26p27 changed from ff to sqft 2/.8 tdg

Neighborhood Factor:	1.5160
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	169
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	169

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723203-072	VILLAS OF THE MKTPLACE(SEC 20)

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $250 to $350 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 1.9/.8 tdg

Neighborhood Factor:	0.9000
Total Parcels:	41
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	134

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				1.90	1.90	1.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632010-072	CHERRY HILL SEC X VILLAS

Comments:
26p27 Updated base rate from 3.1 to 4 TDG

Neighborhood Factor:	1.2000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	585.00	585.00	585.00	585.00	585.00	585.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.10	3.10	3.10	4.00	4.00	4.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632701-072	FOREST CREEK AT CHANDLERS SEC I & II

Comments:
22p23: Updated FF from 475 to 625; changed view influence from 50 to 25. Added a corner influence. - mdb

23p24 Added Sec II - LIM
26p27 changed from ff to sqft 3.5/1.4 tdg

Neighborhood Factor:	1.0900
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	139

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
Residential Homesite	All	Square Foot				3.50	3.50	3.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632503-072	KENSINGTON DOWNS E VILLAS SEC I-II

Comments:
22p23: Updated FF from 450 to 550; L:B Ratio - mdb
26p27 changed from ff to sqft 2.8/1 tdg

Neighborhood Factor:	1.1700
Total Parcels:	44
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot				2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631203-063	ACACIA SEC V

Comments:

Neighborhood Factor:	1.2300
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	53900.00	53900.00	53900.00	53900.00	53900.00	53900.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632301-072	SPRINGFIELD VILLAS

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $360 to $700 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.6/1 tdg

Neighborhood Factor:	1.1600
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	465.00	465.00	465.00	465.00	465.00	465.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	700.00	700.00	700.00	700.00	700.00	700.00
Residential Homesite	All	Square Foot				2.60	2.60	2.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723502-072	LANDIN PARKE SEC II PHASE I-III

Comments:
24p25 Increased Corner Lot influence from -10 to -20 per sales of corner lots. LIM
22p23 Yr 4 Reassessment - adjusted base rate from $435 to $600 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.5/1.4 tdg

Neighborhood Factor:	1.0800
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	435.00	435.00	435.00	435.00	435.00	435.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				3.50	3.50	3.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	1300.00	1300.00	1300.00	1300.00	1300.00	1300.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723901-072	FOX CHASE CONDOS

Comments:
22p23: updated site from 35,000 to 45,000; L:B Ratio - mdb
26p27 updated site to 72000 tdg

Neighborhood Factor:	0.7800
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	45000.00	45000.00	45000.00	72000.00	72000.00	72000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725006-072	WOODCREST ADD

Comments:
26p27 changed from ff to sqft 1.8/.7 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $230 to $300 to maintain appropriate land to building ratio JAB

Adjusted base rate from $175 to $230. 20p21 GM 2.6.20

Neighborhood Factor:	1.4100
Total Parcels:	46
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	139

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				1.80	1.80	1.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726801-072	DAVID, SELMA E & FRED W 2-5TH

Comments:
26p27 changed from ff to sqft 1.7/.6 tdg

Neighborhood Factor:	1.3400
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	201
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	201

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728601-072	YARDLEY MANOR

Comments:
26p27 changed from ff to sqft 2.4/.9 tdg

22p23: Updated FF from 225 to 275; L:B Ratio - mdb

Neighborhood Factor:	1.3500
Total Parcels:	47
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	66
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	66

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	225.00	225.00	225.00	225.00	225.00	225.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				2.40	2.40	2.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631505-063	VILLAS OF VALENCIA

Comments:
22p23: Updated site value from 32,500 to 42,500; L:B Ratio - mdb
26p27 updated site value from 42,500 to 58000 L:B tdg

Neighborhood Factor:	1.0100
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	66
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	42500.00	42500.00	42500.00	58000.00	58000.00	58000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725005-072	EASTGATE

Comments:
26p27 changed from ff to sqft 2.2/.8 tdg

Neighborhood Factor:	1.4300
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Residential Homesite	All	Square Foot				2.20	2.20	2.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725101-072	SUNSET ADD SEC A

Comments:
26p27 changed from ff to sqft 1.8/.7 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $230 to $345 to maintain appropriate land to building ratio JAB

Adjusted base rate from $175 to $230. 20p21 GM 2.6.20

Neighborhood Factor:	1.4100
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	345.00	345.00	345.00	345.00	345.00	345.00
Residential Homesite	All	Square Foot				1.80	1.80	1.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	651102-072	ESTATES OF SANDY POINTE SEC I-II

Comments:
22p23: Updated FF from 450 to 500; L:B Ratio - mdb
26p27 changed from ff to sqft 3.4/1.3 tdg

Neighborhood Factor:	1.0500
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	133

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				3.40	3.40	3.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722703-072	LEXINGTON HEIGHTS SEC A-C

Comments:
22p23: updated FF from low 175 & high 275 to 215; L:B Ratio - mdb
26p27 changed from ff to sqft 1.08/.4 tdg

Neighborhood Factor:	1.3000
Total Parcels:	50
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	275.00	175.00	175.00	275.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Residential Homesite	All	Square Foot				1.08	1.08	1.08
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.40	0.40	0.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722201-072	NORTH POINTE VILLAS

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $335 to $500 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.3/1.3 tdg

Neighborhood Factor:	1.1420
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724303-072	WYNDEMERE SEC IV-V

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $425 to $550 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.1/1.2 tdg

Neighborhood Factor:	1.1700
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	131

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot				3.10	3.10	3.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726904-072	SANIBEL ACRES SEC B

Comments:
26p27 changed from ff to sqft 1.8/.7 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $175 to $310 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.2300
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	164
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	164

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Residential Homesite	All	Square Foot				1.90	1.90	1.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727701-072	KINGSTON PARK SEC I-II

Comments:
26p27 changed from ff to sqft 2/.8 tdg

22p23: updated FF from 230 to 275; L:B Ratio = mdb

Neighborhood Factor:	1.3800
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	139

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631208-063	VILLAS OF FOREST AT FOXWOOD

Comments:
26p27 Updated base rate to 4 TDG

Neighborhood Factor:	1.0800
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.80	2.80	2.80	4.00	4.00	4.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.60	1.60	1.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	633601-085	HARRINGTON SEC I PHASE 1-4

Comments:
21p22: Updated land from FF to SQ FT due to the addition of PH 3-4.
26p27 updated base rate from 1.6 to 3.3 TDG

Neighborhood Factor:	1.1800
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	440.00	440.00	440.00	440.00	440.00	440.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.60	1.60	1.60	3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	90807-085	ST JOE / NEW HAVEN - NEWER 085

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	52
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	630201-063	RIVER HOLLOW ESTATES SEC I-II

Comments:
26p27 updated res excess to 5000 tdg

Neighborhood Factor:	0.9000
Total Parcels:	53
Res Avg Lot Size:	0.8250
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	85000.00	85000.00	85000.00	100000.00	100000.00	100000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	1000.00	1000.00	1000.00	15000.00	15000.00	15000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631906-072	COVES OF CHANDLERS LANDING SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $475 to $650 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.5/1.4

Neighborhood Factor:	1.0900
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot				3.50	3.50	3.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726606-072	PINE LANE ADD & SEC E

Comments:
26p27 changed from ff to sqft 1.7/.6 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $170 to $250 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.3400
Total Parcels:	53
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	112
Res Avg Lot Depth:	165
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	165

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722202-072	NORTH POINTE RIDGE

Comments:
22p23: Updated land from 345 to 475 FF for L:B Ratio
26p27 changed from ff to sqft 3.3/1.3 tdg

Neighborhood Factor:	1.1420
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	129

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	345.00	345.00	345.00	345.00	345.00	345.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot				3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725106-072	IMPERIAL GARDENS EXTD

Comments:
26p27 changed from ff to sqft 2.3/.9

22p23 Yr 4 Reassessment - adjusted base rate from $200 to $400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4300
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	200.00	200.00	150.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.30	2.30	2.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	855303-085	LANDIN PARKE SEC I

Comments:
26p27 changed from ff to sqft 3/1.2 tdg

22p23: adjusted base rate from $385 to $460 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.0800
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	385.00	385.00	385.00	385.00	385.00	385.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	460.00	460.00	460.00	460.00	460.00	460.00
Residential Homesite	All	Square Foot				3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	90808-072	CHAPEL RIDGE / MEIJER DR. 072

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	59
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726101-072	WINDSWEPT SEC I-II

Comments:
26p27 changed from ff to sqft 3.3/1.3 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $335 to $450 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.0500
Total Parcels:	60
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	122

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	630101-063	ORCHARD HILLS SEC I & II

Comments:
23p24 Created new neighborhood with Sec I & II. LIM
26p27 changed base rate from 3.35 to 3.69 due to vacant land sales tdg

Neighborhood Factor:	1.4000
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.35	3.35	3.35	3.69	3.69	3.69
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	630402-063	WOOD CREEK RESERVE SEC I-III

Comments:
23p24 Added Sec III - LIM
26p27 changed base rate from 1.95 to 2.8 due to imp sale ratios tdg

Neighborhood Factor:	1.1300
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.95	1.95	1.95	2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724202-072	BLUMS ADDITION & CURDES OLS

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $155 to $250 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 1.4/.5 tdg

Neighborhood Factor:	1.5735
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	210

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot				1.40	1.40	1.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.50	0.50	0.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726802-072	BRADFIELD PARK

Comments:
26p27 changed from ff to sqft 2/.8 tdg

22p23: adjusted base rate from $200 to $300 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.2300
Total Parcels:	62
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	119
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
C/I Avg Lot Depth:	119

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725103-072	SWATHMORE WOODS SEC A-B

Comments:
26p27 changed from ff to sqft 2.4/.9 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $220 to $350 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4300
Total Parcels:	63
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.40	2.40	2.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726502-072	MAPLEWOOD GARDENS SEC I

Comments:
26p27 changed from ff to sqft 2.1/.8 tdg

22P23: UPDATED FF FROM 250 TO 325; L:B RATIO - MDB

Neighborhood Factor:	1.4100
Total Parcels:	64
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	137

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631703-063	HUNTERS GLEN SEC I

Comments:
22P23: UPDATED LAND FROM FF $265 TO $400; L:B RATIO = MDB
26p27 changed from ff to sqft 2.1/.8 tdg

Neighborhood Factor:	1.3660
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
C/I Avg Lot Depth:	131

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	265.00	265.00	265.00	265.00	265.00	265.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724001-072	COLONIAL PARK

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $195 to $300 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 1.6/.6 tdg

Neighborhood Factor:	1.2000
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	98
Res Avg Lot Depth:	196
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	98
C/I Avg Lot Depth:	196

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	195.00	195.00	195.00	195.00	195.00	195.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				1.60	1.60	1.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725702-072	TROTTERS CHASE

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $26,900 to $39,000 to maintain appropriate land to building ratio JAB
26p27 updated site to 60000 tdg

Neighborhood Factor:	1.1200
Total Parcels:	66
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	51
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	51
C/I Avg Lot Depth:	153

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	39000.00	39000.00	39000.00	60000.00	60000.00	60000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728101-072	THE HOLLOWS

Comments:
26p27 changed from ff to sqft tdg

22p23: updated FF from 275 to 400; L:B ratio - mdb

Neighborhood Factor:	1.2800
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.40	2.40	2.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728801-072	CANYONS OF NORTH POINTE SEC I & II

Comments:
26p27 changed from ff to sqft 3.4/1.3 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $285 to $500 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	0.9250
Total Parcels:	67
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	285.00	285.00	285.00	285.00	285.00	285.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				3.40	3.40	3.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631805-072	MYSTIC WOODS

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $400 to $700 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.6/1.4

Neighborhood Factor:	1.2140
Total Parcels:	68
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	138

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	375.00	450.00	400.00	375.00	450.00	400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	700.00	700.00	700.00	700.00	700.00	700.00
Residential Homesite	All	Square Foot				3.60	3.60	3.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723701-072	SHOAFF PK RIVER ESTATES A-C

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $250 to $400 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.1/.8 tdg

Neighborhood Factor:	1.4630
Total Parcels:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	86
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	86
C/I Avg Lot Depth:	141

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728005-072	BUCKINGHAM SOUTH CONDOS

Comments:
26p27 updated land rate to 54000

22p23 Yr 4 Reassessment - adjusted base rate from $31,000 to $48,000 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.0600
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	27500.00	27500.00	27500.00	27500.00	27500.00	27500.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	48000.00	48000.00	48000.00	54000.00	54000.00	54000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	733604-063	FOREST AT FOXWOOD SEC I-II

Comments:
22p23: adjusted base rate from $555 to $590 to maintain appropriate land to building ratio JF
26p27 changed from ff to sqft 4.45/1.5

Neighborhood Factor:	0.9000
Total Parcels:	71
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	555.00	555.00	555.00	555.00	555.00	555.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	590.00	590.00	590.00	590.00	590.00	590.00
Residential Homesite	All	Square Foot				4.45	4.45	4.45
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.50	1.50	1.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724102-072	PAPERMILL BLUFFS SEC I-II

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $295 to $450 to maintain appropriate land to building ratio JAB
25p26 Per land to building study, changed land from 450 FF to 600 FF. Median was 14.16%, now 18.86%. Land last done in 2022. LIM
26p27 changed from ff to sqft 2.3/.9 tdg

Neighborhood Factor:	1.2400
Total Parcels:	73
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				2.30	2.30	2.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	721501-072	SUMMER WIND SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $34,900 to $49000 to maintain appropriate land to building ratio JAB
26p27 updated site to 66,000 L:B tdg

Neighborhood Factor:	0.9800
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	49000.00	49000.00	49000.00	66000.00	66000.00	66000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725404-072	ARLINGTON PARK SEC XIII ROW TYPE

Comments:
26p27 cahnged from ff to sqft 3.7/1.4 tdg

22p23: updated FF from 430 to 550 - L:B Ratio - mdb

Neighborhood Factor:	1.2700
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	37
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	37
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	430.00	430.00	430.00	430.00	430.00	430.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot				3.70	3.70	3.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728004-072	BUCKINGHAM NORTH CONDOS

Comments:
26p27 updated site to 50000 tdg

Neighborhood Factor:	1.0600
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	31000.00	31000.00	31000.00	50000.00	50000.00	50000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631705-063	CINDERELLA VILLAGE SEC A

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $235 to $300 to maintain appropriate land to building ratio JAB

Adjusted base rate from $180 to $235 20p21. GM 2.6.20
26p27 changed form ff to sqft 1.5/.6 tdg

Neighborhood Factor:	1.6550
Total Parcels:	76
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				1.50	1.50	1.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	90805-063	LEO CROSSING 063

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	78
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724606-072	BOWERS SUBURBAN & REKEWEG SUBURBAN

Comments:
26p27 changed from ff to sqft 1.5/.6 tdg

Neighborhood Factor:	1.3400
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot				1.50	1.50	1.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725301-072	ARLINGTON HEIGHTS SEC I-II

Comments:
26p27 changed from ff to sqft 2.7/1

22p23: Updated FF from 360 to 450; L:B Ratio - mdb

Neighborhood Factor:	1.2200
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.70	2.70	2.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725105-072	IMPERIAL VILLAGE SEC I-III

Comments:
26p27 changed from ff to sqft 2.2/.8 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $220 to $400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4300
Total Parcels:	80
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.20	2.20	2.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726901-072	EXNERS ADD SEC A-C, AMD, D

Comments:
26p27 changed from ff to sqft 1.9/.7 tdg

22p23: adjusted base rate from $205 to $250 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.2300
Total Parcels:	81
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	151
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	151

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	205.00	205.00	205.00	205.00	205.00	205.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot				1.90	1.90	1.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631202-063	RIVER BEND BLUFFS SEC V

Comments:
22p23: adjusted base rate from $475 to $490 to maintain appropriate land to building ratio JF
26p27 changed from ff to sqft 4.3/2.2/1 tdg spread of high to low imp cost was too great for standard value

Neighborhood Factor:	1.0500
Total Parcels:	84
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	490.00	490.00	490.00	490.00	490.00	490.00
Residential Homesite	All	Square Foot				2.20	4.30	4.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	90800-063	ST JOE RURAL 063

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	85
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723101-072	BRANDON WOOD

Comments:
22P23: Updated land from $235 to $350 FF - L:B Ratio - mdb
26p27 changed from ff to sqft 2/.8 tdg

Neighborhood Factor:	1.3240
Total Parcels:	87
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	124

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631204-063	ACACIA CREEK III-IV

Comments:
22p23: Changed land from FF to SQ; Changed influences -
26p27 changed base rate to 2.96 TDG

Neighborhood Factor:	1.2300
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.00	2.00	2.00	2.96	2.96	2.96
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725802-072	COUNTRYBROOK SEC I-II

Comments:
26p27 changed from ff to sqft 2.1/.8 tdg
22p23 Updated FF from 270 to 350; L:B Ratio mdb
entered influence for entrance

Neighborhood Factor:	1.4600
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
C/I Avg Lot Depth:	127

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726202-072	CAMBRIDGE OAKS SEC I-II

Comments:
22p23: Converted nbhd from FF to SQ; applied influences - LB 20%; corner & entrance = traffic due to same influence factor - mdb
26p27 updated base rate from 1.55 to 3.15 tdg

Neighborhood Factor:	1.2800
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	134

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot	1.55	1.55	1.55	3.15	3.15	3.15
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726307-072	BLACKHAWK FARM SEC I

Comments:
26p27 changed from ff to sqft 2.3/.9 tdg

22p23: adjusted base rate from $265 to $400 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.2600
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	138

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	265.00	265.00	265.00	265.00	265.00	265.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.30	2.30	2.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	855304-085	LANDIN MEADOWS

Comments:
26p27 changed from ff to sqft 3.3/1.3 tdg

Updated base rate for 14p15. JH
22p23: Updated FF from 500 to 600; L:B Ratio - mdb

Neighborhood Factor:	1.1500
Total Parcels:	88
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631401-063	LAKE RIVER ESTATES WEST SEC I

Comments:
26p27 changed from ff to sqft 1.85/.7 tdg

Neighborhood Factor:	1.5000
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Residential Homesite	All	Square Foot				1.85	1.85	1.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723304-072	GREENFIELD ADDITION

Comments:
26p27 changed from ff to sqft 2/.8 tdg

Neighborhood Factor:	1.1800
Total Parcels:	89
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	144
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	144

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726503-072	WILLSHIRE ESTATES SEC I-II

Comments:
26p27 changed from ff to sqft 2.1/1 tdg

22p23: adjusted base rate from $250 to $320 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.3400
Total Parcels:	90
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	250.00	250.00	200.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Residential Homesite	All	Square Foot				2.50	2.50	2.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726707-072	WOODMARK CONDOS I & PHASE III

Comments:
26p27 changed from ff to sqft 2.3/.9, 35000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	90
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	34
Res Avg Lot Depth:	81
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	34
C/I Avg Lot Depth:	81

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Residential Homesite	All	Square Foot				2.30	2.30	2.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	16000.00	16000.00	16000.00	35000.00	35000.00	35000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728006-072	BROOKSIDE LAKES HPR CONDOS

Comments:
26p27 updated site to 54000 tdg

Neighborhood Factor:	1.1200
Total Parcels:	90
Res Avg Lot Size:	6.7000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	25000.00	25000.00	25000.00	25000.00	25000.00	25000.00
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage	5500.00	5500.00	5500.00	5500.00	5500.00	5500.00
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	28000.00	28000.00	28000.00	54000.00	54000.00	54000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728701-072	RIVERBEND WOODS SEC I

Comments:
26p27 changed from ff to sqft 2.8/1.1 tdg

Neighborhood Factor:	1.0300
Total Parcels:	90
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	127
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	127

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722502-072	CONCORD PLACE SEC I-IV

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $16000 to $24000 to maintain appropriate land to building ratio JAB
26p27 updated base rate from 24000 to 45000 L:B tdg

Neighborhood Factor:	1.1320
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	24000.00	24000.00	24000.00	45000.00	45000.00	45000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723202-072	BRIDLEWOOD SEC I-III

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $235 to $400 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 1.9/.8 tdg

Neighborhood Factor:	1.0000
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				1.90	1.90	1.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632401-072	BRIARGATE SEC I

Comments:
22p23: adjusted base rate from $320 to $375 to maintain appropriate land to building ratio JF
26p27 changed from ff to sqft 2.7/1 tdg

Neighborhood Factor:	1.0970
Total Parcels:	94
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	375.00	375.00	375.00	375.00	375.00	375.00
Residential Homesite	All	Square Foot				2.70	2.70	2.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	720801-072	ARNEO PLACE

Comments:
24p25 New neighborhood, base rate $4.85, excess rate $0.65. LIM
26p27 base rate no change l:b 18% tdg

Neighborhood Factor:	1.1700
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	4.85	4.85	4.85	4.85	4.85	4.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.65	0.65	0.65	0.65	0.65	0.65
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726604-072	CAMELOT SEC I-II

Comments:
26p27 cahnged from ff to sqft 2.4/.9 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $245 to $400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.3400
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	79
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	79
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.40	2.40	2.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728401-072	GEORGETOWN PLACE SEC I

Comments:
26p27 changed from ff to sqft 3.2/1.2 tdg

22p23: updated FF from 385 to 475; L:B Ratio - mdb
25p26 Per land to building study, changed land from 475 FF to 600 FF to keep consistency throughout the neighborhood. Median was 16.08%, now 20.29%. Land last done in 2022. LIM

Neighborhood Factor:	0.9500
Total Parcels:	95
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	89
Res Avg Lot Depth:	137
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	89
C/I Avg Lot Depth:	137

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				3.20	3.20	3.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726903-072	GERKES TRIER ROAD SEC I-III

Comments:
26p27 changed from ff to sqft 1.7/.6 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $175 to $325 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.2300
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	177
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	177

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724602-072	GREENTREE ADD SEC I-III

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $210 to $300 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft tdg

Neighborhood Factor:	1.3400
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	67
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	67
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726803-072	TRIERWOOD PARK 1ST, 2ND ADD

Comments:
26p27 changed from ff to sqft 2.4/.9 tdg

22p23: adjusted base rate from $200 to $260 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.2300
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	139

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	255.00	255.00	255.00	255.00	255.00	255.00
Residential Homesite	All	Square Foot				2.40	2.40	2.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728506-072	THE KNOLLS SEC I-II

Comments:
26p27 changed from ff to sqft 2.8/1.1 tdg

22p23: adjusted base rate from $290 to $370 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.2100
Total Parcels:	100
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	117
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	117

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	370.00	370.00	370.00	370.00	370.00	370.00
Residential Homesite	All	Square Foot				2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631701-072	AUBURN FARMS SEC I

Comments:
22p23: Reviewed land for L:B Ratio; changed base rate from $275 to $400 mdb
26p27 changed from ff to sqft 2.1/.8 tdg

Neighborhood Factor:	1.5160
Total Parcels:	101
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726001-072	BELLSHIRE SEC I-VI

Comments:
26p27 changed from ff to sqft 2.8/1.1

22p23 Yr 4 Reassessment - adjusted base rate from $260 to $450 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.2800
Total Parcels:	101
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631001-063	BELMONT WOODS SEC I-II

Comments:
25p26 Added Sec II. LIM
23p24 Base rate set at 3.75 $/sqft, this is roughly 20% of the permit value, rate will need reviewed after sales are available. LIM
26p27 land value no change, ratio still 20% tdg

Neighborhood Factor:	1.0400
Total Parcels:	102
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	3.75	3.75	3.75	3.75	3.75	3.75
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	90809-072	ST JOE / WAYNE 072

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632104-072	TARTANS GLEN SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $300 to $450 to maintain appropriate land to building ratio JAB
26p27 changed ffrom ff to sqft 2.46/1 tdg

Neighborhood Factor:	1.3020
Total Parcels:	105
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	350.00	300.00	250.00	350.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.45	2.45	2.45
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	632804-063	FOXWOOD SEC I-II

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $555 to $650 to maintain appropriate land to building ratio JAB
26p27 chaned from ff to sqft 3.7/1.4 tdg

Neighborhood Factor:	1.1700
Total Parcels:	107
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot				3.70	3.70	3.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727601-072	MAYSVILLE HEIGHTS & CONT'D

Comments:
26p27 changed from ff to sqft 1.2/.5 tdg

22p23: no changes; wide range of ratios; several rentals; - mdb

Neighborhood Factor:	1.3800
Total Parcels:	108
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	148
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	148

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Residential Homesite	All	Square Foot				1.20	1.20	1.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.50	0.50	0.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631039-063	ROTHMAN POINTE SEC I-III

Comments:
22P23: Updated land from $465 to $650 to align L: B Ratio - mdb
26p27 changed from ff to SQFT 3.5 tdg

Neighborhood Factor:	1.0500
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	650.00	650.00	650.00	650.00	650.00	650.00
Residential Homesite	All	Square Foot				3.50	3.50	3.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632602-072	VALLEY MEADOWS SEC I-III

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $220 to $350 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2/.8 tdg

Neighborhood Factor:	1.3810
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	133

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724701-072	BOHDE GROVE ADDITION SEC A-I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $175 to $300 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.3/.9 tdg

Neighborhood Factor:	1.3400
Total Parcels:	110
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	171

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	200.00	175.00	150.00	200.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				2.30	2.30	2.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727301-072	ROSALIE PARK ADD

Comments:
26p27 changed from ff to sqft 1.9/.7 tdg

22P23: UPDATED FF FROM 200 TO 275; L:B RATIO - MDB

Neighborhood Factor:	1.3800
Total Parcels:	112
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	141

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				1.90	1.90	1.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632801-072	BRICKSHIRE VILLAGE SEC I-II

Comments:
22p23: adjusted base rate from $465 to $510 to maintain appropriate land to building ratio JF
26p27 changed from ff to sqft 3.4/1.3 tdg

Neighborhood Factor:	1.1800
Total Parcels:	113
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	129

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	465.00	465.00	465.00	465.00	465.00	465.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	510.00	510.00	510.00	510.00	510.00	510.00
Residential Homesite	All	Square Foot				3.40	3.40	3.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725104-072	IMPERIAL GARDENS

Comments:
26p27 changed from ff to sqft 2.1/.8 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $200 to $350 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.4300
Total Parcels:	115
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	150.00	200.00	200.00	150.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726305-072	BLACKHAWK FOREST SEC A

Comments:
26p27 changed from ff to sqft 2.2/.8 tdg

22p23: adjusted base rate from $230 to $295 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.2600
Total Parcels:	116
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Residential Homesite	All	Square Foot				2.20	2.20	2.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723001-072	CHADWICK SEC I-II

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $16,000 to $23,000 to maintain appropriate land to building ratio JAB
26p27 updated land from 23000 to 42000 tdg

Neighborhood Factor:	1.1680
Total Parcels:	117
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	23000.00	23000.00	23000.00	42000.00	42000.00	42000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723303-072	BROOKSIDE PARK & LAMPWICK MANOR

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $210 to $350 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.1/.8 tdg

Neighborhood Factor:	1.3240
Total Parcels:	119
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	210.00	210.00	210.00	210.00	210.00	210.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723601-072	PARKERDALE

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $180 to $250 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 1.3/.5 tdg

Neighborhood Factor:	1.5070
Total Parcels:	119
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot				1.30	1.30	1.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.50	0.50	0.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725001-072	MAPLEWOOD DOWNS SEC II-IV

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $230 to $350 to maintain appropriate land to building ratio JAB

26p27 cahnged from ff to sqft 2.1/.8 tdg

Neighborhood Factor:	1.2750
Total Parcels:	121
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728201-072	LOFTON WOODS SEC I-III

Comments:
26p27 changed from ff to sqft 2.8/1.1 tdg

22p23: adjusted base rate from $295 to $360 to maintain appropriate land to building ratio JF
25p26 Per land to building study to maintain consistency in neighborhood, changed land from 360 FF to 575 FF. Median was 12.22%, now 19.52%. Land last done in 2022. LIM

Neighborhood Factor:	1.1400
Total Parcels:	121
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	575.00	575.00	575.00	575.00	575.00	575.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	575.00	575.00	575.00	575.00	575.00	575.00
Residential Homesite	All	Square Foot				2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	90804-072	DUPONT / AUBURN RD 072

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	125
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632201-072	SPRINGFIELD SEC II-III

Comments:
26p27 changed from ff to sqft 3.1/1.2 tdg

Neighborhood Factor:	1.1570
Total Parcels:	126
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot				3.10	3.10	3.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723302-072	OLD BROOK FARM SEC I-VIII

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $325 to $450 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.8/1.1 tdg

Neighborhood Factor:	1.3240
Total Parcels:	129
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	136
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	136

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725803-072	COUNTRYSIDE ESTATES SEC I-VI

Comments:
26p27 changed from ff to sqft 2.6/1 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $300 to $500 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.2800
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				2.60	2.60	2.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727201-072	NEW KIRKWOOD PARK ADD SEC G-H

Comments:
26p27 changed from ff to sqft 2.5/1 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $220 to $400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.0000
Total Parcels:	130
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	138

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.50	2.50	2.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725403-072	ARLINGTON PARK SEC XIV-XVI

Comments:
26p27 changed from ff to sqft 2.8/1.1 tdg

22p23: updated FF from 325 to 400; updated influences; L:B Ratio - mdb

Neighborhood Factor:	0.9600
Total Parcels:	131
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	159
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	159

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724902-072	GOLDEN ACRES ADDITION

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $230 to $300 to maintain appropriate land to building ratio JAB

Adjusted base rate from $175 to $230. GM 20p21 2.6.20

26p27 changed from ff to sqft 1.5/.6 tdg

Neighborhood Factor:	1.4100
Total Parcels:	132
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	195
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	195

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				1.50	1.50	1.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725201-072	SPRINGFIELD GLEN SEC I-II

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $16,000 to $25,000 to maintain appropriate land to building ratio JAB
26p27 updated site to 40,000 tdg

Neighborhood Factor:	1.1500
Total Parcels:	135
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	25000.00	25000.00	25000.00	40000.00	40000.00	40000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727901-072	SUMMIT RIDGE ADD SEC I-III

Comments:
22p23: Updated neighborhood name to include Sec 1; updated land from FF to SQ; L:B Ratio - mdb
26p27 updated base rate from 1.25 to 1.85 tdg

Neighborhood Factor:	1.5100
Total Parcels:	138
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	124

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	230.00	230.00	230.00	230.00	230.00	230.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	230.00	230.00	230.00			
Residential Homesite	All	Square Foot	1.25	1.25	1.25	1.85	1.85	1.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631605-072	JACOBS CREEK SEC I-III & COVES OF JACOBS CREEK

Comments:
View - Woods or Pond
22p23: Updated land FF from $360 to $500; created land influences for view
26p27 updated from ff to sqft 2.84/1.15 tdg

Neighborhood Factor:	1.1890
Total Parcels:	141
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	360.00	360.00	360.00	360.00	360.00	360.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	525.00	525.00	525.00	525.00	525.00	525.00
Residential Homesite	All	Square Foot				2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.15	1.15	1.15
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727001-072	CAMPUS COURT & HAZELWOOD

Comments:
26p27 changed from ff to sqft 1.8/.7 tdg

Neighborhood Factor:	1.8100
Total Parcels:	141
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	120

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	235.00	235.00	235.00	235.00	235.00	235.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot				1.80	1.80	1.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728001-072	VILLAGE OF BUCKINGHAM SEC I - III

Comments:
26p27 changed from ff to sqft 3/1.2 tdg

22p23: updated FF from 425 to 550; added influence for shape/size; L:B Ratio mdb

Neighborhood Factor:	0.9300
Total Parcels:	146
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	115
Res Avg Lot Depth:	169
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	115
C/I Avg Lot Depth:	169

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot				3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632601-072	SHANNONSIDE SEC I-II AMD

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $250 to $425 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.5/1 tdg

Neighborhood Factor:	1.3810
Total Parcels:	149
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	425.00	425.00	425.00	425.00	425.00	425.00
Residential Homesite	All	Square Foot				2.50	2.50	2.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631201-063	LAKES AT WOODFIELD SEC I-III

Comments:
22p23 Added sections II-III. Changed base rate to $2.90, and made the following changes to the influences: pond influence from 15 to 20%, culdesac from -15--20% and added -30% corner influence. JAB
26p27 changed base rate from 2.9 to 3.5 TDG

Neighborhood Factor:	1.1900
Total Parcels:	151
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	2.90	2.90	2.90	3.50	3.50	3.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632402-072	NEWFIELD EXT SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $215 to $350 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2/.8 tdg

Neighborhood Factor:	1.4970
Total Parcels:	154
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723301-072	CENTERHURST ADD & GERKES

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $180 to $250 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 1.5/.6 tdg

Neighborhood Factor:	1.5190
Total Parcels:	154
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	101
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	101
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot				1.50	1.50	1.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	632803-063	FIDDLERS CREEK SEC I-II

Comments:
22 p 23: changed land from FF to SQ; pond & common influence encompassed under view
26p27 updated land value to 3 from 1.8 tdg

Neighborhood Factor:	1.2300
Total Parcels:	156
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	405.00	405.00	405.00	405.00	405.00	405.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.80	1.80	1.80	3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724301-072	WYNDEMERE SEC I-III

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $450 to $550 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.7/1.4 tdg

Neighborhood Factor:	1.0600
Total Parcels:	157
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	175

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	400.00	500.00	450.00	400.00	500.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot				3.70	3.70	3.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728301-072	VALLEY PARK FOREST SEC A-C

Comments:
26p27 changed from ff to sqft 2.6/1 tdg

Neighborhood Factor:	1.2100
Total Parcels:	157
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	335.00	335.00	335.00	335.00	335.00	335.00
Residential Homesite	All	Square Foot				2.60	2.60	2.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632502-072	KENSINGTON DOWNS EAST SEC I-V

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $400 to $550 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.4/1.3 tdg

Neighborhood Factor:	1.0970
Total Parcels:	159
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
C/I Avg Lot Depth:	131

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	550.00	550.00	550.00	550.00	550.00	550.00
Residential Homesite	All	Square Foot				3.40	3.40	3.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631902-072	CHANDLERS LANDING SEC I-V

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $515 to $625 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.98/1.5 tdg

Neighborhood Factor:	1.0900
Total Parcels:	160
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	51.00	515.00	515.00	51.00	515.00	515.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	625.00	625.00	625.00	625.00	625.00	625.00
Residential Homesite	All	Square Foot				3.98	3.98	3.98
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.50	1.50	1.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722101-072	NORTH POINTE WOODS SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $325 to $450 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.3/1.3 tdg

Neighborhood Factor:	0.9250
Total Parcels:	162
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	124
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	124
C/I Avg Lot Depth:	157

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	325.00	325.00	325.00	325.00	325.00	325.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722701-072	WEDGEWOOD PLACE SEC I

Comments:
22P23: UPDATED FF FROM $290 TO $400 FOR L:B RATIO MDB
26p27 changed from ff to sqft 2.5/1 tdg

Neighborhood Factor:	1.2910
Total Parcels:	165
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.50	2.50	2.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726501-072	OAKHURST PARK SEC I-V

Comments:
26p27 changed from ff to sqft 2.2/.8 tdg

22p23: adjusted base rate from $250 to $305 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.3400
Total Parcels:	165
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	138

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	305.00	305.00	305.00	305.00	305.00	305.00
Residential Homesite	All	Square Foot				2.20	2.20	2.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726902-072	GREENDALE ADD SEC A-C

Comments:
26p27 changed from ff to sqft 1.6/.6 tdg

22p23: Updated FF from 200 to 250; L:B Ratio - mdb

Neighborhood Factor:	1.2300
Total Parcels:	165
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	188
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	188

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot				1.60	1.60	1.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727203-072	KIRKWOOD PARK SEC A-F

Comments:
26p27 changed from ff to sqft 2.5/1 tdg

Updated land due to trending issues. Changed from 310 FF to 275 FF

Neighborhood Factor:	1.0000
Total Parcels:	166
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				2.50	2.50	2.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site				0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724201-072	SUNNY MEADOWS HOMESTEAD

Comments:

22p23 Yr 4 Reassessment - adjusted base rate from $205 to $300 to maintain appropriate land to building ratio JAB

Adjusted base rate from $155 to $205. 20p21 GM 2.6.20
26p27 changed from ff to sqft 1.4/.5 tdg

Neighborhood Factor:	1.5735
Total Parcels:	169
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	155.00	155.00	155.00	155.00	155.00	155.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				1.40	1.40	1.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.50	0.50	0.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632204-072	CREEKWOOD SEC III

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $405 to $525 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.9/1 tdg

Neighborhood Factor:	1.2840
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	405.00	405.00	405.00	405.00	405.00	405.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	525.00	525.00	525.00	525.00	525.00	525.00
Residential Homesite	All	Square Foot				2.90	2.90	2.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632605-072	KERN VALLEY FARM SEC I-IV

Comments:
22p23: Updated land from FF to SQ; L:B Ratio
Other includes Shape/Size/Traffic - parcels that needed an adjustment
26p27 updated base rate from 1.2 to 1.93, no sales res excess stays the same

Neighborhood Factor:	1.3810
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.20	1.20	1.20	1.93	1.93	1.93
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.60	0.60	0.60	0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722801-072	JONATHON OAKS SEC I-II

Comments:
380
26p27 changed from ff to sqft 3.3/1.3 tdg

Neighborhood Factor:	1.0700
Total Parcels:	171
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	380.00	380.00	380.00	380.00	380.00	380.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot				3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725801-072	PARK STATE EAST SEC I-III & EXT SEC A

Comments:
26p27 changed from ff to sqft 1.8/.7 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $325 to $400 to maintain appropriate land to building ratio JAB

Adjusted base rate from $250 to $325. 20p21 GM 2.6.20

Neighborhood Factor:	1.7500
Total Parcels:	175
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	131

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				1.90	1.90	1.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631601-072	WALLEN CHASE SEC I-III

Comments:
22p23 Updated FF from 350 to 475; L:B Ratio; added influence for shape/size for unique lots.
26p27 updated from ff to sqft 2.84/1.1 tdg

Neighborhood Factor:	1.2600
Total Parcels:	176
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	77
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	77
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	475.00	475.00	475.00	475.00	475.00	475.00
Residential Homesite	All	Square Foot				2.84	2.84	2.84
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632202-072	MILL RIDGE PLACE XING I-II

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $365 to $600 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3/1 tdg

Neighborhood Factor:	1.2200
Total Parcels:	181
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723201-072	ELDRADO HILLS SEC I-IV

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $250 to $400 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.2/.8 tdg

Neighborhood Factor:	1.6140
Total Parcels:	182
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	128

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.20	2.20	2.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631702-063	AUTUMN CHASE SEC I

Comments:
22p23: Updated FF from $310 to $450 for L:B Ratio - mdb
26p27 changed from ff to sqft 2.1/.8 tdg

Neighborhood Factor:	1.3660
Total Parcels:	183
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	132

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	632802-063	CHAPMANS BRIDGE SEC I-IV

Comments:
26p27 changed from ff to sqft 3.8/1.5 tdg

Neighborhood Factor:	1.2300
Total Parcels:	188
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	645.00	645.00	645.00	645.00	645.00	645.00
Residential Homesite	All	Square Foot				3.80	3.80	3.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.50	1.50	1.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722501-072	CONCORD HILLS SEC I 072

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $290 to $450 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.65/1 tdg

Neighborhood Factor:	1.3380
Total Parcels:	189
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	71
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	71
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	290.00	290.00	290.00	290.00	290.00	290.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.65	2.65	2.65
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725601-072	HACIENDA VILLAGE SEC A-J

Comments:
26p27 changed from ff to sqft 2.1/.8 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $300 to $400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.0000
Total Parcels:	191
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	187
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	187

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724401-072	TAMARACK ADD SEC A-F

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $295 to $450 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.6/1 tdg

Neighborhood Factor:	1.2500
Total Parcels:	204
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	141
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	141

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	295.00	295.00	295.00	295.00	295.00	295.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.60	2.60	2.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722404-072	GREENVIEW ADDITION

Comments:
22p23 changed base rate from FF to sqft, added influences. GM
4.12.21

26p27 land base rate no change l:b 17% tdg

Neighborhood Factor:	1.5070
Total Parcels:	208
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	185.00	185.00	185.00	185.00	185.00	185.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	185.00	185.00	185.00			
Residential Homesite	All	Square Foot	1.55	1.55	1.55	1.55	1.55	1.55
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.60	0.60	0.60	0.60	0.60	0.60
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722804-072	WATERFORD SEC I-IV

Comments:
22p23: Updated FF from 395 to 500; L:B Ratio = mdb
Looked at influences; low and high ratio's would have same influence reasons therefore none were applied
26p27 changed from ff to sqft 3/1.2 tdg

Neighborhood Factor:	1.2140
Total Parcels:	214
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	395.00	395.00	395.00	395.00	395.00	395.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631504-063	VALENCIA SEC I-V

Comments:
Adjusted Cul-de-sac from 15 to 10 and Corner from -20 to -15 for 15p16. JH
26p27 changed from ff to sqft 3.3/1.3 removed most influences due to statsitics, tdg

Neighborhood Factor:	1.0840
Total Parcels:	217
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	138
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	138

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	530.00	530.00	530.00	530.00	530.00	530.00
Residential Homesite	All	Square Foot				3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.30	1.30	1.30
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726601-072	BULLERMAN PARK FOREST SEC I-II

Comments:
26p27 changed from ff to sqft 2.4/.9 tdg

22p23: updated land base rate from 215 to 350 - LB Ratio mdb

Neighborhood Factor:	1.3300
Total Parcels:	219
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.40	2.40	2.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	085 NEW HAVEN ST JOE (53)	632404-085	SHORDON ESTATES SEC III 085

Comments:
changed from ff to sqft for 22p23. GM
26p27 updated base rate to 2.6 from 1.6 TDG

Neighborhood Factor:	1.2710
Total Parcels:	221
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	76
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	76
C/I Avg Lot Depth:	131

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	240.00	240.00	240.00	240.00	240.00	240.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot	1.60	1.60	1.60	2.60	2.60	2.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725002-072	MAPLEWOOD TERRACE SEC I - VI

Comments:
changed from ff to sqft and added influences. 22p23 GM 4.22.21
26p27 uodated land rate from 1.35 to 2.4 tdg

Neighborhood Factor:	1.5400
Total Parcels:	221
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00			
Residential Homesite	All	Square Foot	1.35	1.35	1.35	2.40	2.40	2.40
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631801-072	HUNTERS POINT

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $365 to $600 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.5/1.4 tdg

Neighborhood Factor:	1.1150
Total Parcels:	223
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	56
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	56
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	365.00	365.00	365.00	365.00	365.00	365.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				3.50	3.50	3.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727802-072	MONARCH PARK ADD SEC A-E AMD

Comments:
26p27 changed from ff to sqft tdg

22p23: updated FF rate from $250 to $400; L:B Ratio mdb

Neighborhood Factor:	1.5100
Total Parcels:	225
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	142
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	142

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.10	2.10	2.10
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722601-072	TANBARK TRAILS SEC I-III

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $230 to $500 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.6/1 tdg

Neighborhood Factor:	1.2010
Total Parcels:	226
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	300.00	275.00	250.00	300.00	275.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				2.60	2.60	2.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727801-072	STATEWOOD PARK SEC A-D

Comments:
26p27 changed from ff to sqft 1.6/.6 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $170 to $350 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.5100
Total Parcels:	239
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	88
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	88
C/I Avg Lot Depth:	200

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	170.00	170.00	170.00	170.00	170.00	170.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				1.60	1.60	1.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.60	0.60	0.60
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723401-072	SAWMILL WOODS SEC I AMD

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $14,000 to $23,000 to maintain appropriate land to building ratio JAB
26p27 updated site to 40,000 tdg

Neighborhood Factor:	1.1100
Total Parcels:	241
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	23000.00	23000.00	23000.00	40000.00	40000.00	40000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632501-072	KENSINGTON DOWNS SEC I-IX

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $375 to $500 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 3.3/1.4 tdg

Neighborhood Factor:	1.0970
Total Parcels:	242
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	125

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	375.00	375.00	375.00	375.00	375.00	375.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				3.30	3.30	3.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.40	1.40	1.40
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723501-072	PARKVIEW ADD SEC I-III

Comments:
26p27 changed from ff to sqft 2.2/.8 tdg

Neighborhood Factor:	1.4630
Total Parcels:	242
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	250.00	250.00	250.00	250.00	250.00	250.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.20	2.20	2.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727501-072	BRENTWOOD PARK SEC A-C

Comments:
Changed from front foot to square foot and added influences jf 5/3/21
26p27 updated base rate from 1.25 to 2 tdg

Neighborhood Factor:	1.5000
Total Parcels:	282
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	220.00	220.00	220.00	220.00	220.00	220.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	220.00	220.00	220.00			
Residential Homesite	All	Square Foot	1.25	1.25	1.25	2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722401-072	BROOKSIDE ESTATES SEC I-XII

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $175 to $275 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 1.8/.7 tdg

Neighborhood Factor:	1.5070
Total Parcels:	289
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				1.80	1.80	1.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727401-072	BELLAIR, SQUIRES

Comments:
26p27 changed from ff to sqft 2/.8 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $260 to $400 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.0000
Total Parcels:	293
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
C/I Avg Lot Depth:	135

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	260.00	260.00	260.00	260.00	260.00	260.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722301-072	SUNNYBROOK ACRES 4TH ADD

Comments:
22p23 - updated land from FF to SQ; applied influence factors; LB 19%
26p27 updated base rate from 1.05 to 1.80 and res excess from .55 to ,8 tdg

Neighborhood Factor:	1.5480
Total Parcels:	308
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	180.00	180.00	180.00	180.00	180.00	180.00
Residential Homesite	All	Square Foot	1.05	1.05	1.05	1.90	1.90	1.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.55	0.55	0.55	0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631301-063	COTTONWOOD LAKES SEC I-IV

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $245 to $400 to maintain appropriate land to building ratio JAB
26p27 Reassessment - changed from ff to sqft 2.85 TDG

Neighborhood Factor:	1.4200
Total Parcels:	316
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	73
Res Avg Lot Depth:	100
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	73
C/I Avg Lot Depth:	100

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	245.00	245.00	245.00	245.00	245.00	245.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot				2.85	2.85	2.85
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726701-072	GLENWOOD PARK EXT SEC I

Comments:
26p27 changed from ff to sqft 2.6/1 tdg

Neighborhood Factor:	1.1100
Total Parcels:	317
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	320.00	320.00	320.00	320.00	320.00	320.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.60	2.60	2.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632101-072	STILLWATER PLACE SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $310 to $500 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.6/1 tdg

Neighborhood Factor:	1.3020
Total Parcels:	326
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	310.00	310.00	310.00	310.00	310.00	310.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				2.60	2.60	2.60
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	724601-072	ROYAL OAKS, ROYAL HEIGHTS, WOODWAY PARK, & SCHMUCKERS 2ND

Comments:
22p23: updated FF from 200 to 275; L:B Ratio - added influence for location
26p27 changed from ff to sqft 1.8/.7 tdg

Neighborhood Factor:	1.3400
Total Parcels:	333
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	200.00	200.00	200.00	200.00	200.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	275.00	275.00	275.00	275.00	275.00	275.00
Residential Homesite	All	Square Foot				1.80	1.80	1.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726201-072	MAPLEWOOD PARK SEC II-IV

Comments:
26p27 changed from ff to sqft 2/.8 tdg

22p23: adjusted base rate from $215 to $280 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.4100
Total Parcels:	353
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	215.00	215.00	215.00	215.00	215.00	215.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	280.00	280.00	280.00	280.00	280.00	280.00
Residential Homesite	All	Square Foot				2.00	2.00	2.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.80	0.80	0.80
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	722901-072	HILLSBORO SEC I

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $285 to $450 to maintain appropriate land to building ratio JAB
26p27 changed from ff to sqft 2.9/1.1 tdg

Neighborhood Factor:	1.3060
Total Parcels:	363
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	285.00	285.00	285.00	285.00	285.00	285.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.90	2.90	2.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	723801-072	CONCORDIA GARDENS & WOODS, & OAK CHASE

Comments:
22p23 Yr 4 Reassessment - adjusted base rate from $175 to $300 to maintain appropriate land to building ratio JAB

Excess based off of 95
26p27 changed from ff to sqft 1.7/.7 tdg

Neighborhood Factor:	1.0000
Total Parcels:	373
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	97
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	175.00	175.00	175.00	175.00	175.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	300.00	300.00	300.00	300.00	300.00	300.00
Residential Homesite	All	Square Foot				1.70	1.70	1.70
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	90807-072	ST JOE / FT WAYNE - NEWER 072

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	376
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	632002-072	CHERRY HILL SEC

Comments:
26p27 chaged from ff to sqft 3.8/1.5 tdg

Neighborhood Factor:	1.0000
Total Parcels:	411
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	99
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	99
C/I Avg Lot Depth:	146

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	490.00	490.00	490.00	490.00	490.00	490.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	600.00	600.00	600.00	600.00	600.00	600.00
Residential Homesite	All	Square Foot				3.80	3.80	3.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.50	1.50	1.50
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726301-072	BLACKHAWK SEC I-III

Comments:
26p27 changed from ff to sqft 2.5/1 tdg

22p23: adjusted base rate from $270 to $350 to maintain appropriate land to building ratio JF

Neighborhood Factor:	1.2600
Total Parcels:	413
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	270.00	270.00	270.00	270.00	270.00	270.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				2.50	2.50	2.50
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.00	1.00	1.00
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	726401-072	WALDEN SEC I-II & MANORS OF WALDEN

Comments:
26p27 changed from ff to sqft 2.8/1.1 tdg

Neighborhood Factor:	1.2800
Total Parcels:	453
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	130

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	420.00	420.00	420.00	420.00	420.00	420.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	420.00	420.00	420.00	420.00	420.00	420.00
Residential Homesite	All	Square Foot				2.80	2.80	2.80
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.10	1.10	1.10
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	728501-072	LAKE FOREST SEC I-IV & EXTD I-VI

Comments:
26p27 changed from ff to sqft 2.3/.9 tdg

22p23: Updated FF from $275 to $375; L:B Ratio - mdb
25p26 Per land to building study because of change to Washington change, changed land from 375 FF to 450 FF. Median was 13.97%, now 16.78%. Land last done in 2022. LIM

Neighborhood Factor:	1.3600
Total Parcels:	483
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	140

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	450.00	450.00	450.00	450.00	450.00	450.00
Residential Homesite	All	Square Foot				2.30	2.30	2.30
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.90	0.90	0.90
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	727104-072	GLENWOOD PARK SEC VIII-XII

Comments:
26p27 changed from ff to sqft 1.9/.7 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $200 to $350 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.3400
Total Parcels:	507
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	92
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	92
C/I Avg Lot Depth:	150

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	175.00	250.00	200.00	175.00	250.00	200.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Residential Homesite	All	Square Foot				1.90	1.90	1.90
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				0.70	0.70	0.70
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	16301-063	ST JOSEPH MOBILE HOMES 063

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	632
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	90806-072	ST JOE / FT WAYNE - OLDER 072

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	631
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site						

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
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Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
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Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	063 ST JOSEPH (28)	631018-063	AG/RURAL RES HOMESITES 01 063

Comments:
24p25 Increased base rate from $37,500 to $43,000 and res excess from $9,000 to $15,000 based on vacant land ratio study. LIM
26p27 updated base rate to $58,000 and res excess to $19000 tdg

Neighborhood Factor:	1.0000
Total Parcels:	706
Res Avg Lot Size:	1.8200
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Homesite	Excellent	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Good	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Average	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Fair	Acreage	43000.00	43000.00	43000.00	58000.00	58000.00	58000.00
Residential Rural Homesite	Poor	Acreage	43000.00		43000.00	58000.00		58000.00
Residential Rural Excess	Excellent	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Good	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Average	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Fair	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Residential Rural Excess	Poor	Acreage	15000.00	15000.00	15000.00	19000.00	19000.00	19000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	725401-072	ARLINGTON PARK SEC I-XIIA, XVII

Comments:
26p27 changed from ff to sqft 3.2/1.2 tdg

22p23 Yr 4 Reassessment - adjusted base rate from $350 to $500 to maintain appropriate land to building ratio JAB

Neighborhood Factor:	1.2000
Total Parcels:	943
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	82
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	82
C/I Avg Lot Depth:	123

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot	350.00	350.00	350.00	350.00	350.00	350.00
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot	500.00	500.00	500.00	500.00	500.00	500.00
Residential Homesite	All	Square Foot				3.20	3.20	3.20
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot				1.20	1.20	1.20
Residential Excess	All	Acreage						
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage						
Residential Rural Homesite	Fair	Acreage						
Residential Rural Homesite	Poor	Acreage						
Residential Rural Excess	Excellent	Acreage						
Residential Rural Excess	Good	Acreage						
Residential Rural Excess	Average	Acreage						
Residential Rural Excess	Fair	Acreage						
Residential Rural Excess	Poor	Acreage						
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	37500.00	37500.00	37500.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	37500.00	37500.00	37500.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	9000.00	9000.00	9000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	9000.00	9000.00	9000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

ST. JOSEPH TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
ST. JOSEPH TOWNSHIP	072 FT WAYNE ST JOSEPH (75)	631018-072	AG/RURAL RES HOMESITES 01 072

Comments:
24p25 Increased base rate from $37,500 for homesite and $9,000 res excess to $50,000 homesite and $18,000 res excess. LIM
26p27 base rate no change tdg

Neighborhood Factor:	1.0000
Total Parcels:	1059
Res Avg Lot Size:	0.7500
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	0
C/I Avg Lot Depth:	0

Land Type	Classification	Pricing Method	Prior Rate Low	Prior Rate High	Prior Rate Standard	Current Rate Low	Current Rate High	Current Rate Standard
Comm & Ind Primary	All	Front Foot						
Comm & Ind Primary	All	Square Foot						
Comm & Ind Primary	All	Acreage						
Comm & Ind Secondary	All	Square Foot						
Comm & Ind Secondary	All	Acreage						
Comm & Ind Udeveloped Usable	All	Square Foot						
Comm & Ind Udeveloped Usable	All	Acreage						
Comm & Ind Udeveloped Unusable	All	Square Foot						
Comm & Ind Udeveloped Unusable	All	Acreage						
Residential Homesite	All	Front Foot						
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Homesite	Excellent	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Good	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Average	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Fair	Acreage	50000.00	50000.00	50000.00	50000.00	50000.00	50000.00
Residential Rural Homesite	Poor	Acreage	50000.00		50000.00	50000.00		50000.00
Residential Rural Excess	Excellent	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Good	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Average	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Fair	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Residential Rural Excess	Poor	Acreage	18000.00	18000.00	18000.00	18000.00	18000.00	18000.00
Comm & Ind Primary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Secondary	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Usable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Comm & Ind Udeveloped Unusable	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Homesite	All	Site	0.00	0.00	0.00	0.00	0.00	0.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00