2026 Allen County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733701-073	FAIRVIEW AMD ADDITION

Comments:
25p26 Per land to building study, changed land from 125 FF to 225 FF. Median was 10.68%, now 19.30%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	2
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	166
Res Avg Lot Depth:	191
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	166
C/I Avg Lot Depth:	191

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	225.00	225.00	225.00	225.00	225.00	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	90736-066	CENTENNIAL / ENTERPRISE / GOSH 066

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	2
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732016-073	CRESTWOOD AMD

Comments:
25p26 After reviewing base rate, no change. LIM

Neighborhood Factor:	1.0000
Total Parcels:	3
Res Avg Lot Size:	4.0800
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
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	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	90710-065	TEREX & COLONIAL OAKS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	90742-066	BUTTER RIDGE 066

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	3
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90728-073	HILLEGAS / I-69 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	4
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	90700-066	WASHINGTON RURAL 066

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90715-073	073 LARGE MH PARKS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90716-073	SWEET AVIATION

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	5
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651001-073	FEICHTERS

Comments:
25p26 Per land to building study, changed land from 35000 per acre with 7000 res excess. Median was 16.10%, now 19.79%. Land last done in 2013. LIM

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	3.1900
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
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	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733708-073	SPY RUN HILL

Comments:
25p26 Per land to building study, changed land from 10000 site to 58000 site. Median was 2.74%, now 15.91%. Land last done in 2017. LIM
17p18 - Changed land base rate to be 32% of Buckingham North Condos.

Neighborhood Factor:	1.0000
Total Parcels:	6
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	48
Res Avg Lot Depth:	88
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	48
C/I Avg Lot Depth:	88

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	58000.00	58000.00	58000.00	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733804-073	NAZERA PARK

Comments:
25p26 Per land to building study, changed land from 255 FF to 500 FF. Median was 9.58%, now 17.98%. Land last done in 2012. LIM

Neighborhood Factor:	1.3200
Total Parcels:	6
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	500.00	500.00	500.00	500.00	500.00	500.00
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	90727-065	SWEETWATER / NAVL ELKS 065

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90745-073	ST VINCENTS

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	6
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734206-073	FELGER WALTER A

Comments:
25p26 Per land to building study, changed land from 190 FF to 300 FF. Median was 7.54%, now 19.84%. Last changed in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	8
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	171
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
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	500.00	500.00	500.00	500.00	500.00	500.00
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651023-073	ACADEMIE

Comments:
25p26 Per land to building study, changed land from 35000 per acre with 7000 res excess to 40000 per acre with 10000 res excess. Median was 16.04%, now 18.77%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	1.8800
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
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	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	40000.00	40000.00	40000.00	40000.00	40000.00	40000.00
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	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733704-073	FIGELS ADDITION & 2ND

Comments:
25p26 Per land to building study, changed land from 125 FF to 400 FF. Median was 5.87%, now 18.82%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	9
Res Avg Lot Size:	2.1200
Res Avg Lot Width:	43
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	43
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	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	400.00	400.00	400.00	400.00	400.00	400.00
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	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
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	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90721-073	AUTO AUCTION 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	11
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90727-073	SWEETWATER / NAVL ELKS 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	12
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	16501-065	WASHINGTON MOBILE HOMES 065

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	13
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732002-073	SPRUNGERS NORTHBROOKE

Comments:
25p26 Per land to building study, changed land from 120 FF to 300 FF. Median was 6.54%, now 16.34%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	13
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	106
Res Avg Lot Depth:	200
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	106
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732012-073	WEST TRIXHOLME

Comments:
25p26 Per land to building study, changed land from 35000 per acre and 7000 res excess to 60000 per acre and 12000 res excess. Median was 13.56%, now 23.21%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	14
Res Avg Lot Size:	0.7700
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
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	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	60000.00	60000.00	60000.00	60000.00	60000.00	60000.00
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	12000.00	12000.00	12000.00	12000.00	12000.00	12000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733706-073	WELKINS EXTD

Comments:
25p26 Per land to building study, changed land from 125 FF to 425 FF. Median was 6.15%, now 19.44%. Land last done in 2013. LIM

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	46
Res Avg Lot Depth:	198
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	46
C/I Avg Lot Depth:	198

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	425.00	425.00	425.00	425.00	425.00	425.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734204-073	LOG CABIN PARK

Comments:
25p26 Per land to building study, changed land from 230 FF to 350 FF. Median was 14.77%, now 21.82%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	15
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	75
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	75
C/I Avg Lot Depth:	220

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	350.00	350.00	350.00	350.00	350.00	350.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90720-073	RURAL SEC 13 & 24

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	16
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732005-073	SUMNER COURT

Comments:
25p26 Per land to building study, changed land from 220 FF to 375 FF. Median was 11.88%, now 19.88%. Land last done in 2012. LIM

Neighborhood Factor:	1.3800
Total Parcels:	18
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	95
Res Avg Lot Depth:	297
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	95
C/I Avg Lot Depth:	297

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	375.00	375.00	375.00	375.00	375.00	375.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	731001-073	NORTH MOBILE HOME ESTATES

Comments:

Neighborhood Factor:	0.9000
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	90
Res Avg Lot Depth:	99
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	90
C/I Avg Lot Depth:	99

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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733802-073	NORTHPARK ADDITION

Comments:
25p26 Per land to building study, changed land from 255 FF to 400 FF. Median was 13.23%, now 20.79%. Land last done in 2012. LIM

Neighborhood Factor:	1.3200
Total Parcels:	19
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	95
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	95

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	400.00	400.00	400.00	400.00	400.00	400.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733803-073	BAYERS ACRE

Comments:
25p26 Per land to building study, changed land from 150 FF to 300 FF and 25000 per acre with 5000 res excess to 30000 per acre with 8000 res excess. Median was 9.14%, now 13.72%. Land last done in 2019. LIM

Neighborhood Factor:	1.3200
Total Parcels:	19
Res Avg Lot Size:	1.2000
Res Avg Lot Width:	85
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
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	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						
Residential Homesite	All	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652402-073	DEVILBLISS OUT LOTS

Comments:
25p26 Per land to building study, changed land from 120 FF to 300 FF. Median was 7.51%, now 18.77%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.7400
Res Avg Lot Width:	118
Res Avg Lot Depth:	201
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	118
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	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						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734205-073	TOWER VIEW

Comments:
25p26 Per land to building study, changed land from 230 FF to 375 FF. Median was 13.31%, now 21.02%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	20
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	265
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	265

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	375.00	375.00	375.00	375.00	375.00	375.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90723-073	SOUTH CROSS CREEK 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	20
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734801-073	CARLISLE PLACE SEC A-C

Comments:
25p26 Per land to building study, changed land from 235 FF to 450 FF. Median was 9.84%, now 18.84%. Land last done in 2012. LIM

Neighborhood Factor:	1.2700
Total Parcels:	21
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	102
Res Avg Lot Depth:	210
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	102
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734203-073	SPRINGVIEW

Comments:
25p26 Per land to building study, changed land from 230 FF to 300 FF. Median was 15.09%, now 19.65%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	23
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	214
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	214

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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90718-073	BROTHERHOOD 073

Comments:

Neighborhood Factor:	1.0000
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						
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732013-073	PIERCE PARK

Comments:
25p26 After reviewing base rate, no changes. LIM

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.8700
Res Avg Lot Width:	0
Res Avg Lot Depth:	0
C/I Avg Lot Size:	1.0000
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	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
Residential Rural Homesite	Excellent	Acreage						
Residential Rural Homesite	Good	Acreage						
Residential Rural Homesite	Average	Acreage	35000.00	35000.00	35000.00	35000.00	35000.00	35000.00
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	7000.00	7000.00	7000.00	7000.00	7000.00	7000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90722-073	GOSHEN EXTENDED 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	24
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651206-073	WOODLAND LAKE SEC X

Comments:
25p26 Per land to building study, changed land from 430 FF to 700 FF. Median was 10.95%, now 16.04%. Land last done in 2013. LIM
26p27 changed from ff to sqft 2.77/1.1 tdg

Neighborhood Factor:	0.9400
Total Parcels:	25
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

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733705-073	YOUNGS PLACE

Comments:
25p26 Per land to building study, changed land from 125 FF to 400 FF. Median was 5.68%, now 17.91%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	25
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	115
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	115

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	400.00	400.00	400.00	400.00	400.00	400.00
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

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90724-073	WASHINGTON CENTER 073

Comments:

Neighborhood Factor:	1.0000
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90734-073	CIRCUT CITY / W COLISEUM 073

Comments:

Neighborhood Factor:	1.0000
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90746-073	LEWIS RD & LUDWIG RD

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	26
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90712-073	COLDWATER / COOK RD 073

Comments:

Neighborhood Factor:	1.0000
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	651016-065	WALLEN

Comments:
25p26 Per land study, changed land from 250 FF to 350 FF. Median was 15.01%, now 20.98%. Land was last changed in 2015. LIM

Neighborhood Factor:	1.5100
Total Parcels:	28
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	50
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	50
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	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	350.00	350.00	350.00	350.00	350.00	350.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	735101-073	BAILEY HEIGHTS

Comments:
25p26 Per land to building study, changed land from 230 FF to 700 FF. Median was 6.63%, now 20.09%. Land last done in 2012. LIM

Neighborhood Factor:	1.3000
Total Parcels:	31
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	215
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
C/I Avg Lot Depth:	215

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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90737-073	W COLISEUM 073

Comments:

Neighborhood Factor:	1.0000
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	650902-065	THUNDERHAWK SEC II

Comments:
26p27 New Sub base rate $4.20, influences added blc

Neighborhood Factor:	1.0000
Total Parcels:	33
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				4.20	4.20	4.20
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	731002-073	VILLAS OF HOLLYWOOD HEIGHTS

Comments:
25p26 New sub, base rate 3.25, developer set rates at 35000 per lot. LIM

Neighborhood Factor:	1.0000
Total Parcels:	33
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	3.25	3.25	3.25	3.25	3.25	3.25
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	650901-065	THUNDERHAWK SEC I

Comments:
25p26 New Sub. LIM

Neighborhood Factor:	1.0000
Total Parcels:	34
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	4.30	4.30	4.30	4.30	4.30	4.30
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	735301-073	SADDLEBROOK VILLAS SEC I

Comments:
25p26 Per land to building study, changed land from 375 FF to 750 FF. Median was 9.85%, now 19.70%. Land last done in 2014. LIM

Neighborhood Factor:	1.2400
Total Parcels:	34
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	61
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	61
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	750.00	750.00	750.00	750.00	750.00	750.00
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	750.00	750.00	750.00	750.00	750.00	750.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651404-073	VILLAS AT STONE COVE

Comments:
25p26 Per land to building study, changed land from 500 FF to 800 FF. Median was 14.59%, now 20.03%. Land last done in 2010. LIM

Neighborhood Factor:	1.0300
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
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	800.00	800.00	800.00	800.00	800.00	800.00
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	800.00	800.00	800.00	800.00	800.00	800.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	653105-065	BUCKNERS CROSSING SEC II-III

Comments:
24p25 Raised base rate from 2.50 to 3.00 and res excess from .40 to .50. Based on vacant land ratio study. LIM

Neighborhood Factor:	1.0700
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	145

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	3.00	3.00	3.00	3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.50	0.50	0.50	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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732006-073	SCHOMBURG DELLS AMD, ACHERS OUT LOTS & AMY'S SUB

Comments:
25p26 Per land to building study, changed land from 190 FF to 400 FF. Median was 8.49%, now 17.42%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	35
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
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	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	400.00	400.00	400.00	400.00	400.00	400.00
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

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	90700-065	WASHINGTON RURAL 065

Comments:

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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734202-073	WASHINGTON HEIGHTS 2ND & VILLAGE SEC A

Comments:
25p26 Per land to building study, changed land from 350 FF to 400 FF. Median was 11.60%, now 20.18%. Land last done in 2013. LIM

Neighborhood Factor:	1.0000
Total Parcels:	37
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	225
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	225

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	400.00	400.00	400.00	400.00	400.00	400.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	663202-066	COVES OF WELLINGTON RESERVE

Comments:
25p26 Per land to building study, changed land from 29900 site to 52000 site. Median was 12.49%, now 18.80%. Land last done in 2018. LIM

Neighborhood Factor:	1.0000
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	52000.00	52000.00	52000.00	52000.00	52000.00	52000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

2026 Allen County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	663203-066	COTTAGES OF CATANIA

Comments:
25p26 Per land to building study, changed land from 2.50 sqft to 3.75 sqft. Median was 13.52%, now 20.06%. Land last done in 2022. LIM

Neighborhood Factor:	0.9900
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652601-073	NORTHWOOD PARK

Comments:
25p26 Per land to building study, changed land from 235 FF to 400 FF. Median was 10.95%, now 18.59%. Land last done in 2012. LIM

Neighborhood Factor:	1.2700
Total Parcels:	40
Res Avg Lot Size:	1.0000
Res Avg Lot Width:	109
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	109
C/I Avg Lot Depth:	190

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	400.00	400.00	400.00	400.00	400.00	400.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	653501-066	CLOVERFIELD

Comments:
25p26 Per land to building study, changed land from 190 FF to 450 FF. Median was 8.39%, now 19.82%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	40
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	114
Res Avg Lot Depth:	139
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	114
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90719-073	STONEY CREEK / PROF VILLAGE 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	40
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652101-073	BEVERLY HEIGHTS SEC A

Comments:
25p26 Per land to building study, changed land from 170 FF to 400 FF. Median was 8.78%, now 20.26%. Land last changed in 2012. LIM

Neighborhood Factor:	1.5100
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	120
Res Avg Lot Depth:	324
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	120
C/I Avg Lot Depth:	324

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	400.00	400.00	400.00	400.00	400.00	400.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	652503-066	COVES OF MORGAN CREEK

Comments:
25p26 Per land to building study, changed land from 345 FF to 800 FF. Median was 8.38%, now 19.31%. Land last done in 2011. LIM

Neighborhood Factor:	1.0000
Total Parcels:	42
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	44
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	44
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	800.00	800.00	800.00	800.00	800.00	800.00
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	800.00	800.00	800.00	800.00	800.00	800.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652002-073	DAUS

Comments:
25p26 Per land to building study, changed land from 235 FF to 300 FF. Median was 16.37%, now 20.87%. Land last done in 2012. LIM

Neighborhood Factor:	1.2200
Total Parcels:	43
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	730201-073	STONE GATE VILLAS

Comments:
25p26 Per land to building study, changed land from 3.15 sqft to 3.50 sqft. Median was 15.93%, now 17.72%. Land last done in 2018 when neighborhood created. LIM

Neighborhood Factor:	1.0300
Total Parcels:	43
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	3.50	3.50	3.50	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732008-073	NORWOOD & AUGMENTED, & HOUSERS

Comments:
25p26 Per land to building study, changed land from 190 FF to 325 FF. Median was 13.59%, now 22.59%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	43
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	55
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	55
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	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	325.00	325.00	325.00	325.00	325.00	325.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90704-073	NORTHBROOK VILLAGE / WALMART 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90735-073	NORTHCREST 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	44
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651501-073	WALLEN HILLS SEC I-II

Comments:
25p26 Per land to building study, changed land from 335 FF to 550 FF. Median was 13.86%, now 20.02%. Land last done in 2012. LIM

Neighborhood Factor:	1.0600
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	96
Res Avg Lot Depth:	157
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	96
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	550.00	550.00	550.00	550.00	550.00	550.00
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733101-073	HIGHVIEW PARK

Comments:
25p26 Per land to building study, changed land from 170 FF to 200 FF. Median was 15.48%, now 18.26%. Land last done in 2017. LIM

Neighborhood Factor:	1.0000
Total Parcels:	45
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	406
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	406

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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734002-073	HARRIS MEADOW SEC I-II

Comments:
25p26 Per land to building study, changed land from 235 FF to 500 FF. Median was 9.08%, now 19.26%. Land last done in 2012. LIM

Neighborhood Factor:	1.2000
Total Parcels:	45
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	500.00	500.00	500.00	500.00	500.00	500.00
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						
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	730301-073	COVES OF NORTHBROOK SEC I-II

Comments:
25p26 Per land to building study, changed land from 2.60 sqft to 3.50. Median was 14.64%, now 19.69%. Land last done in 2019. LIM

Neighborhood Factor:	1.0300
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	3.50	3.50	3.50	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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90709-073	NORTHLAND / LIMA RD 073

Comments:

Neighborhood Factor:	1.0000
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	650801-065	FULLERS LANDING SEC I

Comments:
25p26 Per land to building study, increased land to from $28,000 to $38,000. Median was 17.94%, now 20.64%. Land last changed in 2016. LIM

Neighborhood Factor:	1.0000
Total Parcels:	47
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	45000.00	45000.00	45000.00
Residential Excess	All	Site	0.00	0.00	0.00	0.00	0.00	0.00

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90708-073	MIDPOINTE / COLDWATER RD 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	47
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734201-073	WEST GATE PLACE

Comments:
25p26 Per land to building study, changed land from 230 FF to 400 FF. Median was 11.59%, now 20.24%. Land last done in 2013. LIM

Neighborhood Factor:	1.0000
Total Parcels:	48
Res Avg Lot Size:	2.9300
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	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	400.00	400.00	400.00	400.00	400.00	400.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651601-073	HUNTERS KNOLL

Comments:
25p26 Per land to building study, changed land from 410 FF to 850 FF. Median was 9.96%, now 18.09%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	49
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	45
Res Avg Lot Depth:	109
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	45
C/I Avg Lot Depth:	109

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	850.00	850.00	850.00	850.00	850.00	850.00
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	850.00	850.00	850.00	850.00	850.00	850.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90706-073	DUPONT / COLDWATER RD 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	56
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90733-073	SHOPPES / MED PARK / COLISEUM 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	51
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651403-073	VILLAS AT DAWSONS CREEK

Comments:
25p26 Per land to building study, changed land from 495 FF to 750 FF. Median was 13.28%, now 17.77%. Land last done in 2012. LIM

Neighborhood Factor:	1.0300
Total Parcels:	51
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	70
Res Avg Lot Depth:	143
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	70
C/I Avg Lot Depth:	143

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	750.00	750.00	750.00	750.00	750.00	750.00
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	750.00	750.00	750.00	750.00	750.00	750.00
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

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90738-073	GLENBROOK 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	51
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90725-073	COLDWATER 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	53
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90739-073	E COLISEUM / N CLINTON / COLDW 073

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						
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652401-073	WATERSWOLDE SEC A-C & PARKS

Comments:
25p26 Per land to building study, changed land from 235 FF to 400 FF. Median was 12.09%, now 20.58%. Land last done in 2012. LIM

Neighborhood Factor:	1.2700
Total Parcels:	54
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	150
Res Avg Lot Depth:	201
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	150
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	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	400.00	400.00	400.00	400.00	400.00	400.00
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

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652701-073	NEWBERRY

Comments:
25p26 Per land to building study, changed land from 285 FF to 450 FF. Median was 12.54%, now 19.79%. Land last done in 2012. LIM

Neighborhood Factor:	1.1900
Total Parcels:	54
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	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						
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651805-073	HICKORY GLEN SEC I-II

Comments:
25p26 Per land to building study, changed land from 360 FF to 700 FF. Median was 9.66%, now 18.80%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	56
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	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						
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651901-073	LIMA MEADOWS SEC I-II

Comments:
25p26 Per land to building study, changed land from 310 FF to 650 FF. Median was 8.83%, now 18.52%. Land last done in 2012. LIM

Neighborhood Factor:	1.4700
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	59
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652004-073	ALDALE ACRES 2ND & AMD

Comments:
25p26 Per land to building study, changed land from 170 FF to 250 FF. Median was 14.70%, now 21.37%. Land last done in 2012. LIM

Neighborhood Factor:	1.3300
Total Parcels:	56
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	130
Res Avg Lot Depth:	357
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	130
C/I Avg Lot Depth:	357

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	250.00	250.00	250.00	250.00	250.00	250.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651401-073	FALLEN TIMBERS SEC A, B & C

Comments:
25p26 Per land to building study, changed land from 335 FF to 550 FF. Median was 11.72%, now 15.90%. Land last done in 2012. LIM

Neighborhood Factor:	0.9900
Total Parcels:	57
Res Avg Lot Size:	0.7800
Res Avg Lot Width:	122
Res Avg Lot Depth:	219
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	122
C/I Avg Lot Depth:	219

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	550.00	550.00	550.00	550.00	550.00	550.00
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						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
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	8000.00	8000.00	8000.00	8000.00	8000.00	8000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90731-073	DON AYERS / LIMA 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	57
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90743-073	LAKEVIEW 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	57
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	730302-073	CAPPELLI COVES

Comments:
25p26 Per land to building study, changed land from 46900 per site to 50000. Median was 16.39%, now 17.47%. Land last done in 2020. LIM

Neighborhood Factor:	0.9300
Total Parcels:	58
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	50000.00	50000.00	50000.00	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90711-073	COOK RD INDUSTRIAL / DISALLE B 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	58
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90717-073	N CROSS CREEK / LIMA RD 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	66
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734601-073	SPRUNGERS FIRST

Comments:
25p26 Per land to building study, changed land from 225 FF to 425 FF. Median was 11.59%, now 20.89%. Land last done in 2012. LIM

Neighborhood Factor:	1.4400
Total Parcels:	68
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	122
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
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	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	425.00	425.00	425.00	425.00	425.00	425.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90700-073	WASHINGTON RURAL 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	68
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90707-073	LIMA / WALLEN TILL 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	68
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733603-073	PAPERMILL BLUFFS SEC I-II 073

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:	69
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	124
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651405-073	COURTYARDS AT DAWSONS CREEK

Comments:
2010pay2011 Trending - Land changed on non villa lots from 29,900 to 32,000 a lot. A 10% infuence was applied to cul-de-sac lots.
15p16 - Changed base rate and influences for square footage lots. Also applied Size Adjustment factor.
25p26 Per land to building study, changed land from 2.90 sqft to 4.00 sqft. Median was 15.21%, now 20.79%. Land last done in 2015. LIM

Neighborhood Factor:	1.0000
Total Parcels:	70
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	41
Res Avg Lot Depth:	119
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	41
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						
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	4.00	4.00	4.00	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

2026 Allen County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	663201-066	WELLINGTON RESERVE SEC I-V

Comments:
25p26 Per land to building study, changed land from 2.10 sqft to 3.00 spft. Median was 13.21%, now 18.87%. Land last done in 2019. LIM

Neighborhood Factor:	0.9900
Total Parcels:	70
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	3.00	3.00	3.00	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90710-073	FOCUS / SUMMIT 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	70
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651701-073	LIMBERLOST ACRES SEC A & B

Comments:
25p26 Per land to building study, changed land from 190 FF to 400 FF. Median was 9.41%, now 19.37%. Land last done in 2012. LIM

Neighborhood Factor:	1.5700
Total Parcels:	75
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	110
Res Avg Lot Depth:	175
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	110
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	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	400.00	400.00	400.00	400.00	400.00	400.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734001-073	VERSAILLES VILLAGE, OLYMPIA HEIGHTS, & FRANKE PARK VILLAS

Comments:
25p26 Per land to building study, changed land from 235 FF to 650 FF. Median was 8.36%, now 20.61%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	78
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	78
C/I Avg Lot Depth:	145

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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734101-073	CEDAR RIDGE

Comments:
25p26 Per land to building study, changed land from 290 FF to 600 FF. Median was 9.85%, now 20.25%. Land last done in 2012. LIM

Neighborhood Factor:	1.5600
Total Parcels:	74
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	64
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	64
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	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						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	10000.00	10000.00	10000.00	10000.00	10000.00	10000.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90713-073	LIMA / COOK RD 073

Comments:

Neighborhood Factor:	1.0000
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734903-073	VILLAS AT NORTHBROOK

Comments:
25p26 Per land to building study, changed land from 22800 per lot to 40000 per lot. Median was 9.70%, now 16.93%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	77
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651301-073	NORTHWEST PASSAGE

Comments:
25p26 Per land to building study, changed land from 350 FF to 700 FF. Median was 10.88%, now 19.57%. Land last done in 2012. LIM

Neighborhood Factor:	1.2700
Total Parcels:	79
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	129
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90705-073	DAWSONS CREEK 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	86
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732502-073	ORCHARD WOODS A&B

Comments:
25p26 Per land to building study, changed land from 215 FF to 425 FF. Median was 9.74%, now 19.08%. Land last done in 2012. LIM

Neighborhood Factor:	1.9100
Total Parcels:	88
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	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	425.00	425.00	425.00	425.00	425.00	425.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90744-073	GATEWAY / GOSHEN RD 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	88
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90729-073	LINCOLNDALE AREA 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	89
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	650803-065	SHADOWOOD LAKES SEC I-II

Comments:
25p26 Added Sec II increased base rate to 3.45 based on new lot pricing and increased Shape or Size influence to -15%. LIM
24p25 Created new Sub base rate 3.15. LIM

Neighborhood Factor:	1.0400
Total Parcels:	91
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	3.45	3.45	3.45	3.45	3.45	3.45
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	730101-073	MAJESTIC WATER VILLAS SEC I-II

Comments:
25p26 Per land to building study, changed land from 3.05 sqft to 4.00. Median was 14.30%, now 18.74%. Land last done in 2020. LIM

Neighborhood Factor:	1.1100
Total Parcels:	91
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	4.00	4.00	4.00	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

2026 Allen County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733801-073	TRIXHOLME SEC A-E

Comments:
25p26 Per land to building study, changed land from 190 FF to 400 FF. Median was 8.78%, now 18.41%. Land last done in 2012. LIM

Neighborhood Factor:	1.3200
Total Parcels:	92
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	180
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	180

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	400.00	400.00	400.00	400.00	400.00	400.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90740-073	WELLS ST 200 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	95
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733401-073	NORTHCREST WOODS

Comments:
Changed base rate from $195 to $255. 20p21 GM 2.6.20
25p26 Per land to building study, changed land from 255 FF to 425 FF. Median was 12.23%, now 20.30%. Land last done in 2020. LIM

Neighborhood Factor:	1.1700
Total Parcels:	96
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
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	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	425.00	425.00	425.00	425.00	425.00	425.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	653201-065	KRUSE HOMESTEAD & AMD

Comments:
25p26 Per land to building study, changed land from 215 FF to 425 FF. Median was 10.01%, now 19.83%. Land last done in 2012. LIM

Neighborhood Factor:	1.3000
Total Parcels:	98
Res Avg Lot Size:	2.0100
Res Avg Lot Width:	112
Res Avg Lot Depth:	224
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	112
C/I Avg Lot Depth:	224

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	425.00	425.00	425.00	425.00	425.00	425.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
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	4000.00	4000.00	4000.00	4000.00	4000.00	4000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732801-073	NORTH SHERWOOD TERRACE

Comments:
25p26 Per land to building study, changed land from 195 FF to 450 FF. Median was 7.75%, now 17.79%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	98
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	72
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	72
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	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	475.00	475.00	475.00	475.00	475.00	475.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90741-073	N CLINTON / FIGEL / FOREST HIL 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	99
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	734901-066	STONE CANYON

Comments:
25p26 Per land to building study, changed land from 395 FF to 700 FF. Median was 11.35%, now 20.08%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	106
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	69
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	69
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	735001-065	HICKORY POINTE & SEC II

Comments:
25p26 Per land to building study, changed land from 415 FF to 650 FF. Median was 11.35%, now 20.08%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	106
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733201-073	LINCOLNDALE, LINCOLN AMD PLAT, & WEST LINCOLNWAY ACRES

Comments:
25p26 Per land to building study, changed land from 120 FF to 250 FF. Median was 9.09%, now %. Land last done in . LIM

Neighborhood Factor:	1.0000
Total Parcels:	109
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	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	250.00	250.00	250.00	250.00	250.00	250.00
Residential Homesite	All	Square Foot						
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	7500.00	7500.00	7500.00	7500.00	7500.00	7500.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651803-073	HICKORY HILL SEC II & WALKWAYS

Comments:
25p26 Per land to building study, changed land from 360 FF to725 FF. Median was 9.35%, now 18.87%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	110
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	725.00	725.00	725.00	725.00	725.00	725.00
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	725.00	725.00	725.00	725.00	725.00	725.00
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

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	653001-073	EDGEWOOD PARK SEC A-C

Comments:
25p26 Per land to building study, changed land from 200 FF to 425 FF. Median was 9.53%, now 20.19%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	113
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	81
Res Avg Lot Depth:	150
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	81
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	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	425.00	425.00	425.00	425.00	425.00	425.00
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

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652901-073	BECKETTS RUN SEC I-III

Comments:
25p26 Per land to building study, changed land from 400 FF to 600 FF and 1.45 sqft and 0.30 res excess to 2.25 sqft and 0.50 res excess. Median was 12.68%, now 19.92%. Land last done in 2014. LIM

Neighborhood Factor:	1.1000
Total Parcels:	116
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	160
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
C/I Avg Lot Depth:	160

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	2.25	2.25	2.25	2.25	2.25	2.25
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.50	0.50	0.50	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	653401-073	STEEPLE CHASE SEC I-II

Comments:
25p26 Per land to building study, changed land from 325 FF to 675 FF. Median was 9.45%, now 19.50%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	116
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	126
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
C/I Avg Lot Depth:	126

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	675.00	675.00	675.00	675.00	675.00	675.00
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	675.00	675.00	675.00	675.00	675.00	675.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651101-073	WINDMILL RIDGE SEC I-II

Comments:
25p26 Per land to building study, changed land from 350 FF to 650 FF. Median was 11.74%, now 19.53%. Land last done in 2012. LIM

Neighborhood Factor:	1.3100
Total Parcels:	117
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	134
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
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	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	650.00	650.00	650.00	650.00	650.00	650.00
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

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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652504-073	SADDLEBROOK SEC I-III

Comments:
25p26 Per land to building study, changed land from 345 FF to 750 FF. Median was 8.52%, now 18.54%. Land last done in 2013. LIM

Neighborhood Factor:	1.0000
Total Parcels:	121
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	74
Res Avg Lot Depth:	135
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	74
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	750.00	750.00	750.00	750.00	750.00	750.00
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	750.00	750.00	750.00	750.00	750.00	750.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652801-073	MANOR PARK SEC A-E

Comments:
25p26 Per land to building study, changed land from 325 FF to 450 FF. Median was 10.09%, now 19.31%. Land last done in 2012. LIM

Neighborhood Factor:	1.2900
Total Parcels:	122
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	117
Res Avg Lot Depth:	190
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	117
C/I Avg Lot Depth:	190

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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734902-073	SUTTERS COVE

Comments:
25p26 Per land to building study, changed land from 3.20 sqft to 6.50 sqft. Median was 9.51%, now 19.06%. Land last done in 2014. LIM

Neighborhood Factor:	1.1900
Total Parcels:	126
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	123
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
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	510.00	510.00	510.00	510.00	510.00	510.00
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	6.50	6.50	6.50	6.50	6.50	6.50
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	652902-065	RAVENS COVE SEC I-III

Comments:
25p26 Per land to building study, changed land from 415 FF to 800 FF. Median was 10.06%, now 19.34%. Land last done in 2012. LIM

Neighborhood Factor:	1.2300
Total Parcels:	127
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	58
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	58
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	800.00	800.00	800.00	800.00	800.00	800.00
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	800.00	800.00	800.00	800.00	800.00	800.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733602-073	WOODLANDS OF RIVERSIDE REPLAT*

Comments:
22P23: Updated base rate from 295 to 425; L:B Ratio; ran this neighborhood with St. Joe nbhd 724101-072 Woodlands of Riverside
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 . LIM
26p27 changed from ff to sqft 2.7/1 tdg

Neighborhood Factor:	1.2400
Total Parcels:	131
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90730-073	INTERSTATE 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	131
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732401-073	WHEATRIDGE SEC I-II

Comments:
25p26 Per land to building study, changed land from 285 FF to 600 FF. Median was 9.40%, now 19.80%. Land last done in 2012. LIM

Neighborhood Factor:	1.1900
Total Parcels:	132
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	85
Res Avg Lot Depth:	133
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	85
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734701-073	WASHINGTON RES SEC 34

Comments:
25p26 Per land to building study, changed land from 250 FF to 475 FF. Median was 11.22%, now 21.13%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	136
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	57
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	57
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	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	475.00	475.00	475.00	475.00	475.00	475.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	653104-065	BUCKNERS CROSSING SEC I, IV-VI

Comments:
24p25 Raised base rate from 2.30 to 3.00 and res excess from .35 to .50. Based on vacant land ratio study. LIM
22p23: Sec V & VI was platted and added to this nbhd. - JAB

reviewed Sec I, IV & V; base rate remains at 2.30; changed shape/size influence to -15 from -20; added premium lot for several lots in section V; Reviewed L/B ratio as well to ensure it made sense to add sec V to this nbhd.

Neighborhood Factor:	1.0700
Total Parcels:	137
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	87
Res Avg Lot Depth:	145
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	87
C/I Avg Lot Depth:	145

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	3.00	3.00	3.00	3.00	3.00	3.00
Residential Homesite	All	Acreage						
Residential Excess	All	Square Foot	0.50	0.50	0.50	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90714-073	EDGEWOOD 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	141
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90736-073	CENTENNIAL / ENTERPRISE / GOSH 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	144
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652202-073	MAYFIELD PLACE, HOLLYWOOD GARDENS AMD, & ROUSSEAUS SUB GARDENS

Comments:
25p26 Per land to building study, changed land from 225 FF to 350 FF. Median was 13.56%, now 21.03%. Land last done in 2012. LIM

Neighborhood Factor:	1.5100
Total Parcels:	148
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	100
Res Avg Lot Depth:	234
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	100
C/I Avg Lot Depth:	234

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	350.00	350.00	350.00	350.00	350.00	350.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733703-073	HIGHLAND PARK FOREST, 3RD & EXTD

Comments:
25p26 Per land to building study, changed land from 125 FF to 400 FF. Median was 5.57%, now 17.58%. Land last done in 2017. LIM

Neighborhood Factor:	1.0000
Total Parcels:	153
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	40
Res Avg Lot Depth:	146
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	40
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	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	400.00	400.00	400.00	400.00	400.00	400.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652103-073	BROADMOOR & MONOHAN, AUGUSTA COURT, MORES, & ROSS TO WALLEN

Comments:
25p26 Per land to building study, changed land from 225 FF to 370 FF. Median was 12.87%, now 18.90%. Last changed in 2012. LIM/TDG

Neighborhood Factor:	1.5100
Total Parcels:	157
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	250
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
C/I Avg Lot Depth:	250

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	370.00	370.00	370.00	370.00	370.00	370.00
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734301-073	WESTWOOD NORTH SEC I-IV & VALLEY SEC I

Comments:
25p26 Per land to building study, changed land from 345 FF to 600 FF. Median was 12.06%, now 20.97%. Land last done in 2012. LIM

Neighborhood Factor:	1.2900
Total Parcels:	157
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	80
Res Avg Lot Depth:	128
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	80
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	653601-066	HIDDEN POINTE SEC I-III

Comments:
25p26 Per land to building study, changed land from 370 FF to 800 FF. Median was 8.78%, now 18.98%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	162
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
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	800.00	800.00	800.00	800.00	800.00	800.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	650802-065	COLONIAL HEIGHTS SEC I-III

Comments:
22p23 added Sec II - DR Horton purchased the lots for $45,225 a piece. JAB
21p22 spoke with D R Horton, all lots are valued at $48,000. JAB
23p24 Added Sec III - LIM
25p26 Per land to building study, increased base rate from $48,000 to $58,000. Median was 18.91%, now 19.22%. Land last changed 21p22. LIM

Neighborhood Factor:	0.9600
Total Parcels:	163
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	50000.00	50000.00	50000.00	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651802-073	HAMPTON VILLAGE SEC I-IV & BLK E

Comments:
25p26 Per land to building study, changed land from 360 FF to 600 FF. Median was 12.47%, now 18.48%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	167
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732901-073	STONEFIELD SEC I PHASE I-V SEC II & SEC I PHASE I AMD & SEC III

Comments:
25p26 Per land to building study, changed land from 315 FF to 700 FF. Median was 8.64%, now 18.96%. Land last done in 2012. LIM

Neighborhood Factor:	1.2700
Total Parcels:	168
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	105
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
C/I Avg Lot Depth:	105

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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733901-073	SENECA HILLS SEC I-VIII

Comments:
25p26 Per land to building study, changed land from 255 FF to 500 FF. Median was 9.95%, now 19.52%. Land last done in 2012. LIM

Neighborhood Factor:	1.3200
Total Parcels:	176
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	120
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
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	500.00	500.00	500.00	500.00	500.00	500.00
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652201-073	GRAHAMS WAYSIDE & KLUG ADD

Comments:
25p26 Per land to building study, changed land from 170 FF to 350 FF. Median was 9.05%, now 18.15%. Land last done in 2012. LIM

Neighborhood Factor:	1.5100
Total Parcels:	182
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	93
Res Avg Lot Depth:	153
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	93
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	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	350.00	350.00	350.00	350.00	350.00	350.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652301-073	LIMA VALLEY SEC I-IV

Comments:
25p26 Per land to building study, changed land from 285 FF to 600 FF. Median was 9.68%, now %. Land last done in . LIM

Neighborhood Factor:	1.4700
Total Parcels:	183
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	90732-073	MERCHANDISE / SPEEDWAY / INDUS 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	184
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	653101-073	NORTHBROOK SEC I-IV

Comments:
25p26 Per land to building study, changed land from 345 FF to 700 FF. Median was 9.15%, now 18.54%. Land last done in 2012. LIM

Neighborhood Factor:	1.1900
Total Parcels:	189
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	734501-073	TOWER HEIGHTS SEC A-F

Comments:
25p26 Per land to building study, changed land from 225 FF to 500 FF. Median was 8.41%, now 18.35%. Land last done in 2011. LIM

Neighborhood Factor:	1.3900
Total Parcels:	205
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	500.00	500.00	500.00	500.00	500.00	500.00
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732201-073	HEARTHSTONE VILLAGE SEC I-II

Comments:
25p26 Per land to building study, changed land from 355 FF to 650 FF. Median was 9.67%, now 19.08%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	225
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733001-073	RODENBECKS & LUDWIG PARK

Comments:
25p26 Per land to building study, changed land from 220 FF to 400 FF. Median was 10.67%, now 19.42%. Land last done in 2012. LIM

Neighborhood Factor:	1.3800
Total Parcels:	230
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	113
Res Avg Lot Depth:	220
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	113
C/I Avg Lot Depth:	220

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	400.00	400.00	400.00	400.00	400.00	400.00
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	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	5000.00	5000.00	5000.00	5000.00	5000.00	5000.00
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	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651201-073	WOODLAND LAKES SEC I-IX & XI

Comments:
25p26 Per land to building study, changed land from 430 FF to 700 FF. Median was 12.13%, now 17.61%. Land last done in 2012. LIM
26p27 changed from ff to sqft 2.77/1.1 tdg

Neighborhood Factor:	0.9400
Total Parcels:	234
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732701-073	SUMMERFIELD SEC I-V

Comments:
25p26 Per land to building study, changed land from 245 FF to 550 FF. Median was 8.89%, now 19.72%. Land last done in 2012. LIM

Neighborhood Factor:	1.6000
Total Parcels:	241
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	62
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	62
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	550.00	550.00	550.00	550.00	550.00	550.00
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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	652501-073	STONE CREEK SEC I-IV

Comments:
25p26 Per land to building study, changed land from 375 FF to 750 FF. Median was 9.53%, now 19.00%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	275
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
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	750.00	750.00	750.00	750.00	750.00	750.00
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	750.00	750.00	750.00	750.00	750.00	750.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732501-073	SPRINGWOOD SEC I-II

Comments:
Adjusted base rate from $215 to $280. 20p21 GM 2.6.20
25p26 Per land to building study, changed land from 280 FF to 450 FF. Median was 12.37%, now 19.69%. Land last done in 2020. LIM

Neighborhood Factor:	1.9100
Total Parcels:	277
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	65
Res Avg Lot Depth:	125
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	65
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	17304-073	VILLAGE OF NORTH OAK

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	316
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						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2026 Allen County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	651039-066	AG/RURAL RES HOMESITES 07 066

Comments:
25p26 Per study of vacant land sales in Washington Ag/Rural Sales, increased res excess rate from $7500 to $17000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	292
Res Avg Lot Size:	1.0900
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	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Homesite	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Poor	Acreage	30000.00		30000.00	30000.00		30000.00
Residential Rural Excess	Excellent	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Good	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Average	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Fair	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Poor	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	066 WASHINGTON PTC (87)	652502-066	MORGAN CREEK SEC I-VIII

Comments:
21p22: Change nbhd from FF to SQ with the addition of Sec VIII -mdb
25p26 Per land to building study, changed land from 2.00 sqft to 3.00 sqft. Median was 14.11%, now 20.89%. Land last done in 2021. LIM

Neighborhood Factor:	1.0000
Total Parcels:	308
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	59
Res Avg Lot Depth:	130
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	59
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						
Residential Homesite	All	Square Foot	3.00	3.00	3.00	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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	17303-073	EDGEWOOD ESTATES

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	420
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						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2026 Allen County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732101-073	MILLSTONE VILLAGE SEC I-IV

Comments:
25p26 Per land to building study, changed land from 355 FF to 650 FF. Median was 10.72%, now 19.56%. Land last done in 2012. LIM

Neighborhood Factor:	1.0000
Total Parcels:	400
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732302-073	LINCOLN VILLAGE SEC I-IV

Comments:
25p26 Per land to building study, changed land from 345 FF to 650 FF. Median was 10.56%, now 19.92%. Land last done in 2012. LIM

Neighborhood Factor:	1.1900
Total Parcels:	403
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	84
Res Avg Lot Depth:	140
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	84
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	733501-073	NORTHCREST ADD SEC I-IV, EXT & SUB OF BLK D

Comments:
Adjusted base rate from $200 to $260. 20p21 GM 2.6.20
25p26 Per land to building study, changed land from 260 FF to 450 FF. Median was 11.45%, now 19.61%. Land last done in 2020. LIM

Neighborhood Factor:	1.0000
Total Parcels:	445
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	68
Res Avg Lot Depth:	132
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	68
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	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						
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	17302-073	CARRINGTON POINTE

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	505
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						
Comm & Ind Secondary	All	Site						
Comm & Ind Udeveloped Usable	All	Site						
Comm & Ind Udeveloped Unusable	All	Site						
Residential Homesite	All	Site						
Residential Excess	All	Site						

2026 Allen County Land Order

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	732601-073	CRESTWOOD COLONY

Comments:
Adjsuted base rate from $245 to $320. 20p21 GM 2.6.20
25p26 Per land to building study, changed land from 320 FF to 500 FF. Median was 13.19%, now 20.51%. Land last done in 2020. LIM

Neighborhood Factor:	1.0000
Total Parcels:	553
Res Avg Lot Size:	0.0000
Res Avg Lot Width:	60
Res Avg Lot Depth:	131
C/I Avg Lot Size:	0.0000
C/I Avg Lot Width:	60
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	500.00	500.00	500.00	500.00	500.00	500.00
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						
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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WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	065 WASHINGTON (29)	651024-065	AG/RURAL RES HOMESITES 01 065

Comments:
25p26 Per study of vacant land sales in Washington Ag/Rural Sales, increased res excess rate from $7500 to $17000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	582
Res Avg Lot Size:	2.0000
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	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Homesite	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Poor	Acreage	30000.00		30000.00	30000.00		30000.00
Residential Rural Excess	Excellent	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Good	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Average	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Fair	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Poor	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	651024-073	AG/RURAL RES HOMESITES 01 073

Comments:
25p26 Per study of vacant land sales in Washington Ag/Rural Sales, increased res excess rate from $7500 to $17000. LIM

Neighborhood Factor:	1.0000
Total Parcels:	812
Res Avg Lot Size:	0.9600
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	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Excess	All	Square Foot						
Residential Excess	All	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Homesite	Excellent	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Good	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Average	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Fair	Acreage	30000.00	30000.00	30000.00	30000.00	30000.00	30000.00
Residential Rural Homesite	Poor	Acreage	30000.00		30000.00	30000.00		30000.00
Residential Rural Excess	Excellent	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Good	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Average	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Fair	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
Residential Rural Excess	Poor	Acreage	17000.00	17000.00	17000.00	17000.00	17000.00	17000.00
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

WASHINGTON TOWNSHIP

Township	District	Neighborhood Number	Neighborhood Name
WASHINGTON TOWNSHIP	073 FT WAYNE WASHINGTON (80)	17301-073	FT WAYNE WASHINGTON MH 073

Comments:

Neighborhood Factor:	1.0000
Total Parcels:	1227
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						